LIVERMORE
CALIFORNIA

PLANNING COMMISSION

AGENDA
TUESDAY, MAY 19, 2026

PLANNING COMMISSION REGULAR MEETING – 7:00 PM

MEETING PARTICIPATION INFORMATION CAN BE FOUND AT THE END OF THE AGENDA

IN PERSON INFORMATION:
CIVIC CENTER MEETING HALL
CITY COUNCIL CHAMBER
1016 S. LIVERMORE AVENUE

Tracy Kronzak, Chair
Charity L Steele, Vice Chair
Yolanda Fintschenko, Commissioner
Jacob M Anderson, Commissioner
Nadine R Horner, Commissioner

1. CALL TO ORDER

ROLL CALL

Commissioner Yolanda Fintschemko
Commissioner Nadine Horner
Commissioner Jacob Anderson
Vice Chairperson Charity Steele
Chairperson Tracy Kronzak

PLEDGE OF ALLEGIANCE

2. OPEN FORUM

- In conformance with the Brown Act, no Planning Commission action can occur on items presented during Open Forum.
- To provide public comment, please submit a speaker card. When your name is called, walk to the lectern to address the Planning Commission.
- Comments are limited to a maximum of 3 minutes per person, per item. The Chair may reduce the amount of time based on the number of persons wishing to speak.
- Open Forum will conclude after 30 minutes; however, if there are additional speakers, Open Forum will reconvene after Matters for Consideration.

3. CONSENT CALENDAR

Consent Calendar items are considered routine and are acted upon by the Planning Commission with a single action. Members of the audience wishing to provide public input must submit a speaker card.

3.1 Approval of the April 21, 2026 Planning Commission Draft Meeting Minutes.

Recommendation:
Staff recommends the Planning Commission approve the draft minutes.
Staff Report
Attachments:
1. 04-21-2026 Draft Meeting Minutes

3.2 Approval of the May 5, 2026 Planning Commission Draft Meeting Minutes.

Recommendation:
Staff recommends the Planning Commission approve the draft minutes.
Staff Report
Attachments:
1. 05-05-2026 Draft Meeting Minutes

4. PROJECT REVIEW

4.1 Project review to develop a 3.2-acre vacant parcel with a Wine Country Inn consisting of 24 single story cottage style buildings with a total of 30 guest bedrooms, a small meeting space, guest kitchen, lobby building, guest pool, and a caretaker's unit. The project includes a total of approximately 19,100 square feet of building area, 39 paved parking spaces, 8 bicycle parking

spaces, landscaping with 82 new trees, and related on- and off-site improvements. The new proposal modifies the previously approved project Site Plan Design Review (SPDR) 23-001 for a two story, 29,345 square foot building with a 77-seat restaurant. The new proposal reduces the building area by 10,245 square-feet and does not include a restaurant. No changes are proposed to Conditional Use Permit (CUP) 23-002 for the approved caretaker's residence. The project site is vacant and located at the southwest corner of Arroyo Road and Hansen Road (APN 99-460-8).

Recommendation:
Staff recommend the Planning Commission take two separate actions:

1. Adopt a resolution finding the project is within the scope of the prior certified EIR pursuant to California Environmental Quality Act (CEQA) Section 15162 (Subsequent EIRs and Negative Declarations) and statutorily exempt from the provisions of CEQA per guidelines section 15183 (Projects consistent with Community Plan, General Plan, or Zoning).
2. Adopt a resolution approving Site Plan Design Review Modification (SPDRM) 25-030.

Staff Report
Attachments:
1. Location Map
2. Development Plans
3. Owner's Narrative
4. Public Comments
5. Specific Plan EIR and 2023 Wine Country Inn Addendum
6. CEQA Resolution
7. Project Resolution
8. Exhibit A - Conditions of Approval

5. PUBLIC HEARINGS

6. MATTERS FOR CONSIDERATION

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

8. SUPPLEMENTAL MATERIALS

8.1 Supplemental materials received prior to the meeting.
Staff Report
Attachments:
1. Supplemental Materials

8.2 Supplemental materials received prior to the meeting.
Staff Report
Attachments:
1. Supplemental Materials

9. HOW TO PARTICIPATE IN THE MEETING

You can participate in the meeting in a number of ways:

Open Forum is an opportunity for the public to speak regarding items not listed on the agenda. Speakers are limited to a maximum of 3 minutes per person. To address the Planning Commission you must submit a speaker card to the Planning Commission Liaison prior to the start of that item. Please note that the Planning Commission is prohibited by State law from taking action on any items that are not listed on the agenda. However, if your item requires action, the Planning Commission I may place it on a future agenda or direct staff to work with you and/or report to the Planning Commission on the issue.

Public Hearings - The topic of the hearing is typically summarized by staff, followed by a presentation by the applicant, and then questions from the Planning Commission. The Chair will then open the hearing to the public and offer an opportunity for public comments. Speakers are limited to a maximum of 3 minutes per person. To address the Planning Commission, you must submit a speaker card to the Planning Commission Liaison prior to the start of the presentation of the item.

Other Agenda Items are also open for public input including Consent Calendar or Matters for Consideration items. These comments are also subject to the 3-minute limit.

Special Meetings, Workshops - The public will have the opportunity to address the Planning Commission regarding the item that is the subject of the special meeting or workshop. Public comments are limited to a maximum of 3 minutes per person.

Submission of Comments Prior to the Meeting:

Email Comments may be submitted by the public to the Planning Commission Liaison (planning@LivermoreCA.gov). Items received no later than 12:00 pm on the day of the meeting will be provided to the Commission and available on the City website prior to the meeting. These items will NOT be read into the record.

eComments may be submitted by the public using the eComment link here. Comments may be up to 1000 characters in length and will be accepted up until 6:00 pm the day of the meeting. These items will NOT be read into the record and are viewable by the the Commission and the public upon submittal.

Submission of Comments During the Meeting:

Speakers are limited to a maximum of 3 minutes per person. To submit a comment in person, you must complete a speaker card for each item. Speaker cards are available in the Civic Center Meeting Hall lobby. Indicate on the card the item number you wish to comment on and submit the card directly to the Planning Commission Liaison prior to the start of the item. Please note that the Planning Commission is prohibited by State law from taking action on any items that are not listed on the agenda. However, if your item requires action, the Planning Commission may place it on a future agenda or direct staff to work with you and/or report to the Planning Commission on the issue.

If you would like to deliver written materials to the Commission as part of your public comments, please provide 8 copies of to the Planning Commission Liaison with your speaker card.

The **Planning Commission Agenda and Agenda Reports** are prepared by City staff and are available for public review on Friday evening, three days prior to the Planning Commission meeting at 1016 South Livermore Avenue, Livermore. The Agenda is also available on the City's website, http://livermoreca.gov/agenda.

Under Government Code §54957.5, any supplemental material distributed to the members of the Planning Commission after the posting of this agenda will be available for public review at City Hall, 1052 South Livermore Avenue, Livermore, and included in the agenda packet available on the City's web site at http://livermoreca.gov/agenda.

PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (CODIFIED AT 42 UNITED STATES CODE SECTION 12101 AND 28 CODE OF FEDERAL REGULATIONS PART 35), AND SECTION 504 OF THE REHABILITATION ACT OF 1973, THE CITY OF LIVERMORE DOES NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, RELIGION, NATIONAL ORIGIN, ANCESTRY, SEX, DISABILITY, AGE OR SEXUAL ORIENTATION IN THE PROVISION OF ANY SERVICES, PROGRAMS, OR ACTIVITIES. TO ARRANGE AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING, PLEASE CONTACT THE ADA COORDINATOR AT ADACOORDINATOR@LIVERMORECA.GOV OR CALL (925) 960-4170 (VOICE) OR (925) 960-4104 (TDD) AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE MEETING.

10. ADJOURNMENT

To a regular Planning Commission meeting on Tuesday, June 2, 2026 at 7:00 pm, Civic Center Meeting Hall, City Council Chamber, 1016 S. Livermore Avenue.

LIVERMORE
CALIFORNIA

PLANNING COMMISSION STAFF REPORT **ITEM NO. 3.1**

DATE: May 19, 2026

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: Approval of the April 21, 2026 Planning Commission Draft Meeting Minutes.

RECOMMENDED ACTION

Staff recommends the Planning Commission approve the draft minutes.

DECISION TYPE

Administrative

SUMMARY

DISCUSSION

ATTACHMENTS

1. 04-21-2026 Draft Meeting Minutes

Prepared by: Michele Donley
Division Clerk

DRAFT MINUTES

LIVERMORE
CALIFORNIA

PLANNING COMMISSION
APRIL 21, 2026

REGULAR MEETING

1. CALL TO ORDER – The regular meeting of the Planning Commission was called to order by Chairperson Tracy Kronzak at 7:00 pm, held in person at 1016 S. Livermore Avenue.

ROLL CALL – Present: Chairperson Tracy Kronzak, Commissioner Jacob Anderson, Commissioner Yolanda Fintschenko, Commissioner Nadine Horner.

ABSENT: Vice Chairperson Charity Steele

PLEDGE OF ALLEGIANCE

Chairperson Kronzak led the Pledge of Allegiance.

2. OPEN FORUM

Chairperson Kronzak opened the public comment period.

Greg Scott expressed concern regarding expansion of the Urban Services Boundary due to lack of water resources and inaccurate growth calculations.

There were no more speakers, and the public comment period was closed.

3. CONSENT CALENDAR - NONE

4. PROJECT REVIEW – NONE

5. PUBLIC HEARINGS

5.1 Hearing to consider approving a one-year entitlement extension for Site Plan Design Review Modification 22-017, the approved land use entitlement for Livermore Amador Valley Transit Authority (LAVTA aka Wheels) Administration Building and Maintenance Facility, to May 2, 2027.

Recommendation:
Staff recommend the Planning Commission adopt a resolution approving a one-year entitlement extension for Site Plan Design Review Modification

22-017, for the Livermore Amador Valley Transit Authority (LAVTA aka Wheels) Administration Building and Maintenance Facility, to May 2, 2027.

Senior Planner Vera presented the staff report.

Christy Wegener, Executive Director of LAVTA, discussed efforts to obtain funding, and receipt of the $64 million Federal Transit Administration grant, and urged approval.

In response to Commission questions, Ms. Wegener discussed the LAVTA workforce.

Chairperson Kronzak opened the public comment period.

There were no speakers, and the public comment period was closed.

ON THE MOTION OF COMMISSIONER ANDERSON, SECONDED BY COMMISSIONER FINTSCHENKO AND CARRIED ON A 4-0-1 VOTE, WITH, VICE CHAIRPERSON STEELE ABSENT, THE PLANNING COMMISSION ADOPTED THE FOLLOWING RESOLUTION:

Resolution 02-26 Approving a one-year entitlement extension for Site Plan Design Review Modification 22-017 for the Livermore Amador Valley Transit Authority administration and maintenance facility.

6. MATTERS FOR CONSIDERATION

6.1 Comprehensive General Plan Update – Draft General Plan 2045

Recommendation:
Staff recommends the Planning Commission:

- Receive a presentation on Draft General Plan 2045.
- Consider community and General Plan Advisory Committee (GPAC) feedback on Draft General Plan 2045.
- Consider Staff recommended modifications to Draft General Plan 2045
- Provide a recommendation to the City Council on any changes or revisions that should be incorporated into Draft General Plan 2045.

Principal Planner Ross presented the staff report.

In response to Commission questions, Principal Planner Ross clarified the Service Commercial (SC) designation boundaries.

Chairperson Kronzak opened the public comment period.

Doug Mann requested the East of Greenville study area be removed and the

reference to Valley Link also be removed due to the limited likelihood of being built; and suggested the Commission consider changes to population growth.

Richard Ryan indicated support for the current Urban Growth Boundary; and referenced growth in the San Fernando Valley.

Richard Andrews discussed his history in the City of Livermore and suggested removal of the future study area East of Greenville.

David Furst pointed out inconsistencies with the statements to keep and protect the Urban Growth Boundary and study East of Greenville.

Jeff Kaskey addressed the Commission regarding inaccurate population predictions.

Greg Scott expressed concern regarding unrealistic population statistics; generative artificial intelligence; and lack of efforts to reduce homelessness.

Nancy Mulligan discussed the need to protect the Urban Growth Boundary.

There were no more speakers, and the public comment period was closed.

RECESS
Chairperson Kronzak called a recess. The meeting reconvened at 8:05 pm with all Commissioners present except Vice Chairperson Steele.

In response to Chairperson Kronzak, Principal Planner Ross confirmed that the General Plan did not state the purpose of studying East of Greenville was to break the Urban Growth Boundary; amending the Urban Growth Boundary was a voter approved initiative; and the Midtown Specific Plan area is not reliant on Valley Link ; and explained consequences of not meeting the RHNA numbers.

The Commission discussed the Staff recommended changes to the published General Plan.

Commissioner Horner discussed the importance of understanding the consideration of feedback.

Commissioner Fitzchenko acknowledged that the changes made by staff reflected the input received.

Commissioner Anderson expressed appreciation for the change to Service Commercial (SC).

CONSENSUS
By consensus, the Commission approved the staff recommended changes to the published General Plan.

Commissioner Anderson suggested the following:

- Amending Mobility Policy 5.7 to add "and encourage intersection design approaches that reduce speeds, improve safety for all users, and maintain efficient circulation."
- Amending Mobility Policy 8.4 to add "accommodating a range of bicycle types."
- Creating an action item to update the Development Code so bicycle parking had stable support, allowed for secure locking to the frame, and works for a variety of bicycle sizes and types
- Creating an action item, in reference to Mobility Policy 11.5 to collect broader multimodal and safety data

Commissioner Anderson confirmed that the purpose of Land Use Implementation Action 4.2 was to sustain and revitalize neighborhood commercial areas by allowing some residential as part of a mixed-use approach and not encourage wholesale loss of neighborhood serving commercial space.

Commissioner Horner discussed the importance of celebrating adoption of the General Plan without divisive, lingering issues; and encouraged those with concerns provide modifications or additional conditions.

In response to Commissioner Fitzchenko, Principal Planner Ross explained that the Council was not required to study the area if any of the conditions were met, rather the policy framework that identifies under which conditions East of Greenville could be studied will remain in the General Plan, and implementation strategies will be moved into subordinate documents, to be incorporated as directed and determined by the City Council. City Council will initiate those subsequent work programs and direct updates to implementation documents. Further, Principal Planner Ross described and clarified the difference between calculated capacity population figures versus projections; the General Plan EIR is based on theoretical buildout calculations and potential impacts; the current 2003 General Plan evaluated at least an additional 11,800 housing units and not all those units were actually constructed; and advantages of working to maximum theoretical buildout for environmental purposes; a more feasible buildout scenario would be used to evaluate and fiscal impacts.

In response to Commissioner Fitzchenko, Principal Planner Ross explained the reason for both Policies LU 7.6 and 7.7.

Commissioner Fintschenko suggested the intent of Mobility Policy 11.4 was accessibility, rather than EV charging required to be at gas stations; and that staff clarify LUP 18.1 as preserving optionality to study future changes with examples of things that might warrant those studies, and not a prescription of something compelling future Councils to study

Chair Kronzak confirmed that changes to underlying land use did not compel action to the existing tenants, building or infrastructure; requested consensus to prioritize,

discuss, measure and make sure to go out of our way to position Livermore as an inclusive and welcoming and safe community for all of its residents, requiring responders be identified and identifiable in the City boundaries.

CONSENSUS
By consensus, the Commission agreed to:

- Amend Mobility Policy 5.7 to add “intersection design that improve safety for all users and maintain efficient circulation.”
- Amend Mobility Policy 8.4 to add “accommodating a range of bicycle types.”
- Create an action item to update the Development Code so bicycle parking had stable support, allowed for secure locking to the frame, and works for a variety of bicycle sizes and types
- Create an action item, in reference to Mobility Policy 11.5 to collect broader multimodal and safety data
- Staff to clarify Land Use Policy (LUP) 18.1 as preserving optionality to study future changes with examples of things that might trigger those studies, and not a prescription of something compelling future Councils to study
- Clarify the intent of Mobility Policy 11.4 was accessibility, rather than EV charging required to be at gas stations

Commissioner Anderson commended staff and highlighted LUP 3.3, LUP 4.5, LUP 5.7, Mobility Policy 3.6, and CS 3.3; Economic Development Element; Implementation Policies 5.1, 10.2, 16.1, and Economic Development Action Item 1.1.

Commissioner Fintschenko commended staff.

Chairperson Kronzak commended all that participated in the General Plan process.

7. MATTERS INITIATED BY PLANNING COMMISSION STAFF

Chairperson Kronzak requested consensus to prioritize, discuss, measure and make sure to position Livermore as an inclusive and welcoming and safe community for all of its residents, requiring responders to be identified and identifiable in the City boundaries.

8. ADJOURNMENT – at 9:12 pm to a Regular Planning Commission Meeting on Tuesday, May 5, 2026 at 7:00 pm, Civic Center Meeting Hall, City Council Chambers, 1016 S. Livermore Avenue.

LIVERMORE
CALIFORNIA

PLANNING COMMISSION STAFF REPORT **ITEM NO. 3.2**

DATE: May 19, 2026

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: Approval of the May 5, 2026 Planning Commission Draft Meeting Minutes.

RECOMMENDED ACTION

Staff recommends the Planning Commission approve the draft minutes.

DECISION TYPE

Administrative

SUMMARY

DISCUSSION

ATTACHMENTS

1. 05-05-2026 Draft Meeting Minutes

Prepared by: Michele Donley
Division Clerk

DRAFT MINUTES

LIVERMORE
CALIFORNIA

PLANNING COMMISSION
MAY 5, 2026

REGULAR MEETING

1. CALL TO ORDER – The regular meeting of the Planning Commission was called to order by Chairperson Tracy Kronzak at 7:00 pm, held in person at 1016 S. Livermore Avenue.

ROLL CALL – Present: Chairperson Tracy Kronzak, Vice Chairperson Charity Steele, Commissioner Jacob Anderson, Commissioner Yolanda Fintschenko, Commissioner Nadine Horner.

PLEDGE OF ALLEGIANCE

Chairperson Kronzak led the Pledge of Allegiance.

2. OPEN FORUM

Chairperson Kronzak opened the public comment period.

There were no speakers, and the public comment period was closed.

3. CONSENT CALENDAR

ON THE MOTION OF COMMISSIONER ANDERSON, SECONDED BY COMMISSIONER FINTSCHENKO, AND CARRIED ON A 5-0 VOTE, THE PLANNING COMMISSION APPROVED THE CONSENT CALENDAR ITEM 3.1:

3.1 Approval of the March 17, 2026 Planning Commission Draft Meeting Minutes.

Chairperson Kronzak opened the public comment period.

There were no speakers, and the public comment period was closed.

4. PROJECT REVIEW

4.1 **THIS ITEM HAS BEEN CONTINUED TO THE MAY 19, 2026, PLANNING COMMISSION MEETING**

Project review to develop a 3.2-acre vacant parcel with a Wine Country Inn consisting of 24 single story cottage style buildings with a total of 30 guest bedrooms, a small meeting space, guest kitchen, lobby building, guest pool, and a caretaker's unit. The project includes a total of approximately 19,100 square feet of building area, 39 paved parking spaces, 8 bicycle parking spaces, landscaping with 82 new trees, and related on and-off site improvements. The new proposal modifies the previously approved project Site Plan Design Review (SPDR) 23-001 for a two story, 29,345 square foot building with a 77-seat restaurant. The new proposal reduces the building area by 10,245 square-feet and does not include a restaurant. No changes are proposed to Conditional Use Permit (CUP) 23-002 for the approved caretaker's residence.

5. PUBLIC HEARINGS

5.1 Hearing to consider a request to amend the project approvals for Vesting Tentative Tract Map (VTTM) 8612 - Subdivision (SUB) 21-007 and Site Plan Design Review (SPDR) 21-006, known as Aura, and Vesting Tentative Tract Map (VTTM) 8613 - Subdivision (SUB) 21-006 and Site Plan and Design Review (SPDR) 21-005, known as Serenity, to authorize an alternative means of compliance with the City's Inclusionary Housing Ordinance for each project, pursuant to Livermore Development Code Section 11.70.040. The alternative compliance method would be implemented through a future Affordable Housing Agreement for Aura and an amendment to the existing Affordable Housing Agreement for Serenity. The requested amendments would not result in any physical changes to the environment that were not otherwise considered in the original project approvals.

Recommendation:
Staff recommends the Planning Commission adopt resolutions recommending the City Council:

1. Approve Subdivision Amendment (SUBA) 26-001 and Site Plan Design Review Modification (SPDRM) 26-013 (Shea Aura)
2. Approve Subdivision Amendment (SUBA) 26-002 and Site Plan Design Review Modification (SPDRM) 26-014 (Shea Serenity)

Assistant Planner Emily LaDue presented the staff report.

Dave Best, Shea Homes, indicated an economic hardship due to standing inventory of designated affordable units and concurred with Staff's recommendation for an in-lieu fee towards other lower income needs projects.

Chairperson Kronzak opened the public comment period.

There were no speakers, and the public comment period was closed.

In response to Commissioner Anderson, Assistant Planner LaDue and Planning Manager Steve Riley explained that the in-lieu fees were based on assessed

market rate value minus the fixed below market rate value; Housing and Human Services staff anecdotal input that three bedrooms were more difficult to sell. Commissioner Anderson confirmed that the applicant had used the Density Bonus law to develop three bedrooms units for the below market rate units.

Commissioner Horner expressed appreciation that Shea Homes had the opportunity to work with Planning Staff and for Staff's thorough presentation.

In response to Commissioner Fintschenko, Mr. Best discussed economic uncertainty; expected sales price at market rate; below market rate and market rate units sold; and various floor plans.

In response to Commissioner Steele, Assistant Planner LaDue explained the affordable housing fee agreement and locked in lieu fee.

In response to Chair Kronzak, Planning Manager Riley explained that the City set the prices for affordable units based on income data from the State for affordable housing units; and provided the limits established in November 2025.

In response to Commissioner Horner, Mr. Best explained that the median income was based on Census data for area and the income was limited to $190,000, with a sales price of $626,000, with deed restrictions.

In response to Commissioner Fintshcenko, Assistant Planner LaDue and Planning Manager Riley explained the use of in lieu fees; assistance and influence on affordable housing developments; and funding still needed for the Pacific Avenue and Walnut projects.

Commissioner Horner discussed the option for in lieu fees and importance of affordable housing.

COMMISSIONER HORNER MOVED to categorically disagree with staff recommendation. THE MOTION FAILED DUE TO LACK OF A SECOND.

In response to Commissioner Fintshcenko, Assistant Planner LaDue explained the surplus of moderate units and potential use of funds for the extremely low, very low- and low-income categories.

Commissioner Anderson discussed the deed restrictions; benefits of the in-lieu fees; the economic efficiency with inclusionary housing; and the need for a variety of housing types.

Commissioner Steele discussed the consideration for trading surplus moderate units for use in other needed areas, while trying to remain inclusionary.

Chair Kronzak discussed issues with the economy and efforts to make best guesses.

Commissioner Horner discussed the agreement between Shea Homes and the City of Livermore; suggested additional time before removing affordable, inclusionary housing and retaining the original agreement for the time being.

RECESS

Chair Kronzak called a recess at 8:03 pm. The meeting reconvened at 8:08 pm with all Commissioners present.

In response to Commissioner Horner, Assistant City Attorney Katherine Mirassou explained the possible motions.

In response to Commissioner Anderson, Assistant Planner LaDue confirmed that a portion of moderate units and affordable rentals are still included in the project.

Commissioner Fintschenko confirmed the Council was the decision-making body; Staff's opinion that waiting to see if the market corrected was not as beneficial as locking in an in-lieu fee. Mr. Best indicated the timing for payment of in lieu fees would be negotiated with the amendment; 32 of 89 units remained to be built; anticipated completion in June 2027; and building the units speeds up and slows down based on the market.

Commissioner Steele confirmed the required moderate and median units. Assistant Planner LaDue explained that the up to 25 units could transitioned to market rate.

Commissioner Horner reiterated the suggestion to inform the Council that the Planning Commission valued the agreement the Council made with Shea Homes and appreciated inclusionary housing; stated the Council will decide regardless of the Planning Commission vote; and implored the Planning Commission to consider the message sent with approving reduction in inclusionary homes.

Commissioner Kronzak discussed difficulty in financing, building and supplying low and very low housing; and personal experience with housing needs.

Commissioner Fintschenko discussed difficulty in determining the new market related information; buyer's fear of not getting return on their investment; and need for housing along with meeting RHNA numbers.

ON THE MOTION OF COMMISSIONER FINTSCHENKO, SECONDED BY COMMISSIONER ANDERSON AND CARRIED ON A 4-1 VOTE, COMMISSIONER HORNER DISSENTING, THE PLANNING COMMISSION ADOPTED THE FOLLOWING RESOLUTIONS:

Resolution 03-26 Recommending that the City Council approve Subdivision Amendment (SUBA) 26-001 and Site Plan Design Review Modification (SPDRM) 26-013 (Shea Aura)

Resolution 04-26 Recommending that the City Council approve Subdivision Amendment (SUBA) 26-002 and Site Plan Design Review Modification (SPDRM) 26-014 (Shea Serenity)

6. MATTERS FOR CONSIDERATION - NONE

7. MATTERS INITIATED BY PLANNING COMMISSION STAFF - NONE

8. ADJOURNMENT – at 8:29 pm to a Regular Planning Commission Meeting on Tuesday, May 19, 2026 at 7:00 pm, Civic Center Meeting Hall, City Council Chambers, 1016 S. Livermore Avenue.

LIVERMORE
CALIFORNIA

PLANNING COMMISSION STAFF REPORT **ITEM NO. 4.1**

DATE: May 19, 2026

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: Project review to develop a 3.2-acre vacant parcel with a Wine Country Inn consisting of 24 single story cottage style buildings with a total of 30 guest bedrooms, a small meeting space, guest kitchen, lobby building, guest pool, and a caretaker's unit. The project includes a total of approximately 19,100 square feet of building area, 39 paved parking spaces, 8 bicycle parking spaces, landscaping with 82 new trees, and related on- and off-site improvements. The new proposal modifies the previously approved project Site Plan Design Review (SPDR) 23-001 for a two story, 29,345 square foot building with a 77-seat restaurant. The new proposal reduces the building area by 10,245 square-feet and does not include a restaurant. No changes are proposed to Conditional Use Permit (CUP) 23-002 for the approved caretaker's residence. The project site is vacant and located at the southwest corner of Arroyo Road and Hansen Road (APN 99-460-8).

RECOMMENDED ACTION

Staff recommend the Planning Commission take two separate actions:

1. Adopt a resolution finding the project is within the scope of the prior certified EIR pursuant to California Environmental Quality Act (CEQA) Section 15162 (Subsequent EIRs and Negative Declarations) and statutorily exempt from the provisions of CEQA per guidelines section 15183 (Projects consistent with Community Plan, General Plan, or Zoning).
2. Adopt a resolution approving Site Plan Design Review Modification (SPDRM) 25-030.

DECISION TYPE

Quasi-judicial

SUMMARY

The South Livermore Valley Specific Plan (Specific Plan) establishes a commercial development strategy to implement General Plan goals of supporting South Livermore as a premier wine region destination. Within this framework, Commercial Site 5D2 is designated for a Wine Country Inn. The applicant now seeks a Site Plan Design Review Modification (SPDRM) to replace the previously approved two story 30-room inn and 77-seat restaurant with a lower intensity, single story cottage style

inn that includes 30 guest rooms, a lobby, a guest services building, a pool, and the previously approved caretaker's unit. This modification shifts the project toward a more lodging focused, visitor serving facility without a restaurant. The project site is vacant and located at the southwest corner of Arroyo Road and Hansen Road (APN 99-460-8).

The revised project continues to advance the Specific Plan's goals of enhancing the wine country visitor experience and supporting long term visitation in the South Livermore Valley. The Planning Commission's role is quasi-judicial and their responsibility is to review the modified site plan, building form, and site layout for consistency with the Specific Plan, zoning, and design standards. Staff recommends the Planning Commission find that the modified project complies with all applicable standards and determine the proposed cottage style layout is consistent with and implements the small scale Wine Country Commercial Inn vision for Subarea 5 of the South Livermore Valley Specific Plan.

DISCUSSION

PLANNING COMMISSION ROLE

The Planning Commission's role is to act in their quasi-judicial capacity and review the Site Plan Design Review Modification (SPDRM) application to determine whether it is consistent with applicable development and design standards set forth in the General Plan, Specific Plan, and zoning.

BACKGROUND

On May 22, 2023, the City Council approved Site Plan Design Review (SPDR) 23-001 and Conditional Use Permit (CUP) 23-002 authorizing a 30-room, 29,345-square foot, two-story inn with a 77-seat restaurant, and a conditionally permitted caretaker's unit. The entitlement approvals established the land use permissions and development framework for the proposed inn consistent with the Specific Plan and applicable zoning standards. On April 22, 2025, the applicant requested a one year extension of the approved entitlement. A one year extension was granted per the Livermore Development Code (LDC Sec. 9.12.070) beyond the initial two-year expiration date. The CUP for the caretaker's residence does not expire and is appurtenant to the land. On December 18, 2025, the applicant applied to modify the existing entitlement (SPDR 23-001) reducing the scope of the project to a single-story cottage style inn with no restaurant.

PROJECT DESCRIPTION

The project proposes a Wine Country Inn with 24 single story cottage style buildings containing 30 guest rooms, supported by a 1,315 square foot lobby, a 1,780 square foot guest services building with a meeting space and kitchen, and a small pool house (the "project"). The project's cottage style layout features three different cottage types ranging from approximately 430 to 720 square feet and includes one accessible unit in each cottage type located close to the parking lot in compliance with the American Disability Act (ADA). The project site is vacant and located at the southwest corner of Arroyo Road and Hansen Road (APN 99-460-8), (see Attachment 1 Location Map). The Development Plans are Attachment 2 and include the site plan, building designs, landscape plan and civil plans.

The lobby and guest services buildings would be located in the northern portion of the site, adjacent to the parking lot, facing Hansen Road. The guest services building includes a meeting area that can be divided into two smaller rooms available for registered guests, as allowed by the inn manager. The guest

pool is located in the southern portion of the site and includes two small structures. Table 1 (below) summarizes each of the on-site buildings. The previously approved caretaker's unit remains part of the project.

Table 1

Building Type	Size	Height	Number of Units	Internal Layout
Cottage H450	435 sf.	13'	4	1 bedroom; 1 bathroom; living room; small kitchen
Cottage H550	565 sf.	13'	14	1 bedroom; 1 bathroom; living room; small kitchen
Cottage H720	720 sf.	13'	6	2 bedrooms; 2 bathrooms; living room; small kitchen
Lobby Building	1, 313 sf.	16'	1	reception desk, bathrooms, office, breakroom, and attendant quarters
Guest Services Building	1, 779 sf.	16'	1	laundry room, meeting area, small kitchen, storage room, and bathrooms
Pool Houses	120 sf.	14'	2	bathrooms, storage room, and equipment room.
Caretaker's Residence	1, 635 sf.	17'	1	3 bedrooms, 2 bathrooms, kitchen, and living room.

PROJECT SITE CONTEXT

The project site is vacant with an approximately 100-foot buffer adjacent to Arroyo Road currently planted as a vineyard. The South Livermore Valley Specific Plan identifies the property as Commercial Site 5D2. The site is surrounded by viticulture uses, with the nearest residential use approximately 230 feet to the west, measured from property line to property line. The project site slopes down approximately 25 feet from the northeast corner to the southwest corner. The site has two public street frontages, Arroyo Road to the east and Hansen Road to the north. A multi-use recreation trail exists along Arroyo Road. Vehicular access to the site is from Hansen Road.

The following table summarizes the General Plan land use designation, zoning classification, and existing land use on the subject site and surrounding land:

	General Plan Designation	Current Zoning Classification	Existing Land Use
North	South Livermore Valley Specific Plan, Subarea 5 – Wine Country Commercial	Planned Development-South Livermore Valley Specific Plan (Planned Unit Development Amendment 01-001)	Agricultural – Vacant Commercial Site 5D1

South	South Livermore Valley Specific Plan, Subarea 5 – Small Winery	Planned Development-South Livermore Valley Specific Plan (Planned Unit Development Amendment 01-001)	Winery – Las Positas Vineyards
East	South Livermore Valley Specific Plan, Subarea 4 – Agriculture and Residential	Planned Development-South Livermore Valley Specific Plan (Planned Unit Development Amendments 02-001 and 07-003)	Agricultural and single-family residential
West	South Livermore Valley Specific Plan, Subarea 5 – Agriculture and Residential	Planned Development-South Livermore Valley Specific Plan (Planned Unit Development Amendment 01-001)	Agricultural and single-family residential
Subject Site	South Livermore Valley Specific Plan, Subarea 5 – Wine Country Commercial	Planned Development-South Livermore Valley Specific Plan (Planned Unit Development Amendment 01-001)	Vacant Commercial Site 5D2

STAFF ANALYSIS

The Analysis below demonstrates how the project is consistent with City policies, development and design standards.

General Plan

The Land Use Element of the General Plan establishes the following goals and objectives:

- Goal LU-13 Promote the South Livermore Valley as a unique and historic wine region.
- Objective LU-13.1 Develop additional wineries with a range of sizes, and other wine country uses that promote the area as a premier wine-producing area

Further, the General Plan land use designation for the project site is the Agriculture/Viticulture sub-designations South Livermore - Vineyard Commercial (SV-VC). This designation envisions limited development of wine country commercial uses that directly support the South Livermore Valley wine region. Specifically, the General Plan designates 16 acres for Vineyard Commercial in Subarea 5 of the Specific Plan area and allows a 30-room inn and large restaurant on the project site. Therefore, the proposed project is consistent with the General Plan policies and the land use designation for the site.

South Livermore Valley Specific Plan

The South Livermore Valley Specific Plan (Specific Plan) systematically implements the Livermore General Plan Goals and Land Use for the South Livermore Valley. The Specific Plan identifies the project site as Site 5D2. The Specific Plan Commercial Goals and Policies describe the project site as having "up to 30 guest rooms and may have a large restaurant" (a restaurant is not included as part of

the project). The project is consistent with the purpose of commercial development by "*supporting the concept of the South Livermore Valley as a wine-country destination*" (SLVSP pages 4-34 and 4-35).

Chapter 12 of the Specific Plan identifies a cottage style site layout for this location, with the intent of creating a small scale, visitor oriented setting that supports wine country visitation while maintaining the agricultural character of the area. The Specific Plan shows that the prototypical site plans for each of the commercial sites that are intended to show one interpretation of appropriate design. The prototypical site plan for Site 5D2 (SLVSP pages 12-12 and 12-13) shows a development pattern with small cottages spread out with open spaces in between. The proposed project closely follows this concept plan through its clustered, single story cottages and integrated open space circulation pattern. As a result, the project is consistent with both the intent and the illustrative example of the Specific Plan's design guidance.

Zoning and Specific Plan Development Standards

The zoning for the site is Planned Development-South Livermore Valley Specific Plan/Planned Unit Development Amendment 01-001 (PUD), which implements the Specific Plan. As explained below, the project complies with the PUD and Specific Plan development standards.

Permitted Use: Consistent with the General Plan and Specific Plan, the PUD permits a Wine Country Inn with no more than 30 guestrooms and a sit-down restaurant with up to 100 seats on the project site.

Setbacks: The PUD Commercial Site Requirements establishes 100-foot building setback from Arroyo Road and 50-foot building setback from Hansen Road. The PUD zone does not require a minimum building setback for the side or rear yard, provided the project is consistent with the Specific Plan. The project includes a 100-foot building setback from Arroyo Road, part of which is planted with vineyards as an agricultural buffer, required by the Specific Plan. The project provides an approximate 89-feet building setback from Hansen Road exceeding the 50-foot minimum requirement. Despite having no required building minimum side and rear setback, the project is between 10 to 18-feet away from the side (west) property line and between 36 to 50-feet away from the rear (south) property line. Further, the project complies with the PUD and Specific Plan standard that limits access to the project site to one entrance on Hansen Road.

Height: The PUD and Specific Plan establish a maximum commercial building height of 35 feet. The project's height ranges between 12 to 18 feet and complies with the maximum height requirements.

Floor Area Ratio: The project has a cumulative floor area ratio of approximately 14% which is compliant with the 25% maximum floor area ratio in the PUD.

Site Layout and Development

The site plan is efficient in terms of layout and circulation, and the orientation of the project's buildings and design elements optimizes the surrounding landscape, terrain, and natural features. The site plan and cottage placement signal arrival to Livermore's Wine Country by taking advantage of the site's location adjacent to Arroyo Road.

Vehicle and Ped/Bike Site Access: The project would be accessed from Hansen Road, via a U-shaped, one-way internal drive aisle that would access the parking lot and lead to the lobby and guest services building. Vehicles will enter at the northwest corner of the project site from Hansen Road through a new

left turn pocket created by on-pavement striping for westbound vehicles on Hansen Road. Eastbound vehicles on Hansen Road will use the same driveway to enter the site. Vehicles will exit at the northeast corner of the site at a right-out only driveway, leading them to Arroyo Road.

This configuration is consistent with the Specific Plan, which requires access to Sites 5D1 and 5D2 only from Hansen Road. Using Hansen Road for access also reduces operational and safety concerns by avoiding conflicts with the regional pedestrian, bicycle, and equestrian trail that parallels Arroyo Road, where higher travel speeds, turning movements across the trail, and limited sight distances created by grade changes could introduce safety hazards. However, the project will provide a direct on site pedestrian and bicycle connection to the Arroyo Road trail.

Parking: The parking lot is located on the north of the site near Hansen Road. The Specific Plan establishes a parking requirement of one space for each sleeping unit, plus one space for each ten such units. The project is required to provide a minimum of 33 parking spaces based on 30 guest rooms plus two additional space for the caretaker's unit for a total of 35 required spaces. The site provides 39 parking spaces in compliance with the Specific Plan parking standards. Further, the project is required to provide a minimum of 4 bicycle spaces. A total of 8 bicycle spaces are provided on-site.

The parking lot design also meets the paving requirement, minimum parking space dimensions, drive aisles width and parking lot tree requirements (SLVSP pages 12-27 and 12-28). Therefore, the project complies with the parking requirements.

Trash Enclosure: The project's trash enclosure is located east of the parking lot near the project exit. The Specific Plan allows the trash enclosure to be located within the 50-foot setback on Hansen Road (SLVSP pages 12-20, 12-22) and screened by trees and landscaping improvements. There will be three trees and landscaping planted around the enclosure to help screen it. The enclosure size is 10' x18' and designed with stucco-finished walls in an earthtone color and a standing seam metal roof. Therefore, the proposed trash enclosure meets location, size and design standards.

Landscape and Architectural Design

Chapter 12.0 of the South Livermore Valley Specific Plan establishes Commercial Design standards and Guidelines, which outline the appropriate site design, landscape features, and building forms and materials consistent with the vision of the Specific Plan image as a premium wine producing region and enhances the experience of visitors to the South Livermore Valley wine country.

Landscape Design. The South Livermore Valley Specific Plan includes a variety of landscaping requirements to reflect an informal wine country setting with agrarian themes, including:

- use of informal plantings with native species to harmonize with the natural setting,
- clustering of trees to screen long building walls or undesirable views, creation of comfortable, appealing outdoor gathering spaces.

To facilitate the project design, the three existing trees along the Hansen Street frontage will be removed, which will be replaced at a ratio of 2:1 or with six new trees near the frontage. An additional eight trees on-site will be removed and replaced for construction of a retaining wall and parking lot. The Livermore Development Code (LDC Sec. 4.05.030) requires 16 trees per gross site area acre, minus

building coverage. The development site is approximately 3.2 acres and the building footprint is approximately 19,100 square feet. Thus, the project would be required to provide 45 trees. In addition, the Livermore Development Code requires that 20 percent of the trees (9 trees) be planted at 24-inch box size. The development project provides 82 trees, 29 of which are 24-inch box. The new trees proposed include the Catalina Ironwood, Western Redbud and Catalina Cherry - the last two of which are listed in the recommended tree palette in the Specific Plan (Page 12-26).

The project meets the landscape requirements of the Specific Plan by providing approximately 53,000 square feet of landscaping with a diverse palette of grasses, shrubs, and 82 new trees, and large shrub species such as manzanita and coffeeberry among the various other species of shrubs, grasses, and groundcovers. Approximately 50 percent of the proposed plant pallet are California native species. Trees and shrubs are strategically clustered to soften building edges and screen longer wall segments, consistent with screening standards. The naturalistic plantings reinforce the site's wine country setting, while the terrace with built in seat walls and a fire pit creates an inviting gathering area for guests. The landscape design also creates transition spaces between the parking area and the cottages or other activity areas. The project also complies with the City's Water Efficient Landscape Ordinance. The project will provide an entrance sign with columns along the entrance. The entry columns will include stone and natural materials that are compatible with the rural aesthetic. Project signage will require approval of a separate permit.

Building Design. The South Livermore Valley Specific Plan includes a variety of architectural and building design requirements intended to reinforce the area's wine country and agrarian character, including:

- maintaining simple, well proportioned building forms inspired by traditional farm compounds
- using human scaled massing and height limits
- providing design elements and treatments to convey a wine country aesthetic
- incorporating natural materials and earth tone colors that integrate with the rural setting

Farm Compound Layout: The project organizes its buildings in a clear hierarchy consistent with the Farm Compound model, creating a clustered "village" of agricultural scale cottages that support the more prominent lobby and guest services buildings. These primary buildings are positioned along Hansen Road and incorporate architectural features and natural materials such as wood accents, stone bases, and articulated window awnings that reflect the Specific Plan's emphasis on simplicity and agrarian character. The remainder of the buildings consist of single-story cottages that are smaller in size and subordinate to the primary structures positioned towards the front of the site consistent with the farm compound and reinforce the Specific Plan's vision of a human scaled environment.

The project's cottages and on-site amenities are reached by an internal pedestrian circulation network as shown on the site plan. The north-south central paseo includes informal meeting areas, seating, shade structures, and 5 to 8 feet wide pedestrian paths consistent with the design standards. Views to the south (and west) are preserved looking through the paseo and from vineyard look-outs and cottage decks among other locations (SLVSP pages 12-12 and 12-13).

Building Materials and Colors: The project incorporates design elements that reinforce human scale and express the South Livermore agrarian identity consistent with the Specific Plan. Rooflines feature simple gabled forms with overhanging eaves, reflecting the traditional agricultural structures described in the

Specific Plan. Building façades include wood shutters, framed entries, and other rural architectural features such as wood doors, window trim, wrap around cottage decks, vertical Board and Batten siding, and appropriately scaled lighting sconces (SLVSP page 12-19). Materials and colors conform to the Specific Plan's emphasis on natural finishes, with a palette of earth tones applied to siding and trim. Colors include light and dark shades of grays, beige, sage green, and maroon. Roof materials consist of composition shingles in darker colors than the wall colors, consistent with Specific Plan requirements and the broader wine country character (SLVSP page 12-19).

Together, these elements strengthen the building design and ensure that the structures align with the agriculturally inspired character required for the Livermore Wine Country. The project supports the simplicity of form, scale, and material expression that the Specific Plan identifies as central to high quality design within the South Livermore Valley. These design elements directly implement Specific Plan Chapter 12 requirements, which produce buildings that are rooted in the wine country and agrarian landscape in compliance with the Specific Plan's development standards.

Sustainability

The City adopted the Reach Code which requires newly constructed buildings to be all electric. In support of the latest Reach Code and Climate Action Plan, the proposed project will incorporate sustainability measures into its construction and operations. In addition to using water-efficient landscaping, the proposed buildings would be all-electric. The project would supplement on-site energy with solar panels. Additionally, the project would use low-flow toilets and shower heads in the cottages, provide electric vehicle charging stations, use biodegradable laundry soap for washing machines, and replace paper towels with hand linens in the restrooms. The project will provide all electric appliances along with EV Capable and EV equipped parking stalls. Additionally, the project is proposing to utilize off-site construction methods for the cottage buildings and reduce on-site construction time and neighborhood disruption. The factory built construction method is a sustainable building process that results in less material waste, more efficient use of resources, and a controlled building environment compared to traditional stick-built construction.

Public Comment and Outreach

Public letters, and emails about the project are included in the agenda packet (see attachment 4).

The City sent a courtesy notice with a description of the project that was mailed to neighbors within 500 feet of the project site. Also, the applicant posted a development notice on the property two month prior to the Planning Commission meeting. Staff has also met with neighbors twice to discuss the project and responded to e-mail questions and information requests.

California Environmental Quality Act (CEQA)

The project is within the scope of the prior analyzed and certified EIR in accordance with California Environmental Quality Act (“CEQA”) Guidelines Section 15162 (Subsequent EIRs and Negative Declarations), and is statutorily exempt from CEQA under CEQA Guidelines Section 15183 (Projects consistent with Community Plan, General Plan, or Zoning), which statutorily exempts projects that are consistent with the development density and land use authorized by an existing, EIR-certified General Plan, Community Plan, or zoning from requiring a full environmental review, unless they present new, significant environmental impacts. Further analysis is provided in the CEQA Resolution (see Attachment

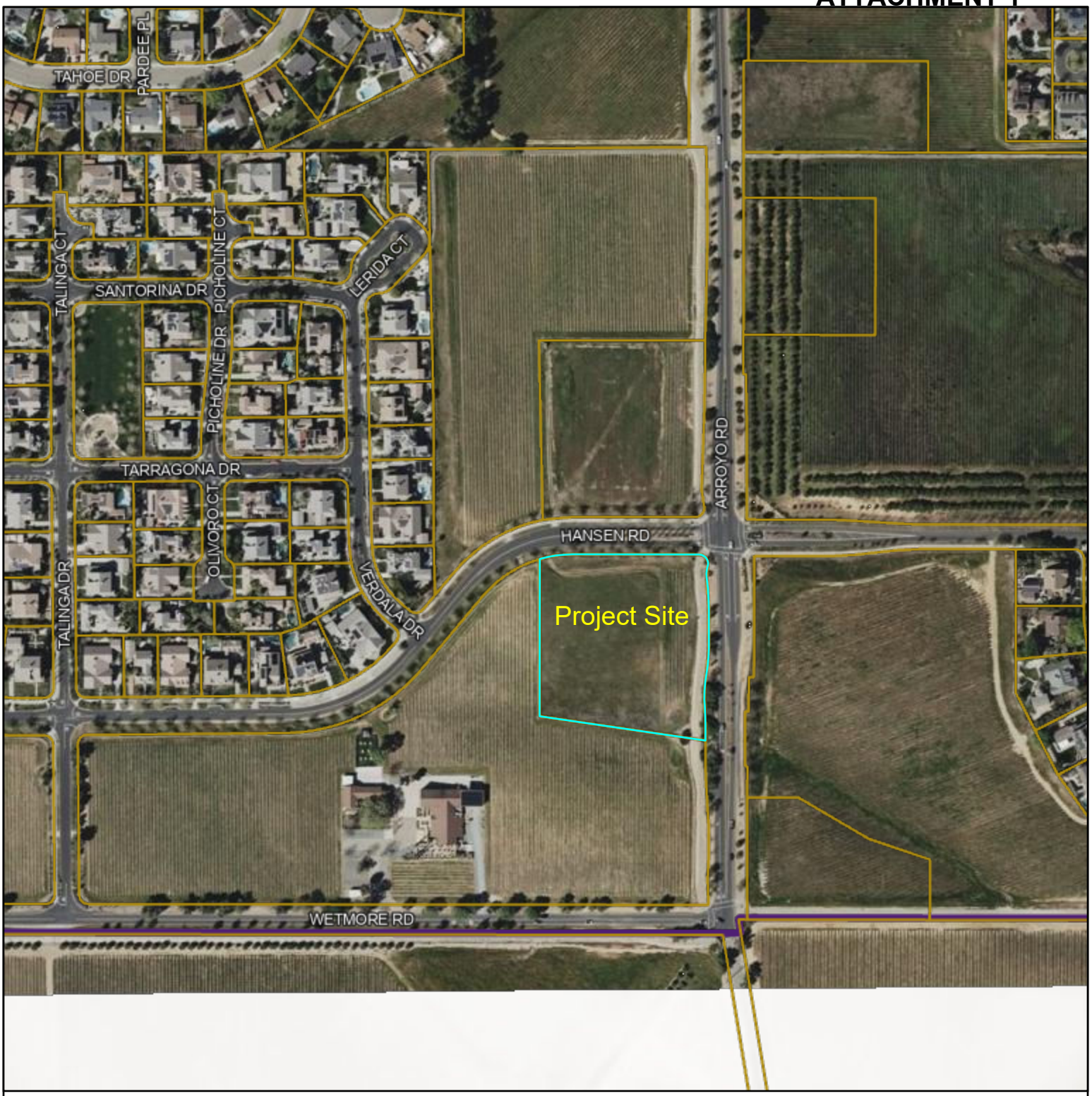
6).

The South Livermore Valley Specific Plan Environmental Impact Report evaluated the traffic associated with a 30-room inn and restaurant on the project site, and a subsequent project level traffic study conducted for the previously approved project confirmed that such a project would be consistent with the EIR. The modified project no longer includes the 77-seat restaurant, which was the primary generator of trips. The project would also be within the volumes analyzed in the EIR and anticipated as part of the Specific Plan. The project remains below the traffic intensity anticipated under the Specific Plan. In 2023, the City adopted an Addendum to the 1997 EIR, finding that no subsequent or supplemental EIR was required because no substantial changes to the project, circumstances, or new information of substantial importance existed (see Attachment 5 - links to the 1997 EIR and 2023 Addendum).

ATTACHMENTS

1. Location Map
2. Development Plans
3. Owner's Narrative
4. Public Comments
5. Specific Plan EIR and 2023 Wine Country Inn Addendum
6. CEQA Resolution
7. Project Resolution
8. Exhibit A - Conditions of Approval

Prepared by: Kam Purewal
Associate Planner



N

LEGEND

ALL LOCATIONS ARE APPROXIMATE

0 0.02 0.04 0.08

mi

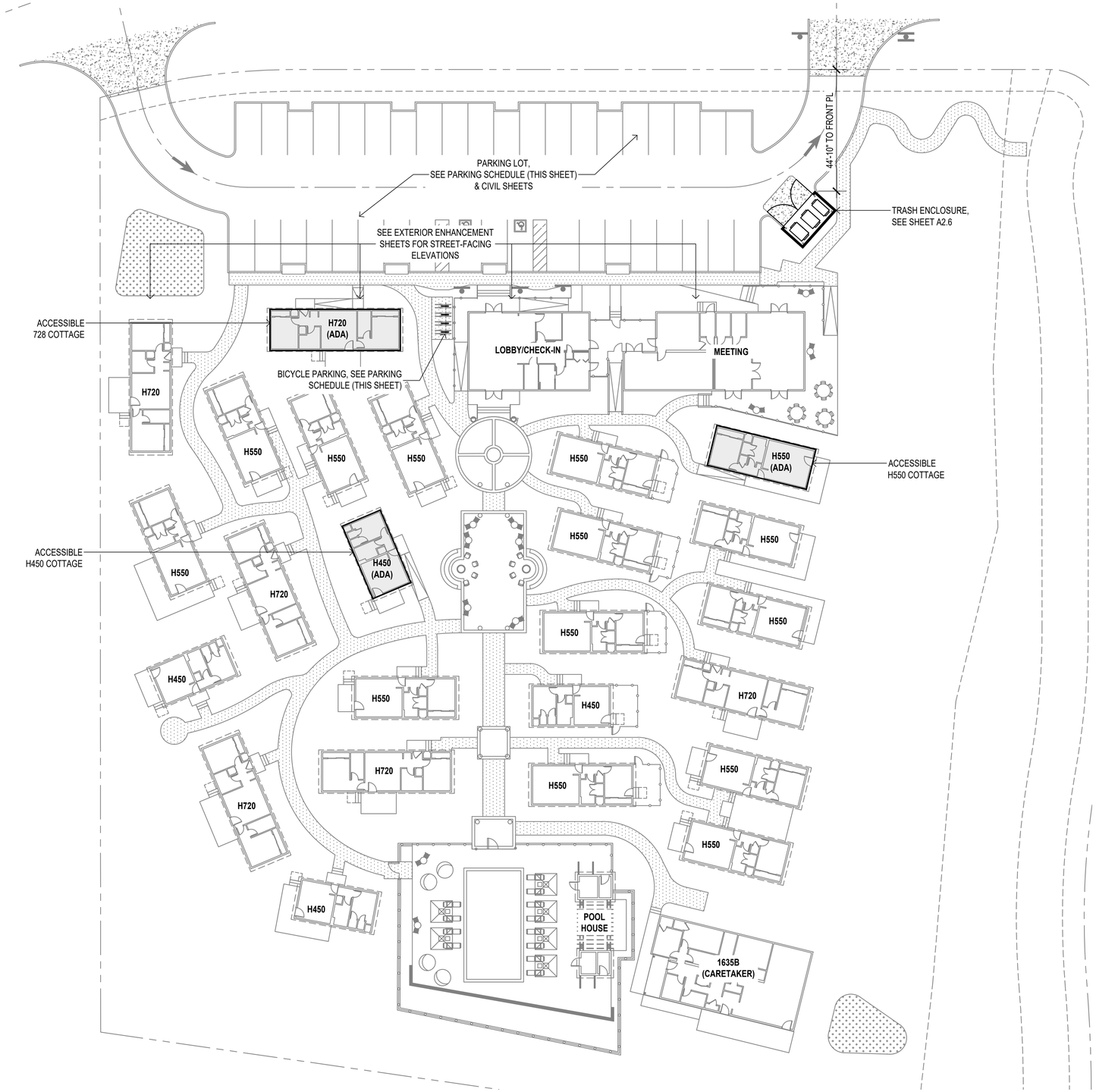
CITY OF LIVERMORE CALIFORNIA

Livermore Web Map

Date: 5/11/2026

Path: /Web Map

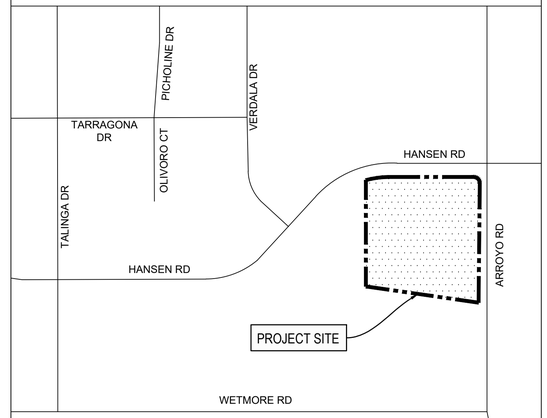
ALL IDEAS, DESIGNS, PLANS, SPECIFICATIONS, AND OTHER PROJECT DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRIC MEDIA ARE THE PROPERTY OF VILLA TECHNOLOGIES, INC. AND MAY NOT BE REPRODUCED OR USED WITH THE WRITTEN PERMISSION OF © 2026 VILLA TECHNOLOGIES, INC. ALL RIGHTS RESERVED



SITE DIAGRAM
SCALE: 1" = 20'-0"

NOTE:
THIS SITE PLAN IS FOR DIAGRAMMATIC PURPOSES ONLY. REFER TO APPLICABLE CIVIL AND LANDSCAPE SHEETS FOR FURTHER INFORMATION.

VICINITY MAP



BUILDING SUMMARY

SEE PLANS ON SHEETS A2 - A2.6 FOR COTTAGES, LOBBY/CHECK-IN, MEETING & TRASH ENCLOSURE

BUILDING / COTTAGE TYPE	QTY	TOTAL AREA (SF)
H450 (435 SF)	4 (1 ADA)	1,740
H550 (563 SF)	14 (1 ADA)	7,882
H720 (720 SF)	6 (1 ADA)	4,320
1635B (1,635 SF)	1 (CARETAKER)	1,635
LOBBY (1,313 SF)	1	1,313
MEETING (1,779 SF)	1	1,779
POOL HOUSE (221 SF)	1	221
TRASH ENCL. (199 SF)	1	199
29 TOTAL BUILDINGS / 30 TOTAL GUEST BEDROOMS		19,089

PARKING SCHEDULE

USE	REQUIRED	PROVIDED
HOTEL (COTTAGES)	33	33
BUSINESS (LOBBY & MEETING BLDGS)	0	4
ASSEMBLY (MEETING BLDG) [1]	0	0
RESIDENTIAL	2	2
TOTAL	**35**	**39**
ELECTRIFICATION [2]		
EVCS W/ LEVEL 2 EV READY	2 (5%)	2
LOW POWER LEVEL 2 EV READY	10 (25%)	10
LEVEL 2 EV CAPABLE	4 (10%)	10
TOTAL	**16**	**26**
ACCESSIBLE & BICYCLE		
ACCESSIBLE SPACES [3]	2	2
BICYCLE PARKING [4]	4	8

1. *N/A - ASSEMBLY SPACE TO BE USED ONLY BY HOTEL GUESTS.*
2. *REQUIREMENTS FOR HOTEL/MOTEL USE PER LMC 15.26.240 AMENDMENTS TO 2025 GSBC.*
3. *PER CBC TABLE 11B-208.2: 2 ACCESSIBLE SPACES REQUIRED FOR PARKING FACILITIES WITH 26 - 50 SPACES.*
4. *PER SLVSP 12.3.4, BICYCLE PARKING SHALL BE PROVIDED AT 20% OF THE NUMBER OF REQUIRED AUTOMOBILE PARKING SPACES WITH A MINIMUM OF 4 SPACES.*
   4.1. *TWO POINTS OF CONTACT FOR BIKES TO BE LOCKED UP ARE PROVIDED, SEE LANDSCAPING PLAN FOR DETAILS.*

NOTES

1. FLOOR AREA RATIO (FAR): 0.25 MAXIMUM FAR PER SLVSP 4.4
   PROPOSED FLOOR AREA = 19,089 SF
   SITE AREA = 140,007 SF
   PROPOSED FAR = 19,089 SF / 140,007 SF = **0.13 (<0.25)**

VILLA
1 LETTERMAN DR.
BUILDING C, SUITE 3500
SAN FRANCISCO, CA 94129
415.968.1625 PH
villahomes.com

3459 ARROYO RD
LIVERMORE, CA 94550

LIVERMORE WINE COUNTRY INN

	REVISION LIST	DATE
5	Delta 1 Resubmittal	02/27/26
4	Delta 2 Resubmittal	03/20/26
3	Delta 3 Resubmittal	04/28/26
2	Delta 4 Resubmittal	05/12/26
Project number		714
Initial Submittal Date		12/22/25

SITE DATA

A1.1

ALL IDEAS, DESIGNS, PLANS, SPECIFICATIONS, AND OTHER PROJECT DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRIC MEDIA ARE THE PROPERTY OF VILLA TECHNOLOGIES, INC. AND MAY NOT BE REPRODUCED OR USED WITH THE WRITTEN PERMISSION OF © 2026 VILLA TECHNOLOGIES, INC. ALL RIGHTS RESERVED





H450 - RENDERINGS *(SEE SHEET A2 FOR FLOOR PLAN & ELEVATIONS)*





H550 - RENDERINGS *(SEE SHEET A2.1 FOR FLOOR PLAN & ELEVATIONS)*





H720 - RENDERINGS *(SEE SHEET A2.2 FOR FLOOR PLAN & ELEVATIONS)*

NOTE:

BODY PAINT COLOR SELECTIONS AND DECKING WILL VARY DEPENDING ON UNIT. REFERENCE LANDSCAPE PACKAGE FOR ACCURATE REPRESENTATION OF PLANTINGS.

VILLA
1 LETTERMAN DR.
BUILDING C, SUITE 3500
SAN FRANCISCO, CA 94129
415.968.1625 PH
villahomes.com

3459 ARROYO RD
LIVERMORE, CA 94550
LIVERMORE WINE COUNTRY INN

	REVISION LIST	DATE
1	Delta 1 Resubmittal	02/27/26
2	Delta 2 Resubmittal	03/20/26
3	Delta 3 Resubmittal	04/28/26
4	Delta 4 Resubmittal	05/12/26
Project number		714
Initial Submittal Date		12/22/25

DESIGN
(COTTAGES)

A1.2

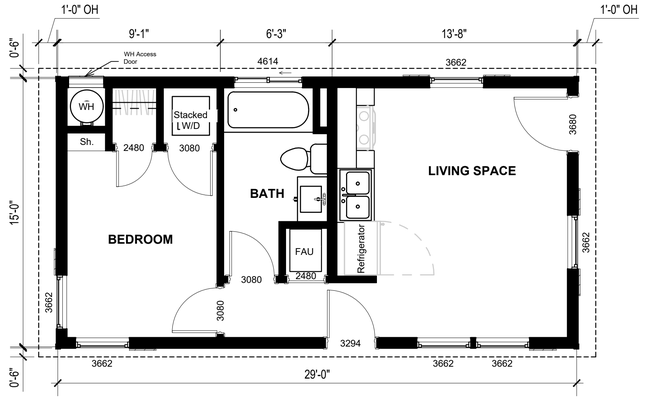
ALL IDEAS, DESIGNS, PLANS, SPECIFICATIONS, AND OTHER PROJECT DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRIC MEDIA ARE THE PROPERTY OF VILLA TECHNOLOGIES, INC. AND MAY NOT BE REPRODUCED OR USED WITH THE WRITTEN PERMISSION OF © 2026 VILLA TECHNOLOGIES, INC. ALL RIGHTS RESERVED

MECH. /ELECTR. LEGEND

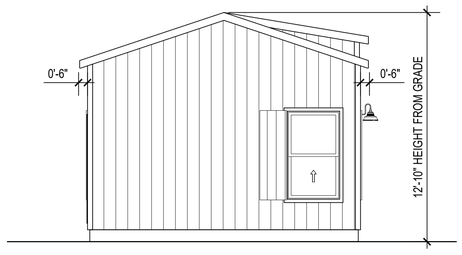
- GFI — GFI OUTLET
- SCONCE LIGHT
- F — BATHROOM VENT FAN
- FIRE SPRINKLER COMPARTMENT
- 4" LED CAN LIGHT
- P — PENDANT LIGHT
- ELECTRICAL PANEL
- SMOKE ALARM
- CARBON MONOXIDE ALARM
- SMOKE / CARBON MONOXIDE ALARM
- PREP ONLY — CEILING FAN PREP, NO DOME LIGHT
- PREP+LIGHT — CEILING FAN PREP, FLUSH DOME LIGHT
- BLANK PLATE WITH EMPTY BOX FOR CABLE/ETHERNET
- A/C — A/C JUNCTION BOX
- HW — HOT WATER HEATER
- FAU / AHU — FURNACE / AIR HANDLING UNIT
- W/D — STACKED WASHER AND DRYER

NOTES

1. FLOOR PLANS AND ELEVATION ARE BASE MODELS FOR REFERENCE ONLY. ACTUAL COTTAGES MAY HAVE VARYING OPTIONS WHICH SHALL BE INCLUDED AT INITIAL BUILDING SUBMITTAL.
2. THE RENDERING IS PROVIDED FOR ILLUSTRATIVE PURPOSES.
3. ALL UNITS TO BE SOLAR PANEL READY.
4. ALL WINDOW & DOOR TRIM TO BE 5-1/2" WIDE.



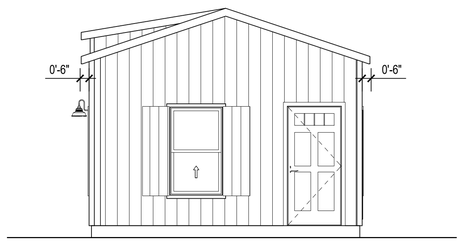
FLOOR PLAN
1/4" = 1'-0"



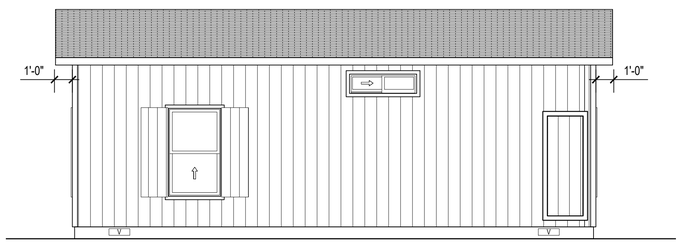
LEFT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

DESIGN



PERSPECTIVE RENDERING *(FOR REFERENCE ONLY - SEE NOTE 2)*

EXTERIOR PAINT

BODY COLORS



PPG - TOASTED ALMOND | PPG - DOVER GRAY | BEHR - BACK TO NATURE | BEHR - SAGE GRAY



BEHR - PARK AVENUE | BEHR - OXBLOOD | BEHR - ROLLING PEBBLE | BEHR - SMOKY TROUT

NOTE: BODY COLORS TO BE VARIED THROUGHOUT SITE

TRIM COLORS

BEHR - WHITE STONE | PPG - LINEN RUFFLE

ROOF SHINGLES

TIMBERLINE HDZ



WEATHERED WOOD | BARKWOOD | CHARCOAL

VILLA
1 LETTERMAN DR.
BUILDING C, SUITE 3500
SAN FRANCISCO, CA 94129
415.968.1625 PH
villahomes.com

3459 ARROYO RD
LIVERMORE, CA 94550
LIVERMORE WINE COUNTRY INN

	REVISION LIST	DATE
4	Delta 1 Resubmittal	02/27/26
3	Delta 2 Resubmittal	03/20/26
2	Delta 3 Resubmittal	04/28/26
1	Delta 4 Resubmittal	05/12/26
Project number		714
Initial Submittal Date		12/22/25

FLOOR PLAN, ELEVATIONS & DESIGN (H450)

A2

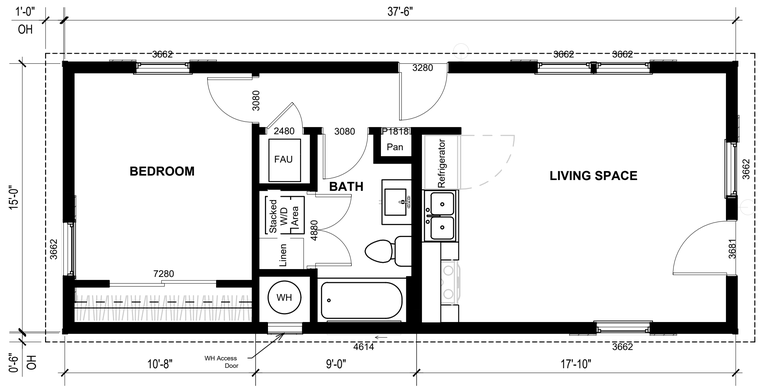
ALL IDEAS, DESIGNS, PLANS, SPECIFICATIONS, AND OTHER PROJECT DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRIC MEDIA ARE THE PROPERTY OF VILLA TECHNOLOGIES, INC. AND MAY NOT BE REPRODUCED OR USED WITH THE WRITTEN PERMISSION OF © 2026 VILLA TECHNOLOGIES, INC. ALL RIGHTS RESERVED

MECH. /ELECTR. LEGEND

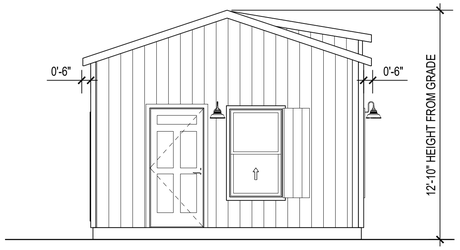
- GFI — GFI OUTLET
- SCONCE LIGHT
- F — BATHROOM VENT FAN
- FIRE SPRINKLER COMPARTMENT
- 4" LED CAN LIGHT
- P — PENDANT LIGHT
- ELECTRICAL PANEL
- SMOKE ALARM
- CARBON MONOXIDE ALARM
- SMOKE / CARBON MONOXIDE ALARM
- PREP ONLY — CEILING FAN PREP, NO DOME LIGHT
- PREP+LIGHT — CEILING FAN PREP, FLUSH DOME LIGHT
- BLANK PLATE WITH EMPTY BOX FOR CABLE/ETHERNET
- A/C (J) — A/C JUNCTION BOX
- HW — HOT WATER HEATER
- FAU / AHU — FURNACE / AIR HANDLING UNIT
- W/D — STACKED WASHER AND DRYER

NOTES

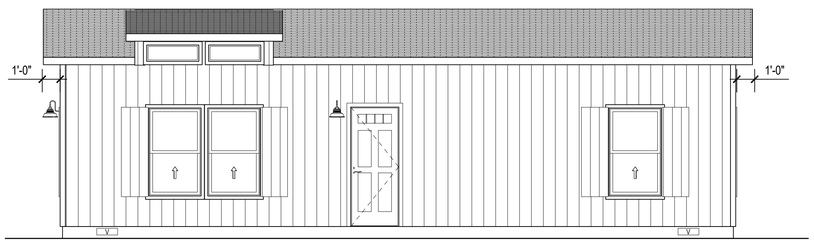
1. FLOOR PLANS AND ELEVATION ARE BASE MODELS FOR REFERENCE ONLY. ACTUAL COTTAGES MAY HAVE VARYING OPTIONS WHICH SHALL BE INCLUDED AT INITIAL BUILDING SUBMITTAL.
2. THE RENDERING IS PROVIDED FOR ILLUSTRATIVE PURPOSES.
3. ALL UNITS TO BE SOLAR PANEL READY.
4. ALL WINDOW & DOOR TRIM TO BE 5-1/2" WIDE.



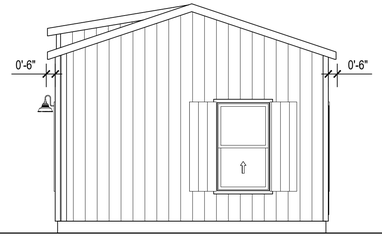
FLOOR PLAN
1/4" = 1'-0"



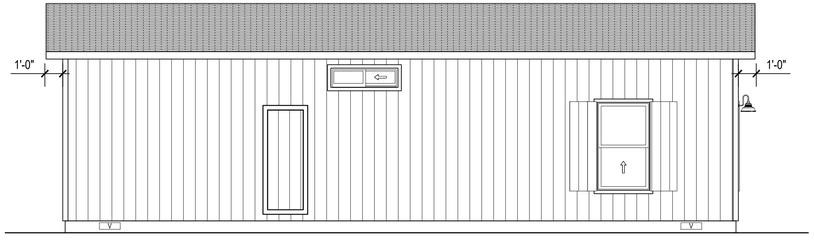
LEFT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

DESIGN



PERSPECTIVE RENDERING *(FOR REFERENCE ONLY - SEE NOTE 2)*

EXTERIOR PAINT

BODY COLORS

PPG - TOASTED ALMOND
PPG - DOVER GRAY
BEHR - BACK TO NATURE
BEHR - SAGE GRAY
BEHR - PARK AVENUE
BEHR - OXBLOOD
BEHR - ROLLING PEBBLE
BEHR - SMOKY TROUT

NOTE: BODY COLORS TO BE VARIED THROUGHOUT SITE

TRIM COLORS

BEHR - WHITE STONE
PPG - LINEN RUFFLE

ROOF SHINGLES

TIMBERLINE HDZ

WEATHERED WOOD
BARKWOOD
CHARCOAL

VILLA
1 LETTERMAN DR.
BUILDING C, SUITE 3500
SAN FRANCISCO, CA 94129
415.968.1625 PH
villahomes.com

3459 ARROYO RD
LIVERMORE, CA 94550
LIVERMORE WINE COUNTRY INN

	REVISION LIST	DATE
1	Delta 1 Resubmittal	02/27/26
2	Delta 2 Resubmittal	03/20/26
3	Delta 3 Resubmittal	04/28/26
4	Delta 4 Resubmittal	05/12/26
Project number		714
Initial Submittal Date		12/22/25

FLOOR PLAN, ELEVATIONS & DESIGN (H550)

A2.1

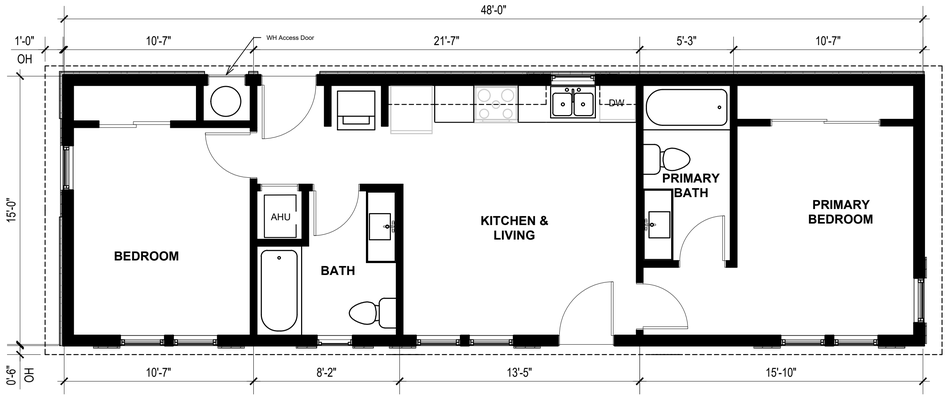
ALL IDEAS, DESIGNS, PLANS, SPECIFICATIONS, AND OTHER PROJECT DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRIC MEDIA ARE THE PROPERTY OF VILLA TECHNOLOGIES, INC. AND MAY NOT BE REPRODUCED OR USED WITH THE WRITTEN PERMISSION OF © 2026 VILLA TECHNOLOGIES, INC. ALL RIGHTS RESERVED

MECH. /ELECTR. LEGEND

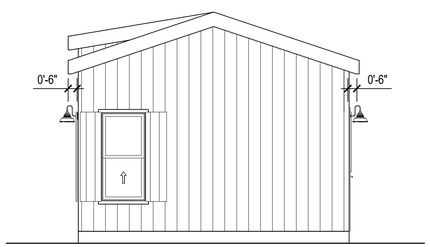
- GFI — GFI OUTLET
- SCONCE LIGHT
- F — BATHROOM VENT FAN
- FIRE SPRINKLER COMPARTMENT
- 4" LED CAN LIGHT
- P — PENDANT LIGHT
- ELECTRICAL PANEL
- SD — SMOKE ALARM
- CO — CARBON MONOXIDE ALARM
- SD/CO — SMOKE / CARBON MONOXIDE ALARM
- PREP ONLY — CEILING FAN PREP, NO DOME LIGHT
- PREP+LIGHT — CEILING FAN PREP, FLUSH DOME LIGHT
- BLANK PLATE WITH EMPTY BOX FOR CABLE/ETHERNET
- A/C, J — A/C JUNCTION BOX
- HW — HOT WATER HEATER
- FAU / AHU — FURNACE / AIR HANDLING UNIT
- W/D — STACKED WASHER AND DRYER

NOTES

1. FLOOR PLANS AND ELEVATION ARE BASE MODELS FOR REFERENCE ONLY. ACTUAL COTTAGES MAY HAVE VARYING OPTIONS WHICH SHALL BE INCLUDED AT INITIAL BUILDING SUBMITTAL.
2. THE RENDERING IS PROVIDED FOR ILLUSTRATIVE PURPOSES.
3. ALL UNITS TO BE SOLAR PANEL READY.
4. ALL WINDOW & DOOR TRIM TO BE 5-1/2" WIDE.



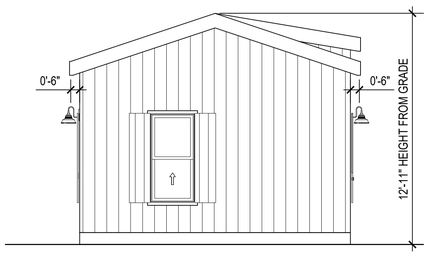
FLOOR PLAN
1/4" = 1'-0"



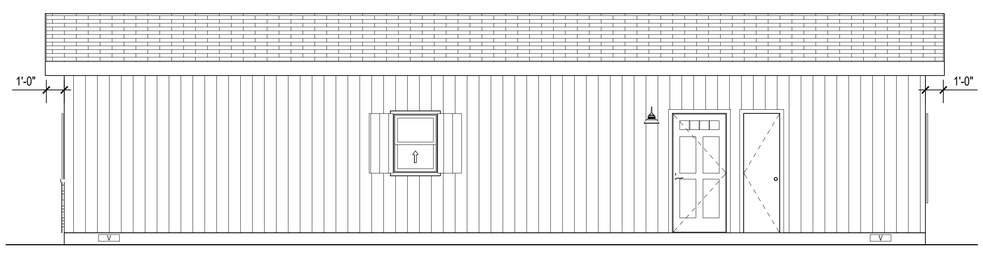
LEFT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

DESIGN



PERSPECTIVE RENDERING *(FOR REFERENCE ONLY - SEE NOTE 2)*

EXTERIOR PAINT

BODY COLORS



PPG - TOASTED ALMOND | PPG - DOVER GRAY | BEHR - BACK TO NATURE | BEHR - SAGE GRAY



BEHR - PARK AVENUE | BEHR - OXBLOOD | BEHR - ROLLING PEBBLE | BEHR - SMOKY TROUT

NOTE: BODY COLORS TO BE VARIED THROUGHOUT SITE

TRIM COLORS

BEHR - WHITE STONE | PPG - LINEN RUFFLE

ROOF SHINGLES

TIMBERLINE HDZ



WEATHERED WOOD | BARKWOOD | CHARCOAL

VILLA
1 LETTERMAN DR.
BUILDING C, SUITE 3500
SAN FRANCISCO, CA 94129
415.968.1625 PH
villahomes.com

3459 ARROYO RD
LIVERMORE, CA 94550
LIVERMORE WINE COUNTRY INN

	REVISION LIST	DATE
5		
4	Delta 1 Resubmittal	02/27/26
3	Delta 2 Resubmittal	03/20/26
2	Delta 3 Resubmittal	04/28/26
1	Delta 4 Resubmittal	05/12/26
Project number		714
Initial Submittal Date		12/22/25

FLOOR PLAN, ELEVATIONS & DESIGN (H720)

A2.2

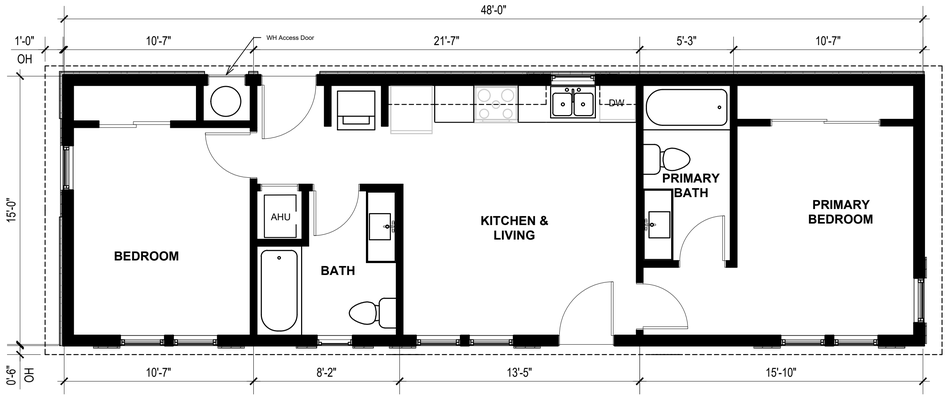
ALL IDEAS, DESIGNS, PLANS, SPECIFICATIONS, AND OTHER PROJECT DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRIC MEDIA ARE THE PROPERTY OF VILLA TECHNOLOGIES, INC. AND MAY NOT BE REPRODUCED OR USED WITH THE WRITTEN PERMISSION OF © 2026 VILLA TECHNOLOGIES, INC. ALL RIGHTS RESERVED

MECH. /ELECTR. LEGEND

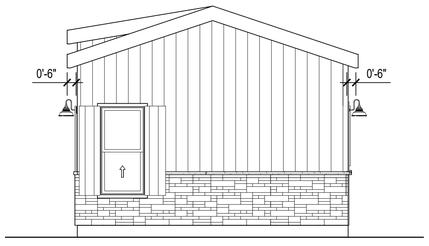
- GFI — GFI OUTLET
- SCONCE LIGHT
- F — BATHROOM VENT FAN
- FIRE SPRINKLER COMPARTMENT
- 4" LED CAN LIGHT
- P — PENDANT LIGHT
- ELECTRICAL PANEL
- SD — SMOKE ALARM
- CO — CARBON MONOXIDE ALARM
- SD/CO — SMOKE / CARBON MONOXIDE ALARM
- PREP ONLY — CEILING FAN PREP, NO DOME LIGHT
- PREP+LIGHT — CEILING FAN PREP, FLUSH DOME LIGHT
- BLANK PLATE WITH EMPTY BOX FOR CABLE/ETHERNET
- A/C, J — A/C JUNCTION BOX
- HW — HOT WATER HEATER
- FAU / AHU — FURNACE / AIR HANDLING UNIT
- W/D — STACKED WASHER AND DRYER

NOTES

1. FLOOR PLANS AND ELEVATION ARE BASE MODELS FOR REFERENCE ONLY. ACTUAL COTTAGES MAY HAVE VARYING OPTIONS WHICH SHALL BE INCLUDED AT INITIAL BUILDING SUBMITTAL.
2. THE RENDERING IS PROVIDED FOR ILLUSTRATIVE PURPOSES.
3. ALL UNITS TO BE SOLAR PANEL READY.
4. ALL WINDOW & DOOR TRIM TO BE 5-1/2" WIDE.



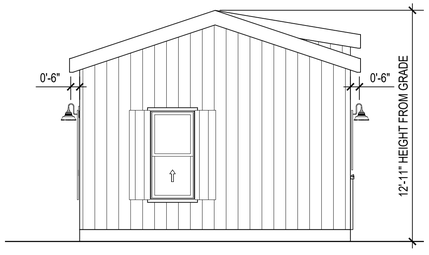
FLOOR PLAN
1/4" = 1'-0"



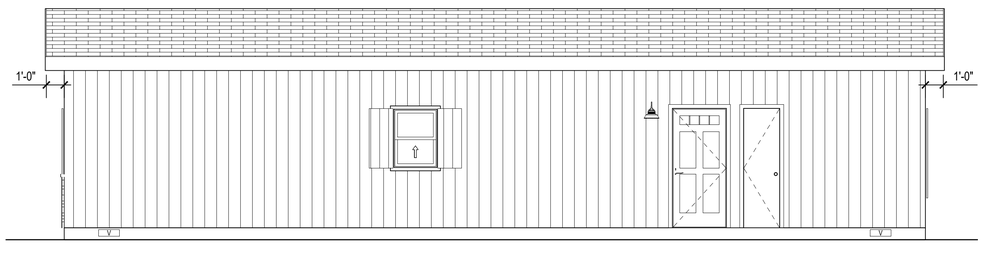
LEFT ELEVATION Facing Hansen Road
1/4" = 1'-0"



FRONT ELEVATION Facing Hansen Road
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

DESIGN



PERSPECTIVE RENDERING *(FOR REFERENCE ONLY - SEE NOTE 2)*

EXTERIOR PAINT

BODY COLORS



PPG - TOASTED ALMOND | PPG - DOVER GRAY | BEHR - BACK TO NATURE | BEHR - SAGE GRAY



BEHR - PARK AVENUE | BEHR - OXBLOOD | BEHR - ROLLING PEBBLE | BEHR - SMOKY TROUT

NOTE: BODY COLORS TO BE VARIED THROUGHOUT SITE

TRIM COLORS

BEHR - WHITE STONE | PPG - LINEN RUFFLE

ROOF SHINGLES

TIMBERLINE HDZ



WEATHERED WOOD | BARKWOOD | CHARCOAL

VILLA
1 LETTERMAN DR.
BUILDING C, SUITE 3500
SAN FRANCISCO, CA 94129
415.968.1625 PH
villahomes.com

3459 ARROYO RD
LIVERMORE, CA 94550
LIVERMORE WINE COUNTRY INN

	REVISION LIST	DATE
5		
4	Delta 1 Resubmittal	02/27/26
3	Delta 2 Resubmittal	03/20/26
2	Delta 3 Resubmittal	04/28/26
1	Delta 4 Resubmittal	05/12/26
Project number		714
Initial Submittal Date		12/22/25

FLOOR PLAN, ELEVATIONS & DESIGN (H720)

A2.2

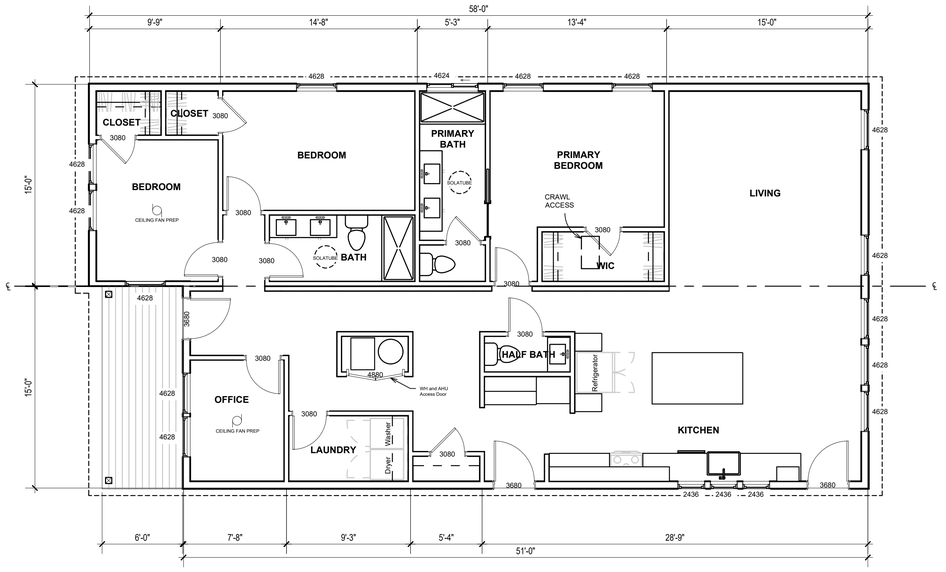
ALL IDEAS, DESIGNS, PLANS, SPECIFICATIONS, AND OTHER PROJECT DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRIC MEDIA ARE THE PROPERTY OF VILLA TECHNOLOGIES, INC. AND MAY NOT BE REPRODUCED OR USED WITH THE WRITTEN PERMISSION OF © 2026 VILLA TECHNOLOGIES, INC. ALL RIGHTS RESERVED

MECH. /ELECTR. LEGEND

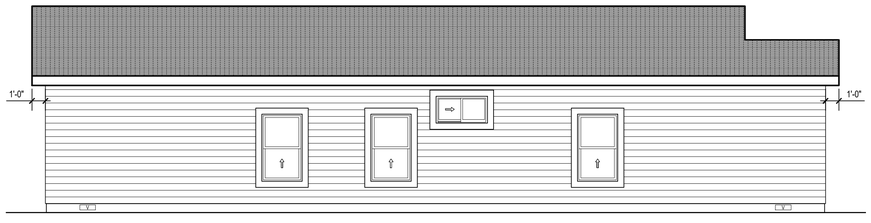
- GFI — GFI OUTLET
- SCONCE LIGHT
- F — BATHROOM VENT FAN
- FIRE SPRINKLER COMPARTMENT
- 4" LED CAN LIGHT
- P — PENDANT LIGHT
- ELECTRICAL PANEL
- SMOKE ALARM
- CARBON MONOXIDE ALARM
- SMOKE / CARBON MONOXIDE ALARM
- PREP ONLY — CEILING FAN PREP, NO DOME LIGHT
- PREP+LIGHT — CEILING FAN PREP, FLUSH DOME LIGHT
- BLANK PLATE WITH EMPTY BOX FOR CABLE/ETHERNET
- A/C — A/C JUNCTION BOX
- HW — HOT WATER HEATER
- FAU / AHU — FURNACE / AIR HANDLING UNIT
- W/D — STACKED WASHER AND DRYER

NOTES

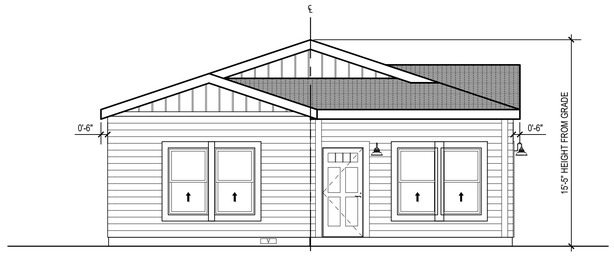
1. FLOOR PLANS AND ELEVATION ARE BASE MODELS FOR REFERENCE ONLY. ACTUAL COTTAGES MAY HAVE VARYING OPTIONS WHICH SHALL BE INCLUDED AT INITIAL BUILDING SUBMITTAL.
2. THE RENDERING IS PROVIDED FOR ILLUSTRATIVE PURPOSES.
3. ALL UNITS TO BE SOLAR PANEL READY.
4. ALL WINDOW & DOOR TRIM TO BE 5-1/2" WIDE.



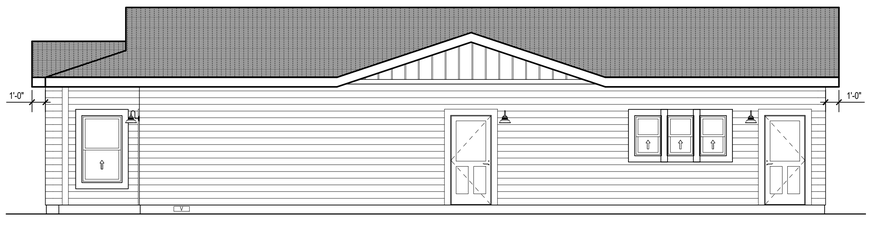
FLOOR PLAN
3/16" = 1'-0"



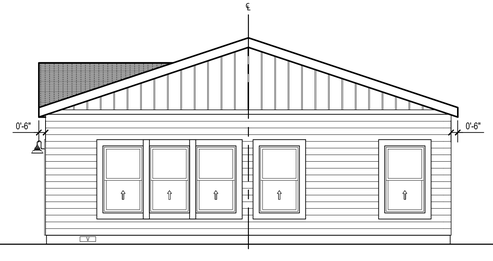
LEFT ELEVATION
3/16" = 1'-0"



FRONT ELEVATION
3/16" = 1'-0"



RIGHT ELEVATION
3/16" = 1'-0"



REAR ELEVATION
3/16" = 1'-0"

DESIGN



PERSPECTIVE RENDERING *(FOR REFERENCE ONLY - SEE NOTE 2)*

EXTERIOR PAINT

BODY COLORS



PPG - TOASTED ALMOND | PPG - DOVER GRAY | BEHR - BACK TO NATURE | BEHR - SAGE GRAY

BEHR - PARK AVENUE | BEHR - OXBLOOD | BEHR - ROLLING PEBBLE | BEHR - SMOKY TROUT

NOTE: BODY COLORS TO BE VARIED THROUGHOUT SITE

TRIM COLORS

BEHR - WHITE STONE | PPG - LINEN RUFFLE

ROOF SHINGLES

TIMBERLINE HDZ



WEATHERED WOOD | BARKWOOD | CHARCOAL

VILLA
1 LETTERMAN DR.
BUILDING C, SUITE 3500
SAN FRANCISCO, CA 94129
415.968.1625 PH
villahomes.com

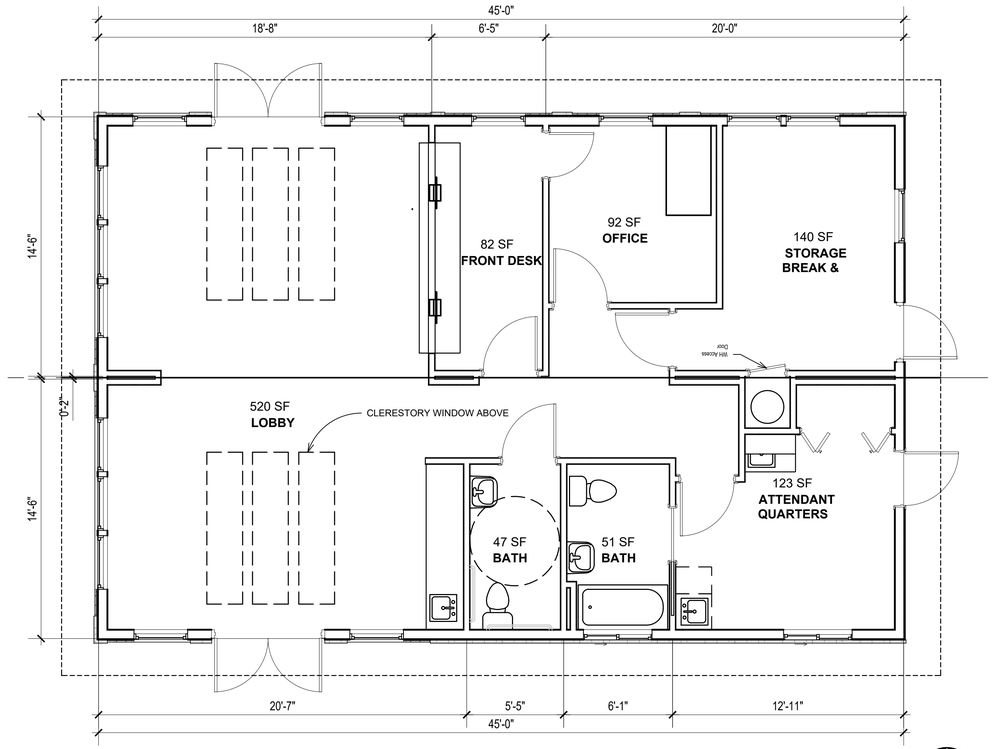
3459 ARROYO RD
LIVERMORE, CA 94550
LIVERMORE WINE COUNTRY INN

	REVISION LIST	DATE
0	Delta 1 Resubmittal	02/27/26
1	Delta 2 Resubmittal	03/20/26
2	Delta 3 Resubmittal	04/28/26
3	Delta 4 Resubmittal	05/12/26
Project number		714
Initial Submittal Date		12/22/25

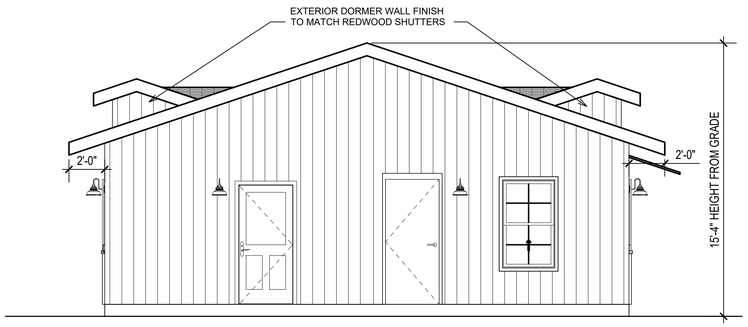
FLOOR PLAN, ELEVATIONS & DESIGN (1635B)

A2.3

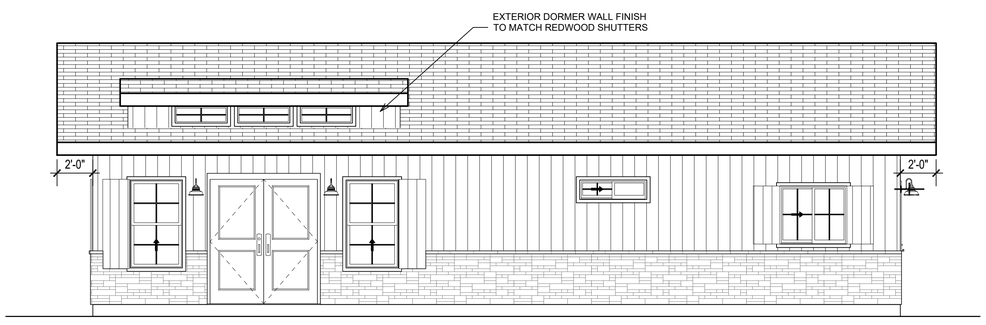
ALL IDEAS, DESIGNS, PLANS, SPECIFICATIONS, AND OTHER PROJECT DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRIC MEDIA ARE THE PROPERTY OF VILLA TECHNOLOGIES, INC. AND MAY NOT BE REPRODUCED OR USED WITH THE WRITTEN PERMISSION OF © 2026 VILLA TECHNOLOGIES, INC. ALL RIGHTS RESERVED



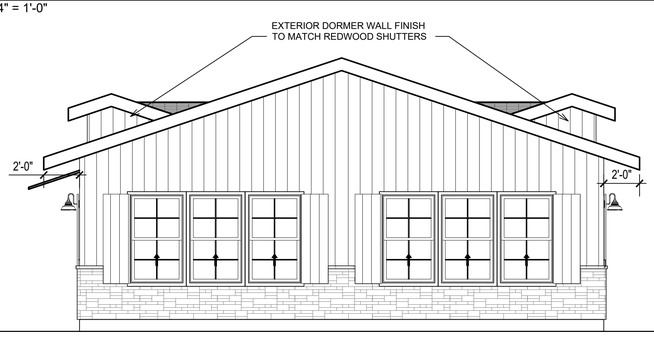
FLOOR PLAN
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"

VILLA
1 LETTERMAN DR.
BUILDING C, SUITE 3500
SAN FRANCISCO, CA 94129
415.968.1625 PH
villahomes.com

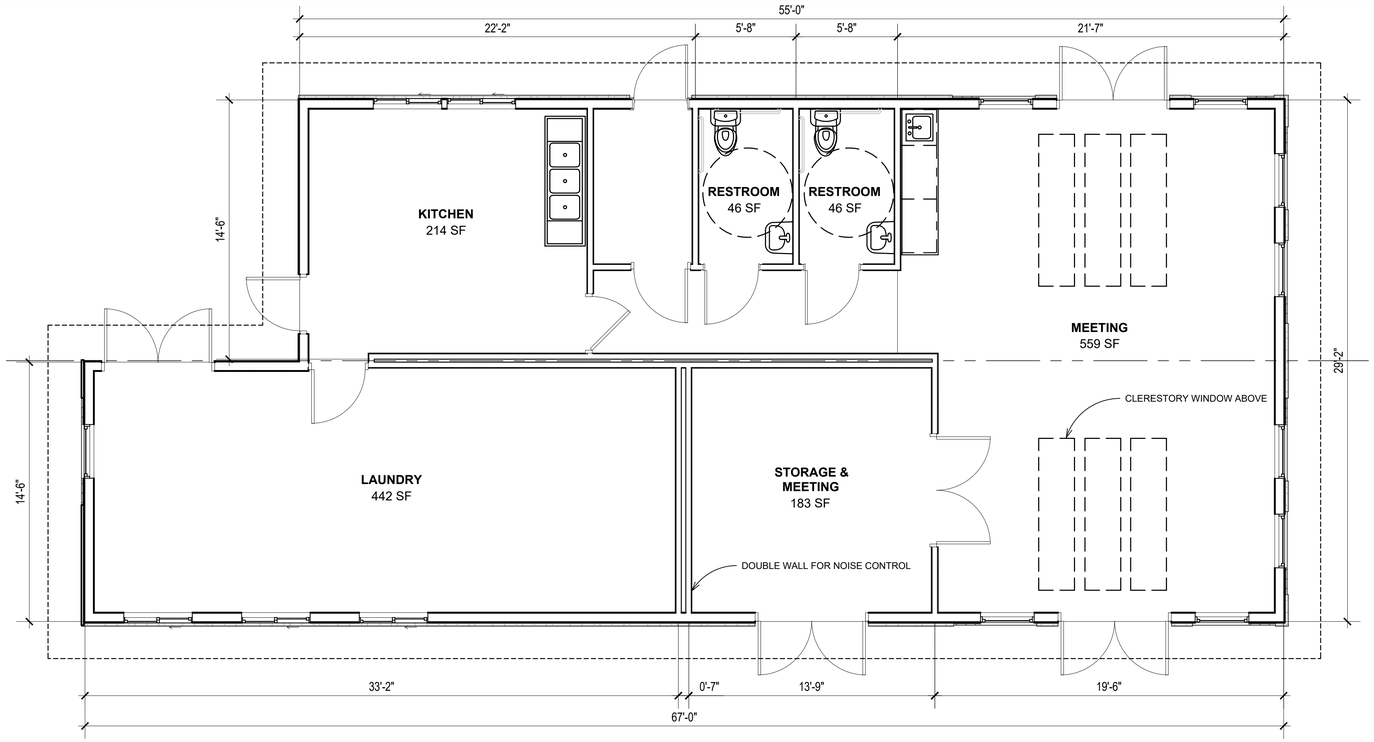
3459 ARROYO RD
LIVERMORE, CA 94550
LIVERMORE WINE COUNTRY INN

	REVISION LIST	DATE
1	Delta 1 Resubmittal	02/27/26
2	Delta 2 Resubmittal	03/20/26
3	Delta 3 Resubmittal	04/28/26
4	Delta 4 Resubmittal	05/12/26
Project number		714
Initial Submittal Date		12/22/25

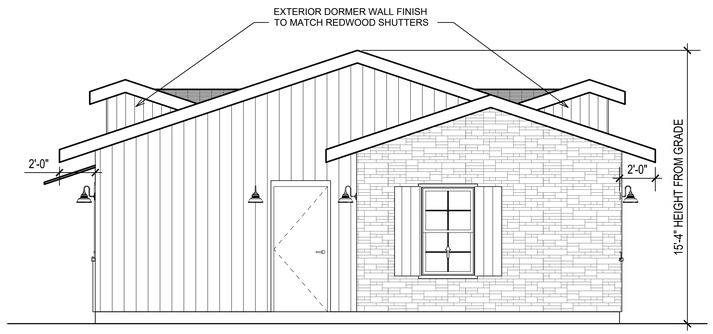
PLANS &
ELEVATIONS
(LOBBY BUILDING)

A2.4

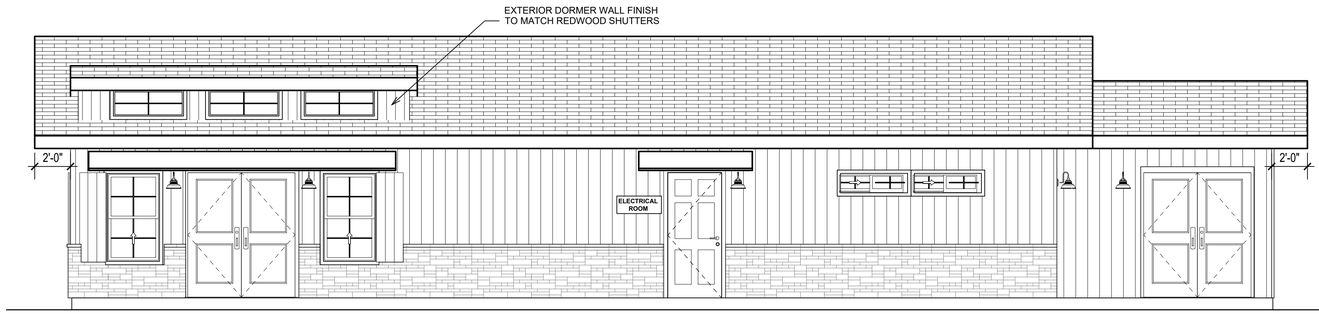
ALL IDEAS, DESIGNS, PLANS, SPECIFICATIONS, AND OTHER PROJECT DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRIC MEDIA ARE THE PROPERTY OF VILLA TECHNOLOGIES, INC. AND MAY NOT BE REPRODUCED OR USED WITH THE WRITTEN PERMISSION OF © 2026 VILLA TECHNOLOGIES, INC. ALL RIGHTS RESERVED



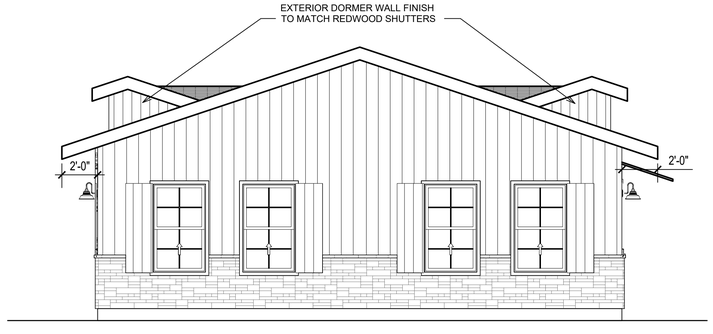
FLOOR PLAN
1/4" = 1'-0"



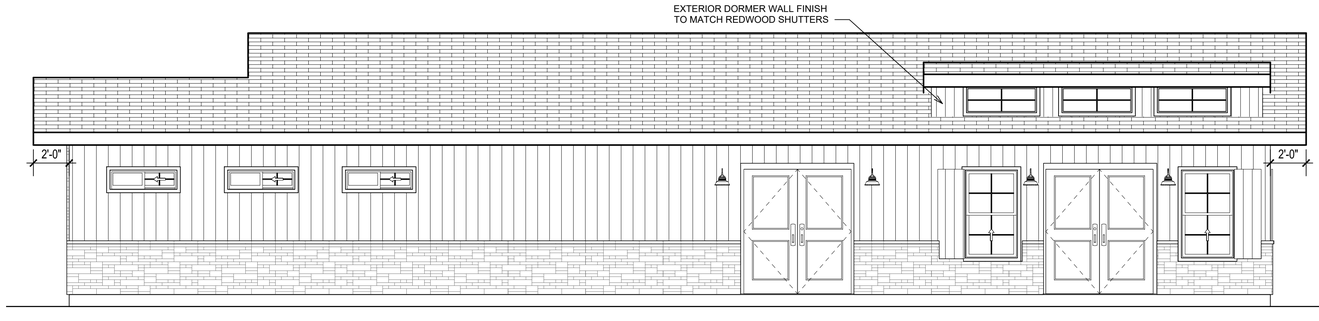
WEST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

VILLA
1 LETTERMAN DR.
BUILDING C, SUITE 3500
SAN FRANCISCO, CA 94129
415.968.1625 PH
villahomes.com

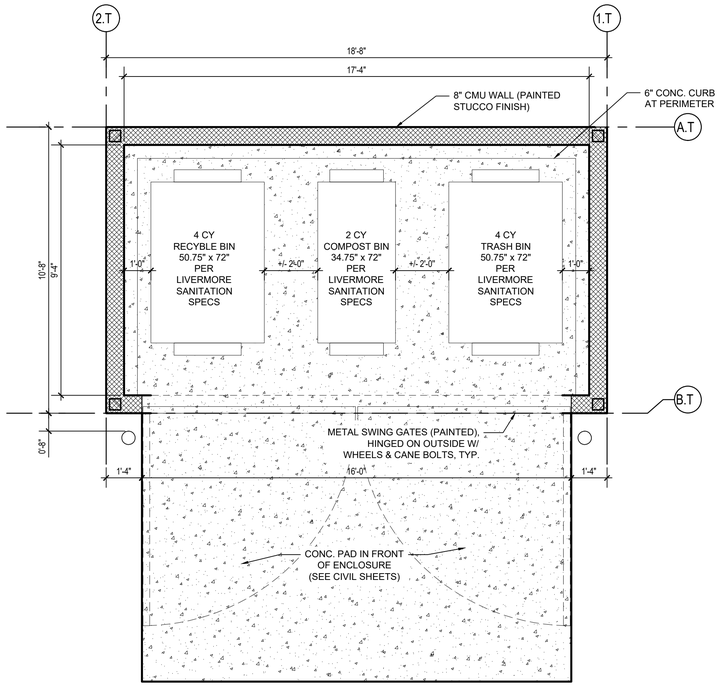
3459 ARROYO RD
LIVERMORE, CA 94550
LIVERMORE WINE COUNTRY INN

	REVISION LIST	DATE
0	Delta 1 Resubmittal	02/27/26
1	Delta 2 Resubmittal	03/20/26
2	Delta 3 Resubmittal	04/28/26
3	Delta 4 Resubmittal	05/12/26
Project number		714
Initial Submittal Date		12/22/25

PLANS & ELEVATIONS (MEETING BUILDING)

A2.5

ALL IDEAS, DESIGNS, PLANS, SPECIFICATIONS, AND OTHER PROJECT DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRIC MEDIA ARE THE PROPERTY OF VILLA TECHNOLOGIES, INC. AND MAY NOT BE REPRODUCED OR USED WITH THE WRITTEN PERMISSION OF © 2026 VILLA TECHNOLOGIES, INC. ALL RIGHTS RESERVED

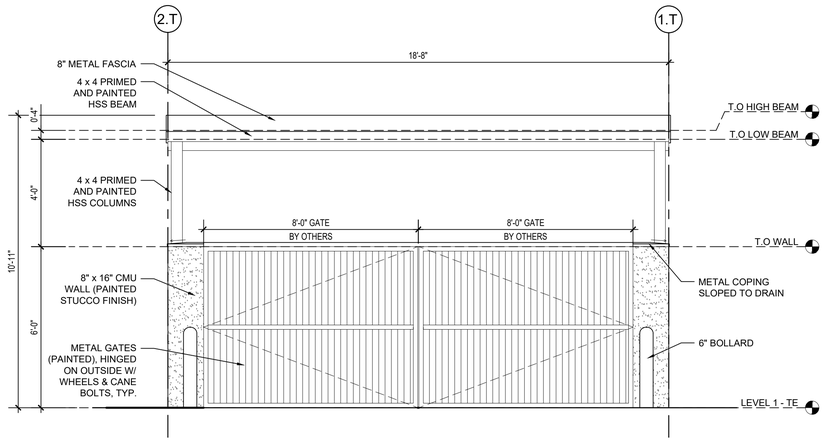


FLOOR PLAN
3/8" = 1'-0"

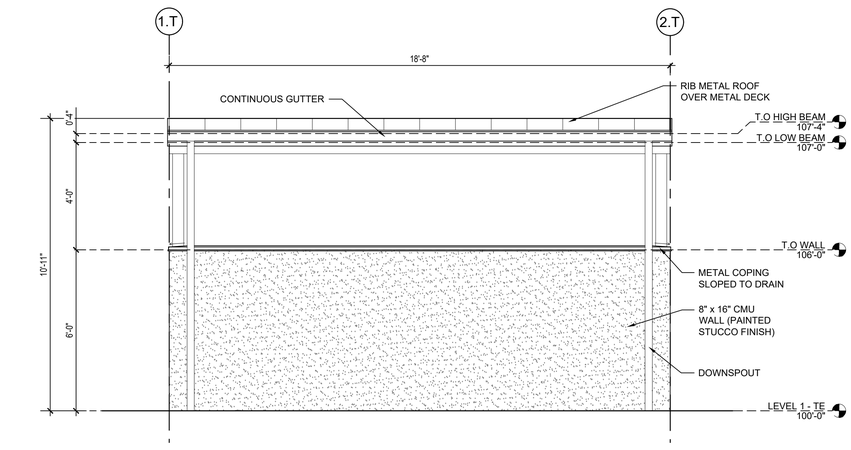
NOTE:
TRASH ENCLOSURE TO BE EQUIPPED WITH FLOOR DRAIN AND HOSE BIB (SEE SHEET C3).



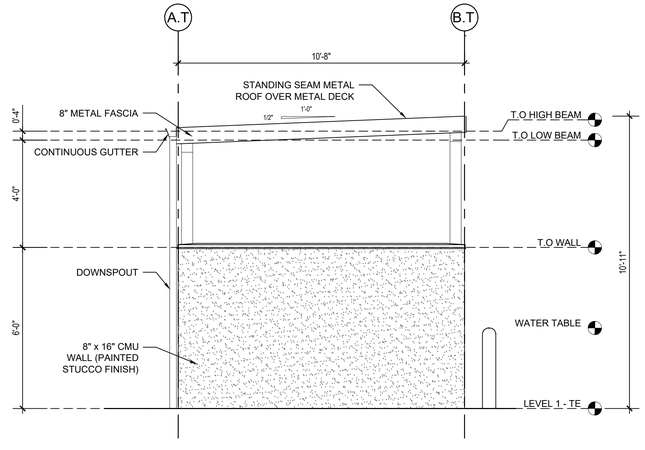
PERSPECTIVE RENDERING *(FOR REFERENCE ONLY)*



FRONT ELEVATION
3/8" = 1'-0"



REAR ELEVATION
3/8" = 1'-0"



SIDE ELEVATION (SAME AT BOTH SIDES)
3/8" = 1'-0"

VILLA
1 LETTERMAN DR.
BUILDING C, SUITE 3500
SAN FRANCISCO, CA 94129
415.968.1625 PH
villahomes.com

3459 ARROYO RD
LIVERMORE, CA 94550
LIVERMORE WINE COUNTRY INN

	REVISION LIST	DATE
1	Delta 1 Resubmittal	02/27/26
2	Delta 2 Resubmittal	03/20/26
3	Delta 3 Resubmittal	04/28/26
4	Delta 4 Resubmittal	05/12/26
Project number		714
Initial Submittal Date		12/22/25

FLOOR PLAN, ELEVATIONS & DESIGN (TRASH)

A2.6

Livermore Wine Country Inn
Exterior Elevations



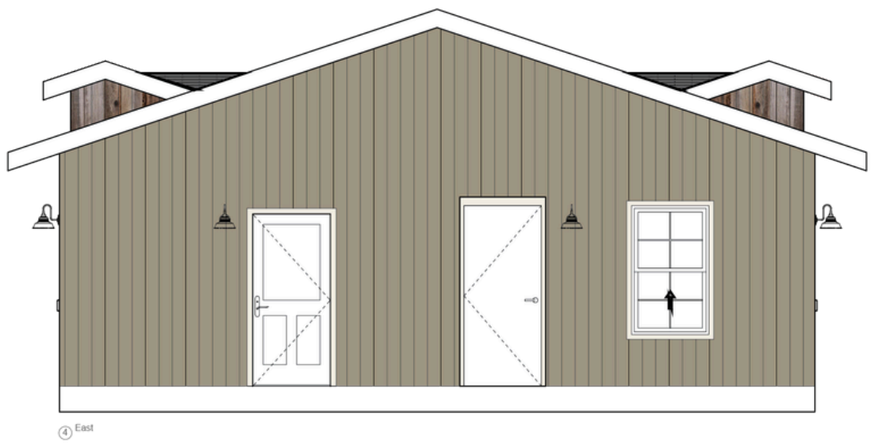
ATTACHMENT 2

Hansen Road Rendering



Livermore Wine Country Inn
Lobby Elevations and Materials







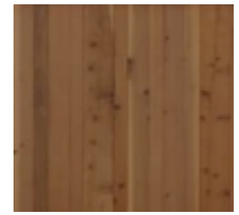


Awningss



BLACK FINISH

Redwood Stain
Exterior Shutters



CLEAR STAIN
AND SEALER

Exterior Stone
Veneer



MILAN
RIDGESTONE

Exterior Paint Schemes

Trim

WHITE STONE
(TRIM)

Body



ROLLING PEBBLE
(BODY)

JDS
DESIGN BUILD

Livermore Wine Country Inn
Meeting Room Elevations and Materials

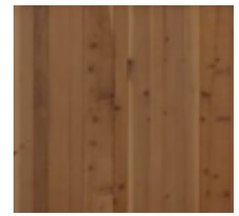


Awningss



BLACK FINISH

Redwood Stain Exterior Shutters



CLEAR STAIN
AND SEALER

Exterior Stone Veneer



MILAN
RIDGESTONE

Exterior Paint Schemes

Trim

WHITE STONE
(TRIM)

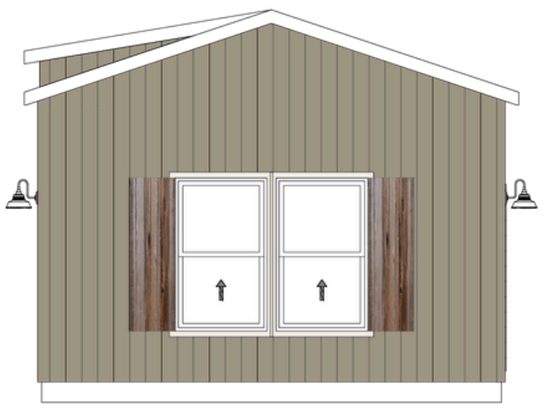
Body



ROLLING PEBBLE
(BODY)

J D S
DESIGN BUILD

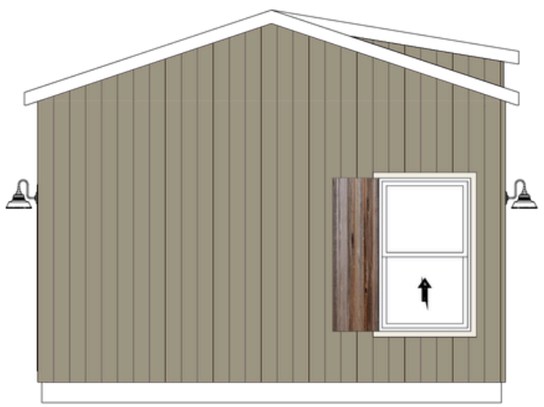
Livermore Wine Country Inn
450 Elevations and Materials



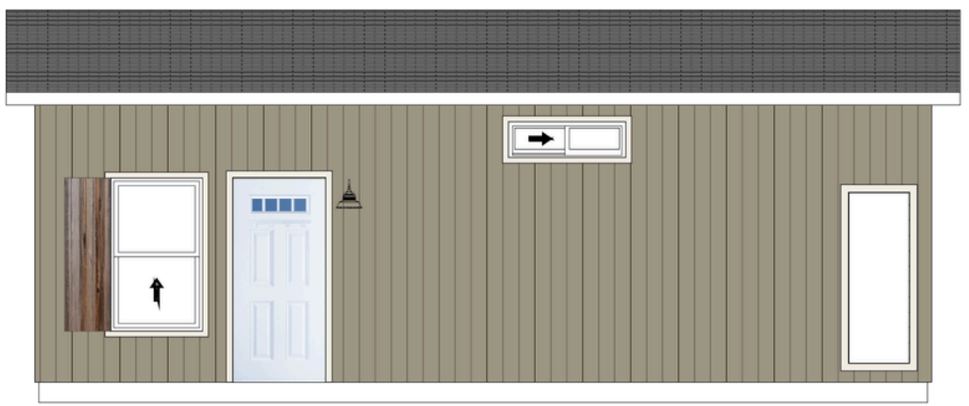
① Front Elevation GROUP 1



② Left Elevation GROUP 1

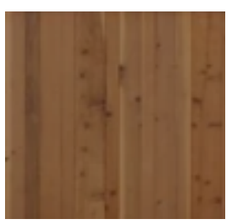


③ Rear Elevation GROUP 1



④ Right Elevation GROUP 1

Redwood Stain
Exterior Shutters



CLEAR STAIN
AND SEALER

Exterior Stone
Veneer



MILAN
RIDGESTONE

Exterior Paint Schemes

Trim

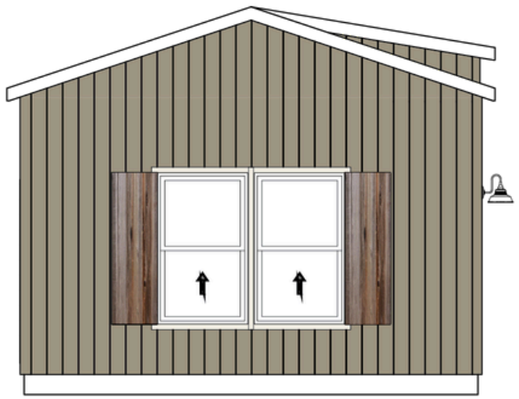
WHITE STONE
(TRIM)

Body

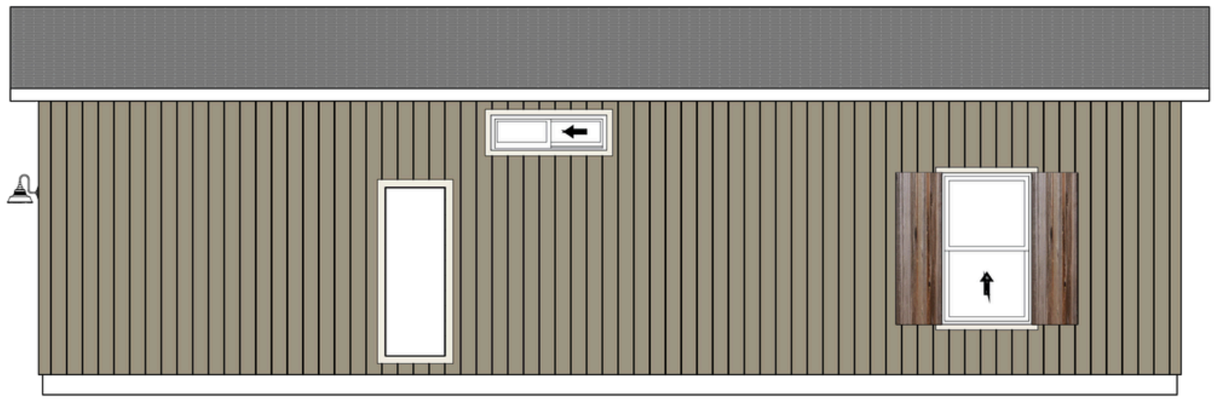


ROLLING PEBBLE
(BODY)

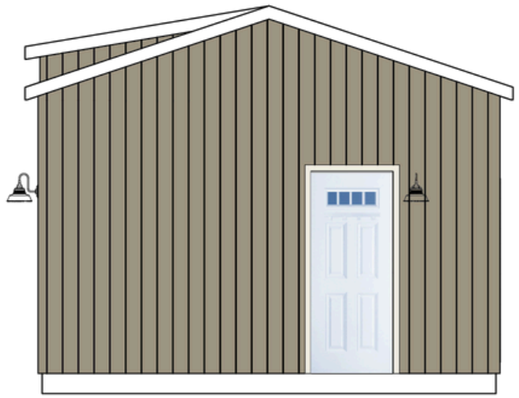
Livermore Wine Country Inn
550 Elevations and Materials



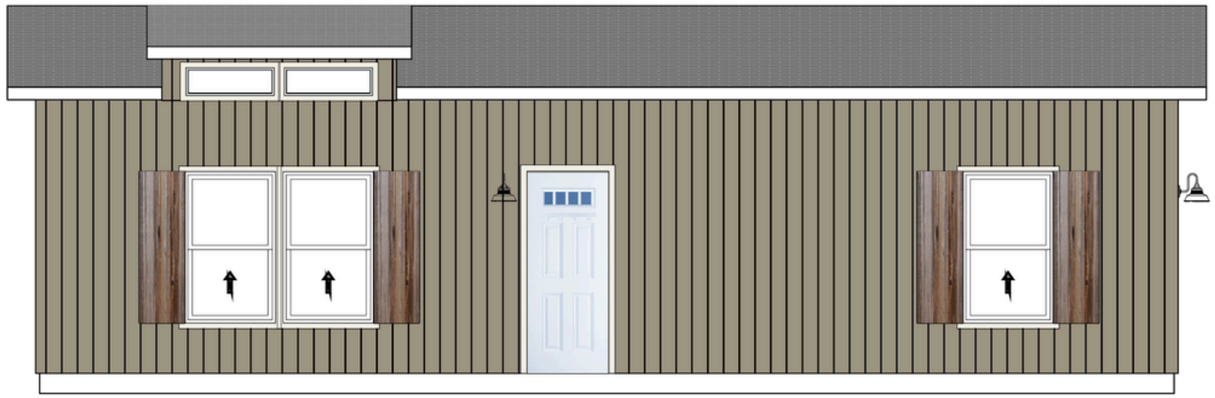
① Front Elevation GROUP 1



② Left Elevation GROUP 1

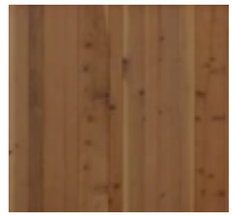


③ Rear Elevation GROUP 1



④ Right Elevation GROUP 1

Redwood Stain
Exterior Shutters



CLEAR STAIN
AND SEALER

Exterior Stone
Veneer



MILAN
RIDGESTONE

Exterior Paint Schemes

Trim

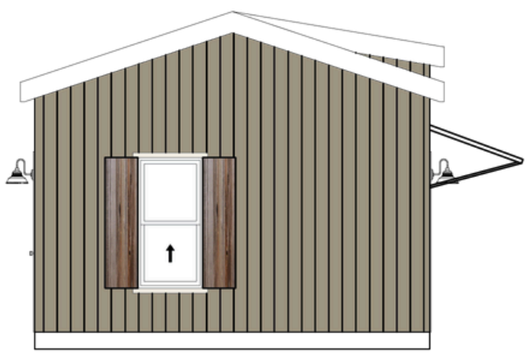
WHITE STONE
(TRIM)

Body



ROLLING PEBBLE
(BODY)

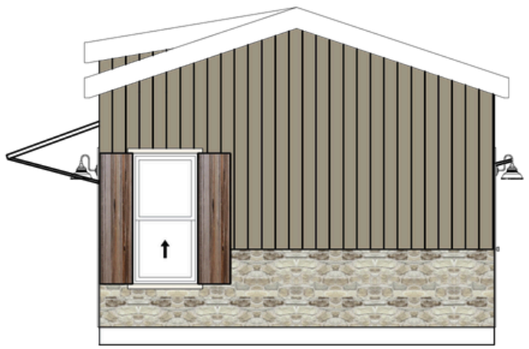
Livermore Wine Country Inn
728 Exterior Elevations and Materials



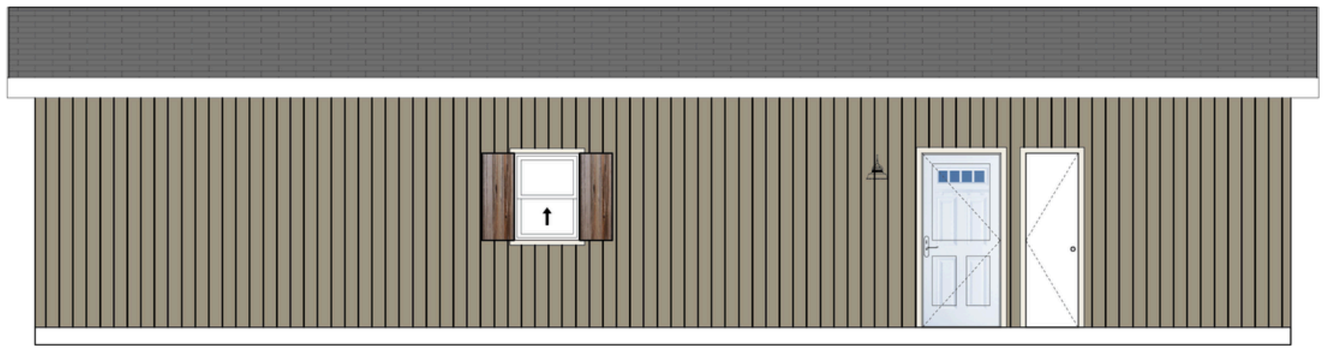
① East Elevation



② North Elevation



③ West Elevation



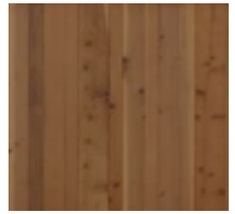
④ South Elevation

Awningss



BLACK FINISH

Redwood Stain
Exterior Shutters



CLEAR STAIN
AND SEALER

Exterior Stone
Veneer



MILAN
RIDGESTONE

Exterior Paint Schemes

Trim

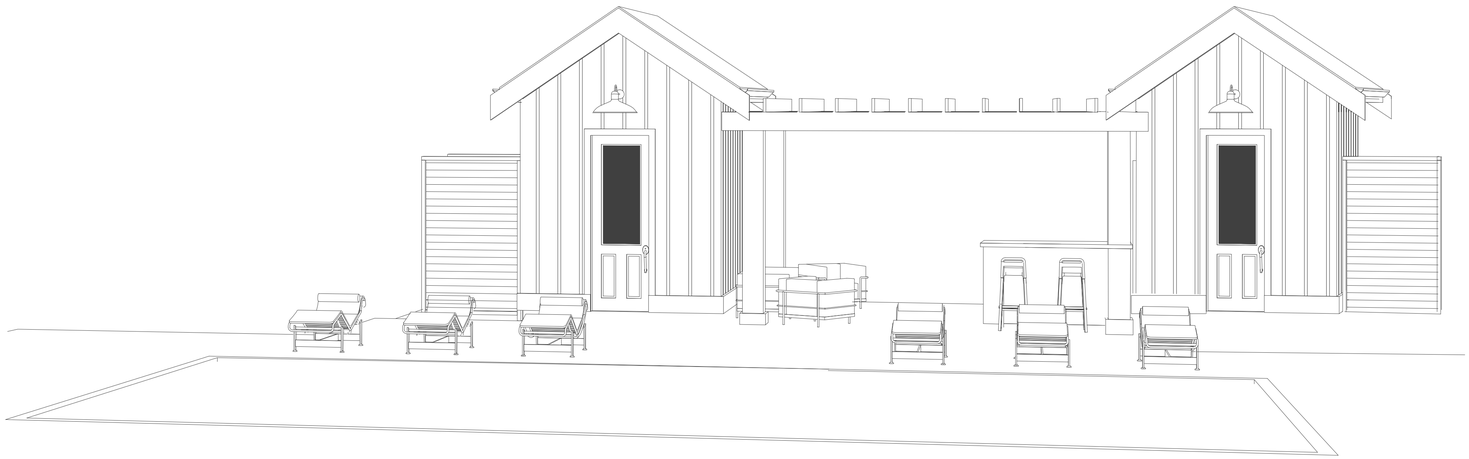
WHITE STONE
(TRIM)

Body



ROLLING PEBBLE
(BODY)

J D S
DESIGN BUILD



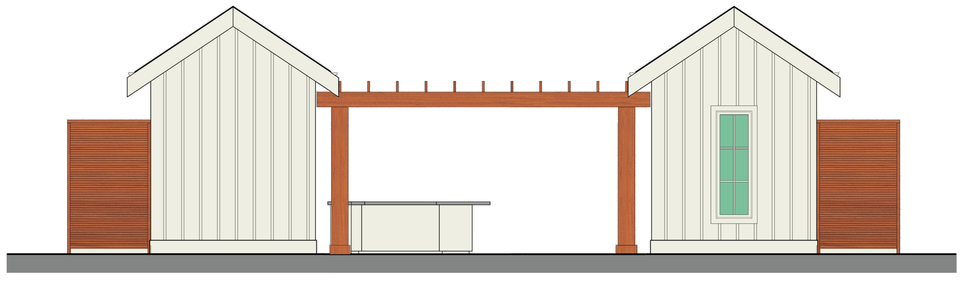
PERSPECTIVE LEFT

MATERIALS BOARD

LIVERMORE WINE COUNTRY INN – POOL HOUSE AND PATIO

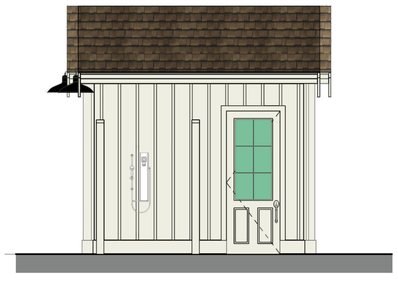
LIVERMORE, CA

ASPHALT SHINGLE: GAF TIMBERLINE HDZ, BARKWOOD		
VERTICAL BATT AND BOARD SIDING: HARDIEPANEL VERTICAL 4ft X 8-10Ft, 2" WIDE WITH 6" EXPOSURE, WHITE STONE		
WINDOW AND DOORS TRIM: HARDIE TRIM; 3.5"x144" – 12Ft, WHITE STONE		
DOOR: HOLLOW CORE METAL DOOR WITH POWDER COAT FINISH, WHITE STONE		
TRELLIS -RED CEDAR SEMI-TRANSPARENT STAIN ON GRADE #1 PRESSURE TREATED WOOD.		
LIGHT FIXTURE: HAMPSHIRE 15.25" LIGHT OUTDOOR WALL LIGHT IN TEXTURED BLACK FINISH		
COUNTERTOP: VILLA HOMES CARAMEL PANNA COUNTERTOP		
SHOWER PRIVACY PANELS-RED CEDAR SEMI-TRANSPARENT STAIN ON CEDAR HORIZONTAL BOARDS		



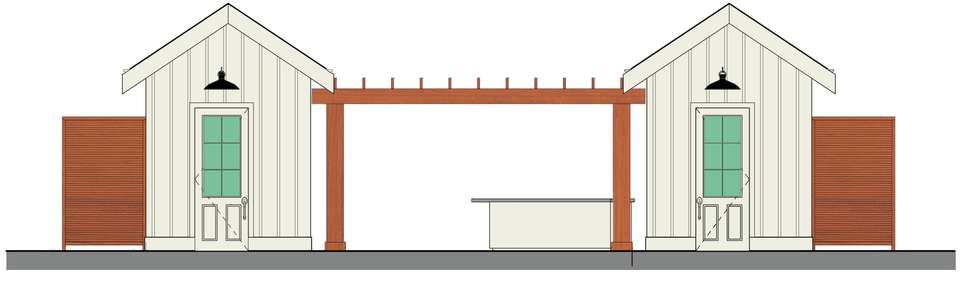
4 PROPOSED EAST ELEVATION

1/4"=1'-0"



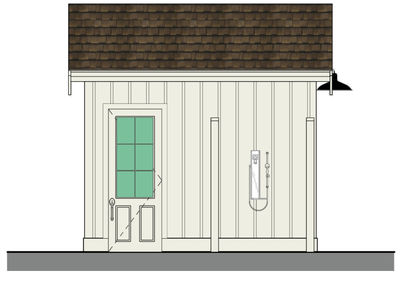
3 PROPOSED SOUTH ELEVATION

1/4"=1'-0"



2 PROPOSED WEST ELEVATION

1/4"=1'-0"



1 PROPOSED NORTH ELEVATION

1/4"=1'-0"



RENDERINGS BY SU CASA DESIGN

BACILIA MACIAS ARCHITECTURE

6007 NE Sacramento St.
Portland, OR 97213
bacilia@bmarch.net
www.baciliamacias.com
P: 510.929-0727

1	
REVISIONS	DATE

OWNER:

-
-

BUILDING PERMIT

POOL HOUSE WITH OUTDOOR SHOWERS
LIVERMORE WINE COUNTRY INN
3459 ARROYO ROAD,
LIVERMORE, CA 94550
APN# -

DRAWN BY: BM

DATE: APRIL 1, 2026

LICENSED ARCHITECT BACILIA MACIAS C-32229 Exp. 01-31-27 STATE OF CALIFORNIA

SHEET TITLE:

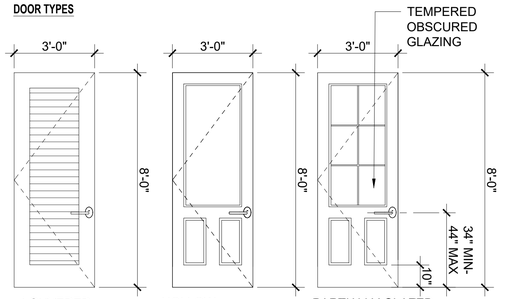
POOL HOUSE-
ELEVATIONS

SHEET NO:

PH0

© COPYRIGHT 2026

DOOR TYPES



LOUVERED HOLLOW METAL DOOR MECHANICAL ROOM

HOLLOW METAL DOOR STORAGE ROOM

PARTIALLY GLAZED DOOR HOLLOW METAL/GLASS POOL BATH 1 AND 2

DOOR HARDWARE

ROOM	LEVER:TYPE / MODEL	HINGES
POOL HOUSE 1 AND 2	SCHLAGE ND40S ATH 643E OSOCC: AGED BRONZE	HAGER BB1191 NRP 4-1/2" X 4-1/2" FULL MORTISE-OIL RUBBED BRONZE
STORAGE	SCHLAGE RHODE 626 HEAVY DUTY LEVER LOCKSET	HAGER BB1191 NRP 4-1/2" X 4-1/2" FULL MORTISE-FLAT BLACK
MECHANICAL	SCHLAGE RHODE 626 HEAVY DUTY LEVER LOCKSET	HAGER BB1191 NRP 4-1/2" X 4-1/2" FULL MORTISE-FLAT BLACK

DOOR AND ENTRY NOTES

1. OPERABLE PARTS: SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAXIMUM
2. SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES (254 MM) OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH (1.6 MM) OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.
3. THRESHOLD AT ACCESSIBLE DOOR SHALL BE ≤½" HIGH. CHANGES IN LEVEL >¼" MUST BE BEVELED AT 1:2 MAXIMUM; SURFACE SHALL BE FIRM, STABLE, AND SLIP RESISTANT.
4. SLAB OR OTHER FINISH AT EXTERIOR OF DOOR TO SLOPE AWAY FROM BUILDING

FINISH SCHEDULE

ROOM	WALL	CEILING	BASE	FLOOR
POOL BATH 1 AND 2	CELINE 2" X 6" IN WHITE ABOVE GREY TO CEILING	BENJAMIN MOORE AURA BATH AND SPA- MATTE, USE WITH BENJAMIN MOORE PRIMER	2 ROWS OF SAHARA GREY 4"X4"	SAHARA 5" X 4" CROSSHATCH IN GREY FOR SHOWER FLOOR
OUTDOOR SHOWER	PRIVACY SCREEN, SEE LANDSCPE DWGS	N/A/	N/A	CELINE 2" X 6" IN WHITE ABOVE GREY TO CEILING
MECHANICAL AND STORAGE	BENJAMIN MOORE COMMAND-SATIN FINISH OVER PRIMER, COLOR: CLOUD WHITE	BENJAMIN MOORE COMMAND-MATTE FINISH OVER PRIMER, COLOR : CLOUD WHITE	6" RUBBER WALL BASE-COLOR GREY	SILANE/SILOXANE PENETRATING SEALER-ELEVATED FOR INTERIOR
BAR SEATING		SEMI-TRANSPARENT STAIN-COLOR: TBD		

ROOF PLAN NOTES:

1. DOWNSPOUTS TO BE CONNECTED DIRECTLY TO A DOWNSPOUT COLLECTOR UNDER POOL DECK

FLOOR PLAN NOTES:

1. DIMENSIONS AND GRIDS ARE CENTER OF STUD
2. SLOPE CONCRETE SLABS MAX. ¼": 1 FT TOWARDS FLOOR DRAINS

FLOOR PLAN LEGEND

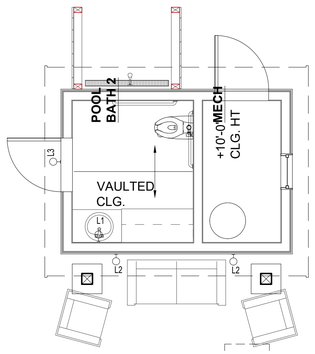
- ⟨1⟩ WALL TYPE
- [1] KEY NOTE
- FD FLOOR DRAIN, SEE PLUMBING

FLOOR PLAN KEYNOTES:

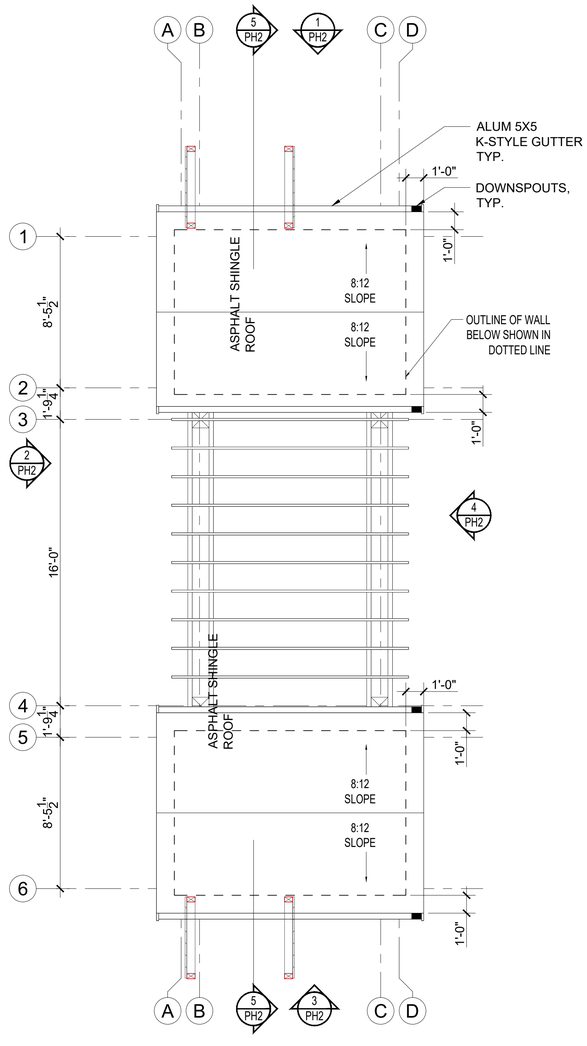
1. TRELLIS UNDER POOL BATH 1 AND 2 AND OUTDOOR SHOWER, SEE STRUCTURAL DWGS FOR ADDITIONAL INFORMATION
2. PRESSURE-TREATED DOUGLAS FIR, SEE STRUCTURAL DWGS FOR ADDITIONAL INFORMATION
3. SAND SO SURFACES ARE SMOOTH TO THE TOUCH, APPLY SEMI TRANSPARENT STAIN, SEE FINISH SCHEDULE FOR COLOR: TBD

LIGHTING SCHEDULE

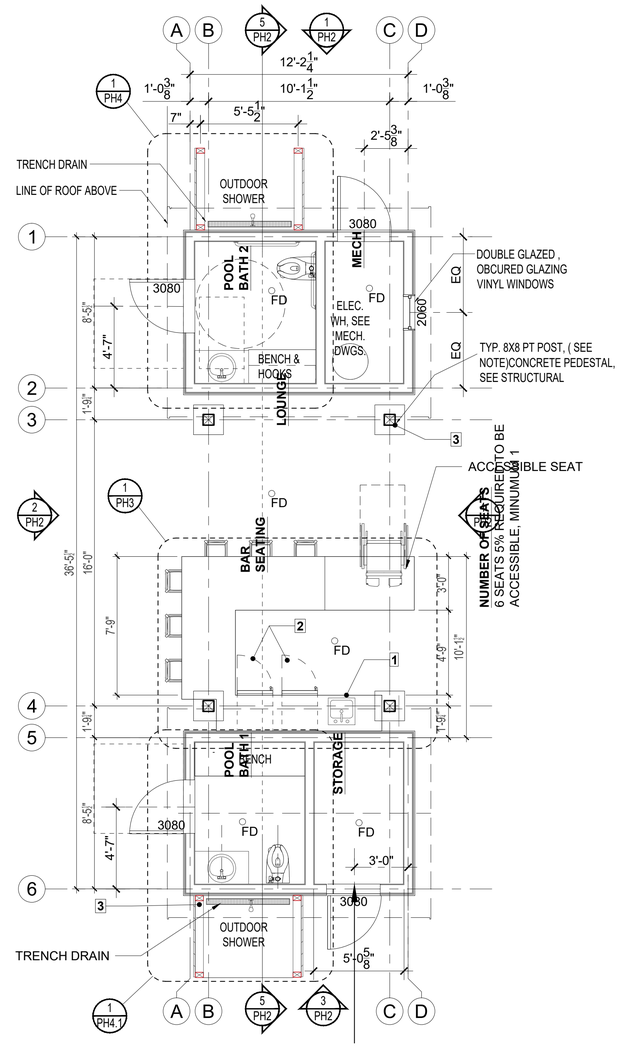
EXTERIOR LIGHTS TO BE 3000K-2700K AND DARK SKY COMPLIANT	GENERATION LIGHTING TOWNER 2 LIGHT 16" WIDE IN SATIN BLACK/BRONZE
WALL ENTRY:	
CEILING AND WALL AT DOOR	LED WALL MOUNTED
SEE ELECTRICAL DRAWINGS FOR SWITCHING AND OTHER REQUIREMENTS	LED WALL MOUNTED



3 PROPOSED LIGHTING PLAN
1/4" = 1'-0"



2 PROPOSED ROOF PLAN
1/4" = 1'-0"



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

AREA TABLE

NORTH POOL MECH. & BATH	119 SF
SOUTH POOL MECH. & BATH	108 SF
AREA UNDER PERGOLA	231 SF

0 1 2 5 10 20 ft

NORTH

BACILIA MACIAS ARCHITECTURE

6007 NE Sacramento St.
Portland, OR 97213
bacilia@bmarch.net
www.baciliamacias.com
P: 510.929-0727

REVISIONS	DATE
1	
2	
3	
4	

OWNER:
-
-

BUILDING PERMIT

POOL HOUSE WITH OUTDOOR SHOWERS
LIVERMORE WINE COUNTRY INN
3459 ARROYO ROAD,
LIVERMORE, CA 94550
APN# -

DRAWN BY: BM

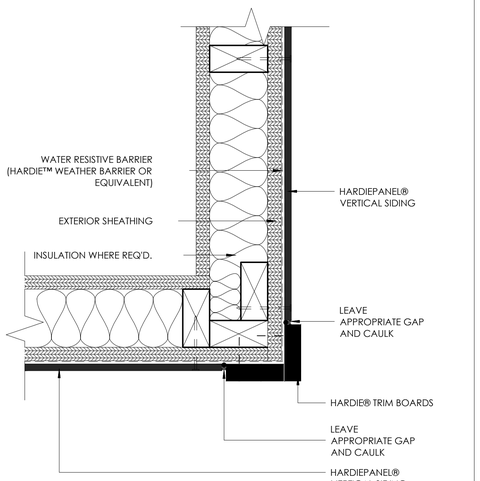
DATE: APRIL 1, 2026

LICENSED ARCHITECT
BACILIA MACIAS
C-32229
Exp. 01-31-27
STATE OF CALIFORNIA

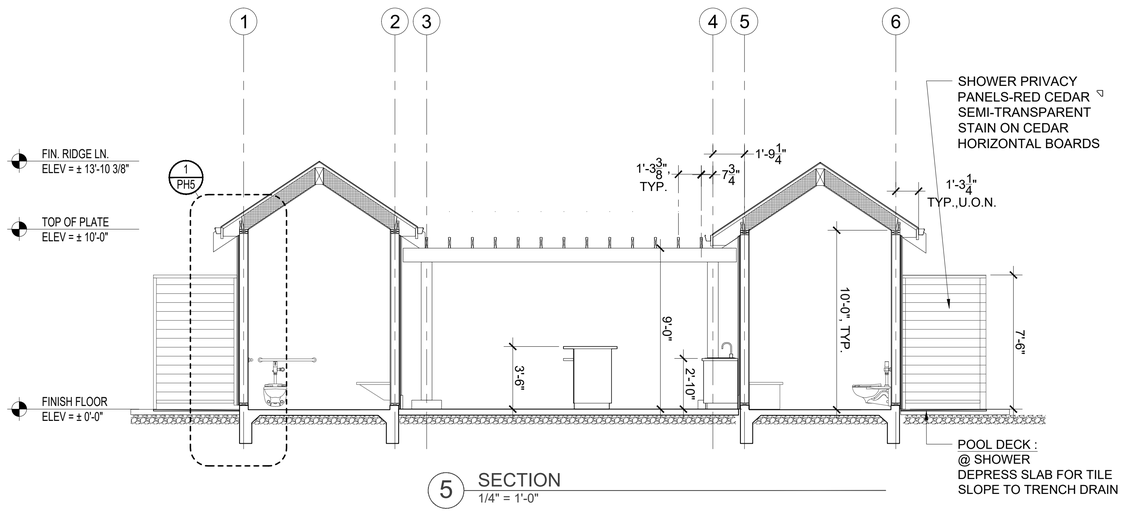
SHEET TITLE:
POOL HOUSE-
FLOOR PLANS

SHEET NO:
PH1

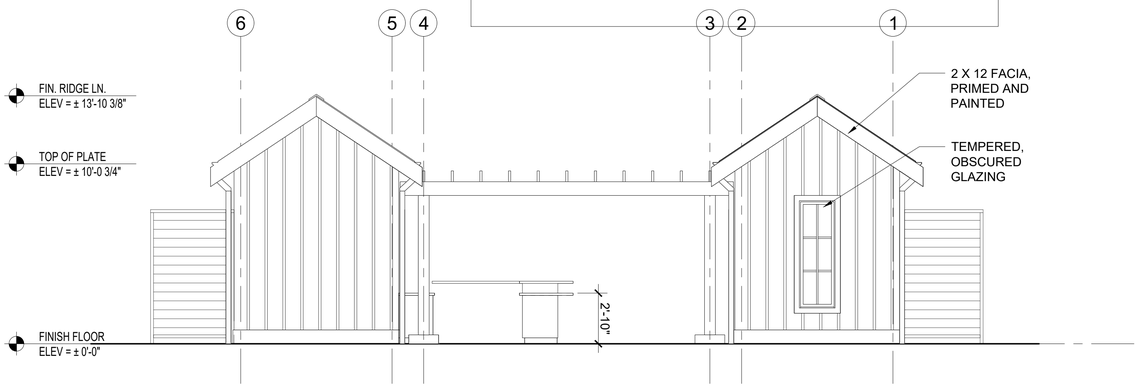
©COPYRIGHT 2026



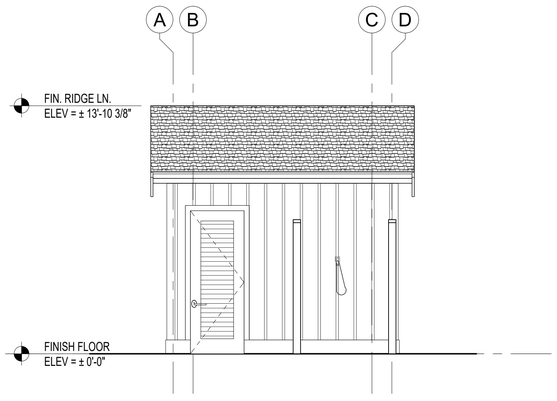
5 OUTSIDE CORNER OF VERTICAL BOARD
6" = 1'-0"



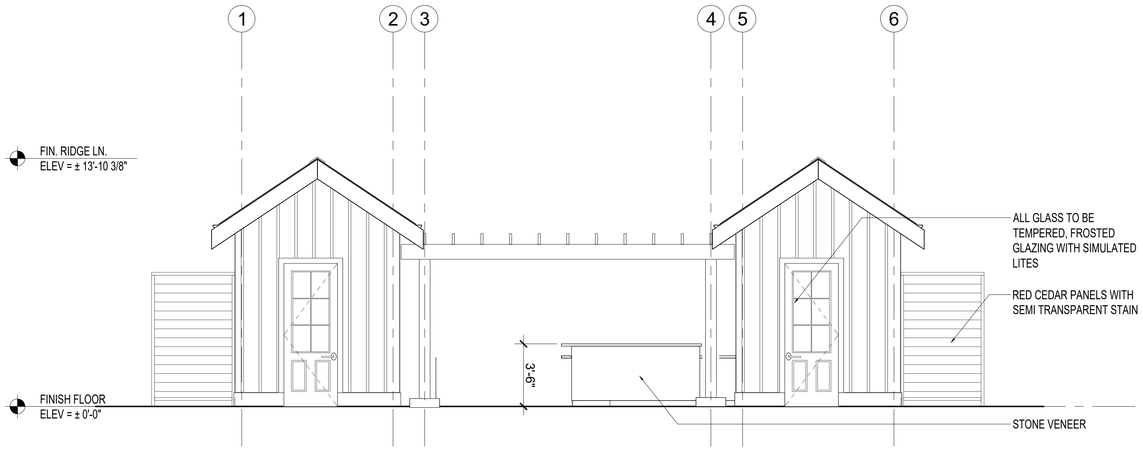
5 SECTION
1/4" = 1'-0"



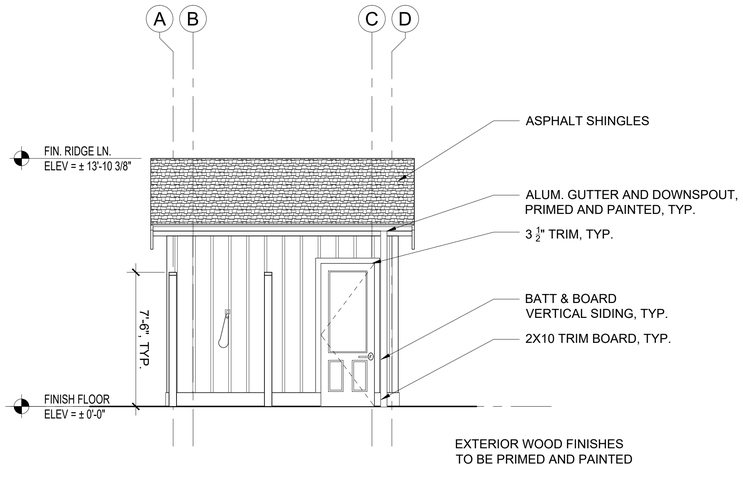
4 PROPOSED EAST ELEVATION
1/4" = 1'-0"



3 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

BACILIA MACIAS
ARCHITECTURE

6007 NE Sacramento St.
Portland, OR 97213
bacilia@bmarch.net
www.baciliamacias.com
P: 510.929-0727

1		
REVISIONS		DATE

OWNER:
-
-

BUILDING PERMIT

POOL HOUSE WITH OUTDOOR SHOWERS
LIVERMORE WINE COUNTRY INN
3459 ARROYO ROAD,
LIVERMORE, CA 94550
APN# -

DRAWN BY: BM

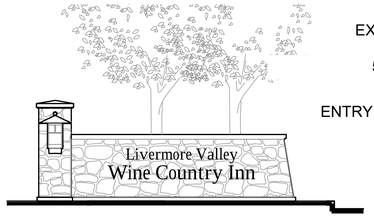
DATE: APRIL 1, 2026

LICENSED ARCHITECT
BACILIA MACIAS
C-32229
Exp. 01-31-27
STATE OF CALIFORNIA

SHEET TITLE:
POOL HOUSE-
ELEVATIONS AND
SECTIONS

SHEET NO:
PH2

©COPYRIGHT 2026



EXISTING FRONTAGE TO REMAIN

5' X 8'-6" TREE PLANTERS, TYP.

ENTRY SIGNAGE AND COLUMNS. SEE ELEVATION, THIS SHEET

PROJECT ENTRY

(4) BIKE RACKS TO ACCOMODATE 8 BIKES. SEE DETAIL B, SHEET L-4









PARKING LOT CANOPY TREES, 24" BOX. ONE TREE PER SIX PARKING SPACES

PEDESTRIAN CONNECTION TO EXISTING TRAIL

SCREENED BACK-OF-HOUSE AREA

EXISTING VINEYARD WITHIN BUFFER ZONE TO REMAIN

DECKS AROUND THE MEETING SPACE ALLOW FOR OUTDOOR GATHERING







DECKS ORIENTED TOWARDS VIEWS OF SURROUNDING VINEYARD



FAMILY-SUITE DECK. UNITS HAVE A COMBINED DECK - WHEN RESERVED TOGETHER THIS WOULD PROVIDE ADDITIONAL FAMILY OUTDOOR SPACE

DECKS ORIENTED TOWARDS VIEWS OF SURROUNDING VINEYARD

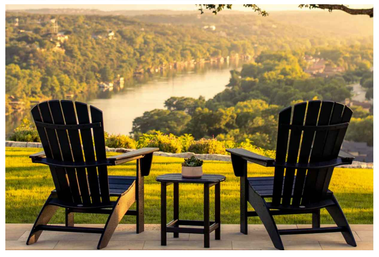


LINEAR TERRACE WITH BUILT IN SEAT WALLS, FIREBOWLS, AND SHADE UMBRELLAS

VISUAL AXIS FROM LOBBY TO POOL AND VINEYARDS BEYOND

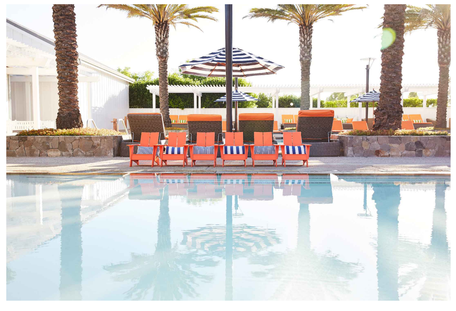
5' WIDE PEDESTRIAN WALKWAY

VINEYARD OVERLOOK WITH SHADE STRUCTURE





LINEAR POOL ORIENTATION WITH LOUNGE SEATING





POOL CABANA WITH RESTROOMS, OUTDOOR KITCHEN, POOL MECHANICAL ROOM AND STORAGE

5' TALL CLEAR VIEW SAFETY FENCE AROUND POOL

LIVERMORE WINE COUNTRY INN

3459 Arroyo Rd. Livermore, California

LANDSCAPE PLAN AND CONCEPT IMAGERY

CONCEPTUAL PHASE
MAY 12, 2026

vanderToolen Associates
700 Ygnacio Valley Rd.
Suite 100
Walnut Creek, CA 94596

tel: 925.274.1305
www.vandertoolen.com

0' 10' 20' 40'
SCALE: 1" = 20'-0"
NORTH

L-1
Project No. 02923

Copyright 2026 vanderToolen Associates. The drawings or written materials contained herein constitute the original and unpublished work of the landscape architect. Reproduction, use or alteration in any form is strictly prohibited without the written consent of vanderToolen Associates.

EXISTING TREES TO BE REMOVED

EXISTING TREES AND SHRUBS TO REMAIN

5' X 8'-6" TREE PLANTERS, TYP.

FLOWERING ACCENT TREES

DECIDUOUS SHADE TREES

BIORETENTION PLANTING

3' X 8'-6" TREE PLANTERS, TYP.

AIR CONDITIONER UNITS SHALL BE SCREENED, TYP. SEE DETAIL A, SHEET L-4

ENHANCED SHRUB PLANTING ALONG WALKWAYS

GROUNDCOVER PLANTING ON SLOPE



SCREENING SHRUBS TO CREATE PRIVACY BETWEEN UNITS

EXISTING VINEYARD

MEETING ROOM & CARETAKER BUILDINGS 50 FEET OR LONGER TO BE SCREENED WITH 20% LANDSCAPING

BIORETENTION PLANTING

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	NATIVE/ ADAPTIVE	SIZE	SPACING	QTY
	TREES						
	ACER R. 'ARMSTRONG'	ARMSTRONG MAPLE	M	A	15 GAL	N/A	8
	CARPINUS B. 'FRANS FONTAINE'	HORNBEAM	M	A	15 GAL	N/A	10
	CERCIS OCCIDENTALIS	WESTERN REDBUD	L	N	15 GAL	N/A	9
	GINKGO B.'PRINCETON SENTRY'	MAIDENHAIR TREE	M	A	15 GAL	N/A	9
	LAGERSTROEMIA I. 'MUSKOGEE'	CRAPE MYRTLE	L	A	15 GAL	N/A	6
	LYONOTHAMNUS F. SSP. ASPLENIIFOLIUS	CATALINA IRONWOOD	L	N	25" BOX	N/A	6
	OLEA E. FRUITLESS VARIETY	SWAN HILL OLIVE	L	A	24" BOX	N/A	13
	PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE	L	A	24" GAL	N/A	10
	PRUNUS ILICIFOLIA LYONII	CATALINA CHERRY	L	N	15 GAL	N/A	11
					TOTAL TREES		82
					15 GAL = 53 TREES (64.6%)		
					24" BOX = 29 TREES (35.4%)		
	LARGE SHRUBS						
	ARCTOSTAPHYLOS SPP.	MANZANITA	L	N	5 GAL	4' O.C.	
	CARPENTERIA 'ELIZABETH'	ELIZABETH BUSH ANEMONE	L	N	5 GAL	5' O.C.	
	DODONAEA V. 'PURPUREA'	PURPLE HOPSEED BUSH	L	A	5 GAL	4' O.C.	
	GREVILLEA SPP.	GREVILLEA	L	A	5 GAL	4' O.C.	
	LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	L	A	5 GAL	4' O.C.	
	PODOCARPUS M. 'MAKI'	SHRUBBY YEW PINE	M	A	15 GAL	4' O.C.	
	RHAMNUS SPP.	COFFEEBERRY	L	N	5 GAL	8' O.C.	
	ROMNEYA COULTERI	MATILIJA POPPY	L	N	5 GAL	5' O.C.	
	ROSMARINUS O. 'TUSCAN BLUE'	ROSEMARY	L	A	15 GAL	4' O.C.	
	THUJA O. 'EMERALD'	AMERICAN ARBORVITAE	M	A	5 GAL	5' O.C.	
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	L	A	5 GAL	3' O.C.	
					SUBTOTAL LARGE SHRUBS		100-125
	MEDIUM SHRUBS						
	CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLEBRUSH	L	A	5 GAL	3' O.C. 3' O.C. TYP. / 40,700 SF	
	CISTUS SPP.	ROCKROSE	L	A	5 GAL	4' O.C.	
	CORREA PULCHRA 'DUSTY BELLS'	AUSTRALIAN FUSCHIA	L	A	5 GAL	4' O.C.	
	DIETIES BICOLOR	FORTNIGHT LILY	L	A	5 GAL	3' O.C.	
	MAHONIA AQUIFOLIUM	OREGON GRAPE	L	N	5 GAL	4' O.O	
	PHORMIUM SPP.	NEW ZEALAND FLAX	L	A	5 GAL	3' O.C.	
	RHAPHIOLEPIS INDICA	INDIAN HAWTHORNE	L	A	5 GAL	4' O.C.	
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	L	A	5 GAL	4' O.C.	
	SALVIA C. 'WINNIFRED GILMAN'	BLUE SAGE	L	N	5 GAL	5' O.C.	
	TEUCRIUM F. 'COMPACTUM'	GERMANDER	L	A	5 GAL	4' O.C.	
	SMALL SHRUBS						
	ANIGOZANTHOS SPP.	KANGAROO PAW	L	A	1 GAL	2' O.C.	
	EPILOBIUM CANUM SPP.	CALIFORNIA FUSCHIA	L	N	1 GAL	2' O.C.	
	NANDINA SPP.	FIRE POWER NANDINA	L	A	1 GAL	3' O.C.	
	PENSTEMON H. 'MAGARITA BOP'	PENSTEMON	L	N	1 GAL	3' O.C.	
	GRASSES						
	CALAMAGROSTIS X A. 'KARL FOERSTER'	FEATHER REED GRASS	M	A	1 GAL	3' O.C.	
	CALAMAGROSTIS FOLIOSA	MENDOCINO REED GRASS	M	N	1 GAL	2' O.C.	
	CAREX TUMULICOLA	FOOTHILL SEDGE	L	N	1 GAL	2' O.C.	
	CHONDROPETALUM TECTORUM	CAPE RUSH	L	A	1 GAL	2' O.C.	
	FESTUCA IDAHOENSIS	IDAHO FESCUE	L	N	1 GAL	2' O.C.	
	BOUTELOUA GRACILIS	BLUE GAMMA GRASS	L	N	1 GAL	3' O.C.	
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	L	A	1 GAL	3' O.C.	
					SUBTOTAL 1GAL- 5 GAL SHRUBS		5,000-5,500
	GROUNDCOVERS						
	ARCTOSTAPHYLOS SPP.	GROUNDCOVER MANZANITA	L	N	1 GAL	5' O.C. 5' O.C. TYP. / 12,185 SF	
	BACCHARIS PILILARIS	DWARF COYOTE BUSH	L	N	1 GAL	5' O.C.	
	CEANOTHUS G. 'YANKEE POINT'	YANKEE POINT CEANOTHUS	L	N	1 GAL	5' O.C.	
	COPROSMA X. KIRKII	COPROSMA	L	A	1 GAL	5' O.C.	
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	L	A	1 GAL	4' O.C.	
	ERIOGONUM 'WARRINER LYTLE'	WARRINER LYTLE BUCKWHEAT	L	N	1 GAL	4' O.C.	
	FRAGARIA CHILOENSIS	SAND STRAWBERRY	M	N	1 GAL	4' O.C.	
	MAHONIA REPENS	CREEPING OREGON GRAPE	L	N	1 GAL	5' O.C.	
	MYOPORUM PARVIFOLIUM	MYOPORUM	L	A	1 GAL	5' O.C.	
	ROSA SPP.	GROUNDCOVER ROSE	M	A	2 GAL		
	SALVIA SPATHACEAE	PITCHER SAGE	L	N	1 GAL		
	SATUREJA DOUGLASII	YERBA BUENA	L	N	1 GAL		
					SUBTOTAL GROUNDCOVERS		500-550
	BIORETENTION						
	CAREX PANSA	CA MEADOW SEDGE	M	N	1 GAL	2.5' O.C. 2.5' O.C. / 1,430 SF	
	DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	L	N	1 GAL	2.5' O.C.	
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	L	N	1 GAL	2.5' O.C.	
	IRIS DOUGLASIANA	PURPLE DOUGLAS IRIS	L	N	1 GAL	2.5' O.C.	
	LEYMUS 'CANYON PRINCE'	CANYON PRINCE LYME GRASS	L	N	1 GAL	4' O.C.	
	MUHLENBERGIA RIGENS	DEER GRASS	L	N	1 GAL	4' O.C.	
	RIBES SANGUINEUM 'CLAREMONT'	CLAREMONT PINK FLOWERING CURRANT	L	N	1 GAL	4' O.C.	
					SUBTOTAL BIORETENTION SHRUBS		200-250
					TOTAL SHRUBS		5,800-6,425

NOTES:

1. LANDSCAPE WILL UTILIZE LOW WATER USE PLANT MATERIALS, HYDRO ZONING AND EMPLOY WATER EFFICIENT LOW VOLUME DRIP AND SPRAY IRRIGATION AND SMART CONTROLLERS, SEE L-5 FOR HYDROZONE PLAN AND WATER USE CALCULATIONS.
2. ALL STREET TREES SHOULD BE 24" BOX SIZE AND COMPLY WITH THE CITY OF LIVERMORE STANDARD DETAILS.
3. TWENTY PERCENT OF ALL TREES SHOULD HAVE A 24" BOX CONTAINER SIZE OR LARGER.
4. SHRUBS SHOULD HAVE A MINIMUM 5 GALLON POT SIZE, AND UPRIGHT SHRUBS SHOULD HAVE A MINIMUM HEIGHT OF 18 INCHES AND A MINIMUM SPREAD OF 18 INCHES; SPREADING SHRUBS SHOULD HAVE A MINIMUM SPREAD OF 19 TO 24 INCHES.

NATIVE PLANT SPECIES SUMMARY TABLE

CLASSIFICATION	QTY	PERCENTAGE
NATIVE TREE SPECIES	3	5%
NATIVE SHRUB, GRASS & GROUNDCOVER SPECIES	27	45%
ADAPTIVE TREE SPECIES	6	10%
ADAPTIVE SHRUB, GRASS & GROUNDCOVER SPECIES	24	40%
TOTAL PROPOSED PLANT SPECIES:	60	100%

50% OF PROPOSED PLANT SPECIES ARE CALIFORNIA NATIVE PLANTS

LIVERMORE WINE COUNTRY INN
3459 Arroyo Rd. Livermore, California

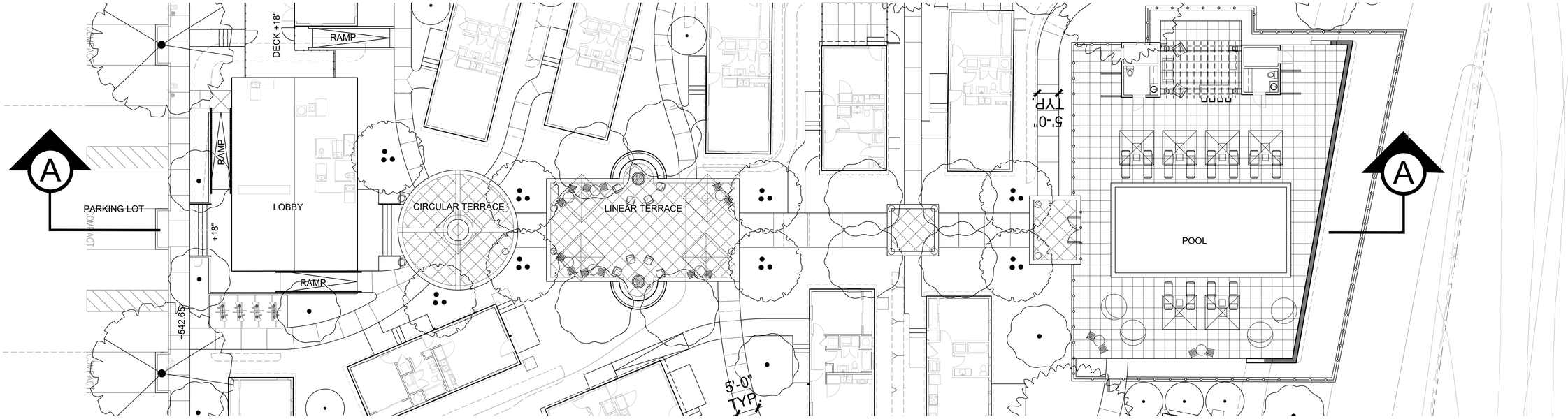
LANDSCAPE PLANTING PLAN
CONCEPTUAL PHASE
MAY 12, 2026

vanderToolen Associates
700 Ygnacio Valley Rd.
Suite 100
Walnut Creek, CA 94596
tel: 925.274.1305
www.vandertoolen.com

SCALE: 1" = 20'-0" NORTH

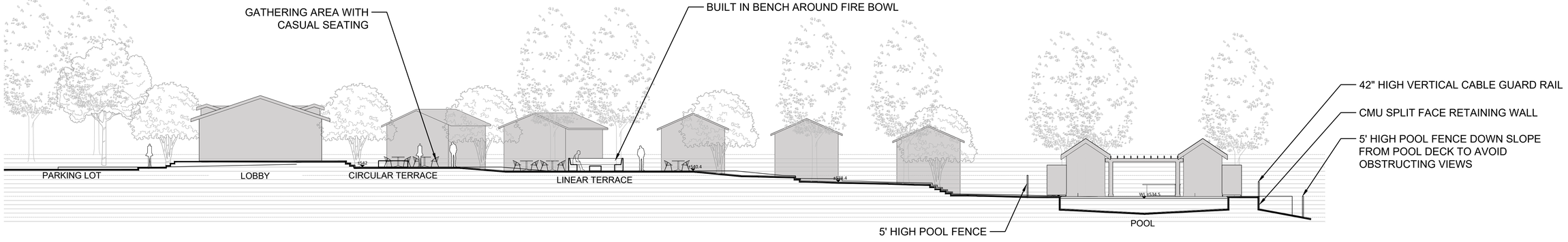
L-2
Project No. 02923

Copyright 2026 vanderToolen Associates. The drawings or written materials contained herein constitute the original and unpublished work of the landscape architect. Reproduction, use or alteration in any form is strictly prohibited without the written consent of vanderToolen Associates.



PLAN

SCALE: 1"=10'-0"



SECTION / ELEVATION A'-A' - CENTRAL AXIS

SCALE: 1"=10'-0"



CMU SPLIT FACE RETAINING WALL



BLOCK FINISH



5' HIGH POOL FENCE



HORIZONTAL WOOD SCREENING FENCE





42" HIGH VERTICAL CABLE GUARD RAIL

LIVERMORE WINE COUNTRY INN

3459 Arroyo Rd. Livermore, California

CENTRAL AXIS PLAN AND SECTION

CONCEPTUAL PHASE

MAY 12, 2026

vanderToolen Associates
700 Ygnacio Valley Rd.
Suite 100
Walnut Creek, CA 94596
tel: 925.274.1305
www.vandertoolen.com

0' 5' 10' 20'

SCALE: 1" = 10'-0" NORTH

L-3

Project No. 02923

Copyright 2026 vanderToolen Associates. The drawings or written materials contained herein constitute the original and unpublished work of the landscape architect. Reproduction, use or alteration in any form is strictly prohibited without the written consent of vanderToolen Associates.

TREES


ACER RUBRUM 'ARMSTRONG'

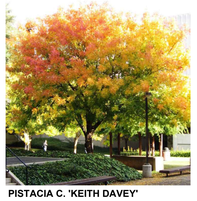

ARBUTUS 'MARINA'


CARPINUS BETULUS 'FRANS FONTAINE'

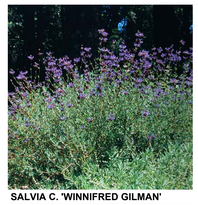

GINKGO BILOBA 'PRINCETON SENTRY'


LAGERSTROEMIA I. 'MUSKOGEE'

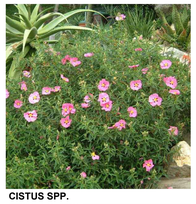

OLEA E. 'SWAN HILL OLIVE'


PISTACIA C. 'KEITH DAVEY'

LARGE & MEDIUM SHRUBS


SALVIA C. 'WINNIFRED GILMAN'

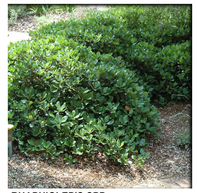

DODONEA V. 'PURPUREA'


CISTUS SPP.


DIETES VEGETA


CALLISTEMON V. 'LITTLE JOHN'


NANDINA DOMESTICA


RHAPHIOLEPIS SPP.


NEPETA 'SIX HILLS GIANT'


PHORMIUM SPP.

SMALL SHRUBS AND GROUNDCOVERS


PENSTEMON 'MARGARITA BOP'


COTONEASTER D. 'LOWFAST'


SCAEVOLA A. 'MAUVE CLUSTERS'


ANIGOZANTHOS SPP.


COPROSMA X. KIRKII


ERIGERON KARVINSKIANUS

GRASSES AND BIORETENTION


CAREX DIVULSA


FESTUCA MAIREI


BOUTELOUA GRACILIS


DESCHAMPSIA CESPITOSA


CHONDROPETALUM TECTORUM


BIORETENTION

PROPOSED PLANT PALETTE

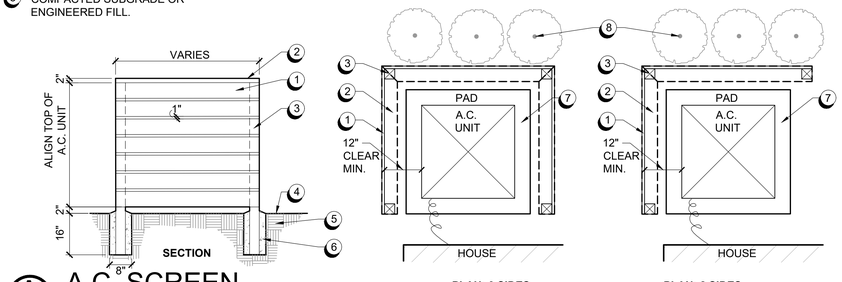
BOTANICAL NAME	COMMON NAME	WATER USE	NATIVE/ ADAPTIVE	SIZE	SPACING	QTY
TREES						
ACER R. 'ARMSTRONG'	ARMSTRONG MAPLE	M	A	15 GAL	N/A	8
CARPINUS B. 'FRANS FONTAINE'	HORNBEAM	M	A	15 GAL	N/A	10
CERCIS OCCIDENTALIS	WESTERN REDBUD	L	N	15 GAL	N/A	9
GINKGO B.'PRINCETON SENTRY'	MAIDENHAIR TREE	M	A	15 GAL	N/A	9
LAGERSTROEMIA I. 'MUSKOGEE'	CRAPE MYRTLE	L	A	15 GAL	N/A	6
LYONOTHAMNUS F. SSP. ASPLENIFOLIUS	CATALINA IRONWOOD	L	N	25" BOX	N/A	6
OLEA E. FRUITLESS VARIETY	SWAN HILL OLIVE	L	A	24" BOX	N/A	13
PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE	L	A	24" GAL	N/A	10
PRUNUS ILICIFOLIA LYONII	CATALINA CHERRY	L	N	15 GAL	N/A	11
LARGE SHRUBS						
ARCTOSTAPHYLOS SPP.	MANZANITA	L	N	5 GAL	4' O.C.	
CARPENTERIA 'ELIZABETH'	ELIZABETH BUSH ANEMONE	L	N	5 GAL	5' O.C.	
DODONAEA V. 'PURPUREA'	PURPLE HOPSEED BUSH	L	A	5 GAL	4' O.C.	
GREVILLEA SPP.	GREVILLEA	L	A	5 GAL	4' O.C.	
LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	L	A	5 GAL	4' O.C.	
PODOCARPUS M. 'MAKI'	SHRUBBY YEW PINE	M	A	15 GAL	4' O.C.	
RHAMNUS SPP.	COFFEEBERRY	L	N	5 GAL	8' O.C.	
ROMNEYA COULTERI	MATILIJA POPPY	L	N	5 GAL	5' O.C.	
ROSMARINUS O. 'TUSCAN BLUE'	ROSEMARY	L	A	15 GAL	4' O.C.	
THUJA O. 'EMERALD'	AMERICAN ARBORVITAE	M	A	5 GAL	5' O.C.	
WESTRINGIA FRUTICOSA	COAST ROSEMARY	L	A	5 GAL	3' O.C.	
MEDIUM SHRUBS						
CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLEBRUSH	L	A	5 GAL	3' O.C.	
CISTUS SPP.	ROCKROSE	L	A	5 GAL	4' O.C.	
CORREA PULCHRA 'DUSTY BELLS'	AUSTRALIAN FUSCHIA	L	A	5 GAL	4' O.C.	
DIETIES BICOLOR	FORTNIGHT LILY	L	A	5 GAL	3' O.C.	
MAHONIA AQUIFOLIUM	OREGON GRAPE	L	N	5 GAL	4' O.O	
PHORMIUM SPP.	NEW ZEALAND FLAX	L	A	5 GAL	3' O.C.	
RHAPHIOLEPIS INDICA	INDIAN HAWTHORNE	L	A	5 GAL	4' O.C.	
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	L	A	5 GAL	4' O.C.	
SALVIA C. 'WINNIFRED GILMAN'	BLUE SAGE	L	N	5 GAL	5' O.C.	
TEUCRIUM F. 'COMPACTUM'	GERMANDER	L	A	5 GAL	4' O.C.	
SMALL SHRUBS						
ACHILLEA SPP.	YARROW	L	N	1 GAL	2' O.C.	
ANIGOZANTHOS SPP.	KANGAROO PAW	L	A	1 GAL	2' O.C.	
EPILOBIUM CANUM SPP.	CALIFORNIA FUSCHIA	L	N	1 GAL	2' O.C.	
NANDINA SPP.	FIRE POWER NANDINA	L	A	1 GAL	3' O.C.	
PENSTEMON H. 'MAGARITA BOP'	PENSTEMON	L	N	1 GAL	3' O.C.	
GRASSES						
CALAMAGROSTIS X A. 'KARL FOERSTER'	FEATHER REED GRASS	M	A	1 GAL	3' O.C.	
CALAMAGROSTIS FOLIOSA	MENDOCINO REED GRASS	M	N	1 GAL	2' O.C.	
CAREX TUMULICOLA	FOOTHILL SEDGE	L	N	1 GAL	2' O.C.	
CHONDROPETALUM TECTORUM	CAPE RUSH	L	A	1 GAL	2' O.C.	
FESTUCA IDAHOENSIS	IDAHO FESCUE	L	N	1 GAL	2' O.C.	
BOUTELOUA GRACILIS	BLUE GAMMA GRASS	L	N	1 GAL	3' O.C.	
LOMANDRA SPP.	DWARF MAT RUSH	L	A	1 GAL	3' O.C.	
MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	L	A	1 GAL	3' O.C.	
GROUNDCOVERS						
ARCTOSTAPHYLOS SPP.	GROUNDCOVER MANZANITA	L	N	1 GAL	5' O.C.	
BACCHARIS PILILARIS	DWARF COYOTE BUSH	L	N	1 GAL	5' O.C.	
CEANOTHUS G. 'YANKEE POINT'	YANKEE POINT CEANOTHUS	L	N	1 GAL	5' O.C.	
COPROSMA X. KIRKII	COPROSMA	L	A	1 GAL	5' O.C.	
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	L	A	1 GAL	4' O.C.	
ERIOGONUN 'WARRINER LYTLE'	WARRINER LYTLE BUCKWHEAT	L	N	1 GAL	4' O.C.	
FRAGARIA CHILOENSIS	SAND STRAWBERRY	M	N	1 GAL	4' O.C.	
MAHONIA REPENS	CREEPING OREGON GRAPE	L	N	1 GAL	5' O.C.	
MYOPORUM PARVIFOLIUM	MYOPORUM	L	A	1 GAL	5' O.C.	
ROSA SPP.	GROUNDCOVER ROSE	M	A	2 GAL		
SALVIA SPATHACEAE	PITCHER SAGE	L	N	1 GAL		
SATUREJA DOUGLASII	YERBA BUENA	L	N	1 GAL		
BIORETENTION/RIPARIAN						
CAREX PANSA	CA MEADOW SEDGE	M	N	1 GAL	2.5' O.C.	
DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	L	N	1 GAL	2.5' O.C.	
JUNCUS PATENS	CALIFORNIA GRAY RUSH	L	N	1 GAL	2.5' O.C.	
IRIS DOUGLASIANA	PURPLE DOUGLAS IRIS	L	N	1 GAL	2.5' O.C.	
LEYMUS 'CANYON PRINCE'	CANYON PRINCE LYME GRASS	L	N	1 GAL	4' O.C.	
MUHLENBERGIA RIGENS	DEER GRASS	L	N	1 GAL	4' O.C.	
RIBES SANGUINEUM 'CLAREMONT'	PINK FLOWERING CURRANT	L	N	1 GAL	4' O.C.	
ROSA CALIFORNICA	CALIFORNIA ROSE	L	N	1 GAL	4' O.C.	

NOTES:

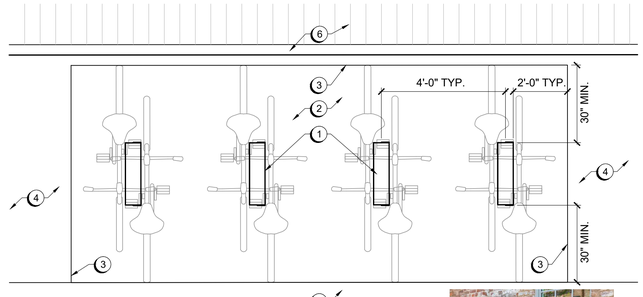
1. LANDSCAPE WILL UTILIZE LOW WATER USE PLANT MATERIALS, HYDRO ZONING AND EMPLOY WATER EFFICIENT LOW VOLUME DRIP AND SPRAY IRRIGATION AND SMART CONTROLLERS, SEE L-5 FOR HYDROZONE PLAN AND WATER USE CALCULATIONS.
2. ALL STREET TREES SHOULD BE 24" BOX SIZE AND COMPLY WITH THE CITY OF LIVERMORE STANDARD DETAILS.
3. TWENTY PERCENT OF ALL TREES SHOULD HAVE A 24" BOX CONTAINER SIZE OR LARGER.
4. SHRUBS SHOULD HAVE A MINIMUM 5 GALLON POT SIZE, AND UPRIGHT SHRUBS SHOULD HAVE A MINIMUM HEIGHT OF 18 INCHES AND A MINIMUM SPREAD OF 18 INCHES; SPREADING SHRUBS SHOULD HAVE A MINIMUM SPREAD OF 19 TO 24 INCHES.

1. 1 X 6 HORIZONTAL BOARDS WITH 1/4" GAP.
2. 2 X 6 WOOD CAP.
3. 4 X 4 PTDF POST
4. FINISH GRADE
5. COMPACTED SUBGRADE OR ENGINEERED FILL.
6. 8" DIA. CONCRETE FOOTING
7. CONCRETE AC PAD - REFER TO AC MANUFACTURER'S SPECIFICATIONS.
8. SCREENING SHRUBS ALONG A.C. SCREEN

NOTES:
1. INSTALLER TO VERIFY CORRECT A.C. UNIT ORIENTATION FOR ACCESS PRIOR TO CONSTRUCTING SCREEN.
2. ALL WOOD SHALL BE CONSTRUCTION HRT GRADE REDWOOD. UNLESS OTHERWISE NOTED.
3. ALL WOOD TO RECEIVE 2 COATS OF CLEAR SEALER.
4. ALL SCREWS SHALL BE EXTERIOR WOOD SCREWS.



A A.C. SCREEN
SCALE: 1/2" = 1'-0 "



PLAN

1. BIKE RACK ATTACHED
2. CONCRETE PAVING
3. EDGE OF OF CONCRETE, TYP
4. ADJACENT PLANTING AREA
5. MINIMUM 5' WIDE WALKWAY
6. WOOD DECK

NOTE:
BIKE RACKS HAVE 2 POINTS OF CONTACT FOR BIKES


BIKE RACK IMAGE

B BIKE RACK W/ TWO POINTS OF CONTACT
SCALE: 1/2" = 1'-0"

LIVERMORE WINE COUNTRY INN
3459 Arroyo Rd. Livermore, California

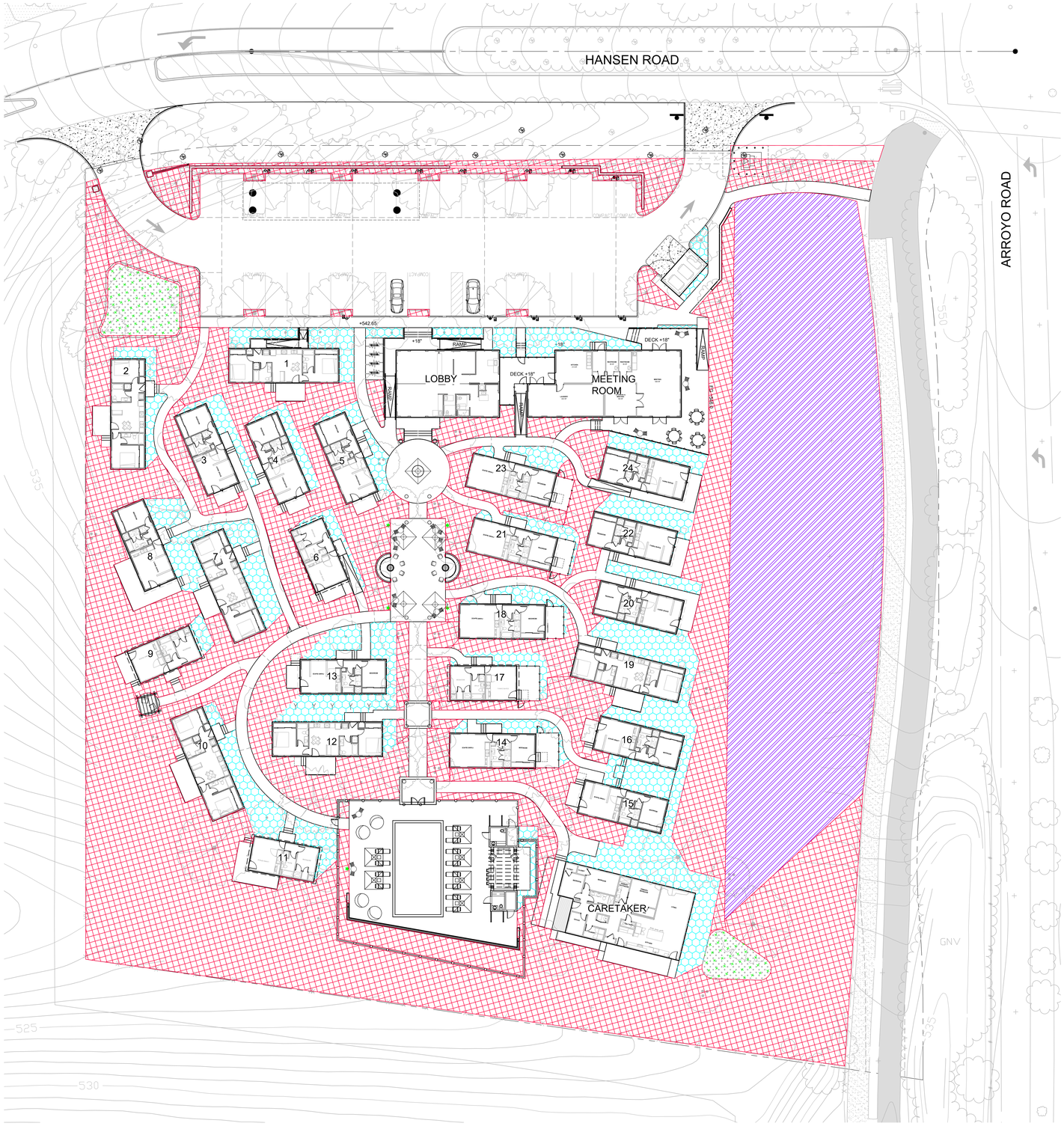
PROPOSED PLANT PALETTE AND IMAGERY
CONCEPTUAL PHASE
MAY 12, 2026

vanderToolen Associates
700 Ygnacio Valley Rd.
Suite 100
Walnut Creek, CA 94596
tel: 925.274.1305
www.vandertoolen.com

SCALE: NTS

L-4
Project No. 02923

Copyright 2026 vanderToolen Associates. The drawings or written materials contained herein constitute the original and unpublished work of the landscape architect. Reproduction, use or alteration in any form is strictly prohibited without the written consent of vanderToolen Associates.



IRRIGATION CONCEPT STATEMENT

THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (TITLE 23 - DIVISION 2-CHAPTER 2.7) AND THE CITY OF LIVERMORE WATER EFFICIENT LANDSCAPE STANDARDS.

THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS, AND MP ROTATOR IRRIGATION FOR TURF AND BIODETENTION AREA PLANTINGS.

PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.

IRRIGATION NOTES

1. IRRIGATION ZONES: ALL LANDSCAPED AREAS HAVE AN IRRIGATION ZONE DESIGNATION OF "SHRUBS / GROUNDCOVERS/ TREES' OR 'TURF." NO IRRIGATION ZONES FOR ANNUALS AND TURFED SLOPES EXCEEDING 10% ARE PROPOSED.

2. DEPTH OF IRRIGATION LINES: ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 18" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 24" MIN.

3. BACKFLOW PREVENTER: BACKFLOW PREVENTER SHALL BE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (FEBCO 825Y OR EQUAL) TYPE AS APPROVED BY WATER PURVEYOR.

4. IRRIGATION SPRINKLER TYPES: ALL SPRINKLERS SHALL UTILIZE MATCHED PRECIPITATION, PRESSURE COMPENSATING NOZZLES FOR MAXIMUM UNIFORMITY OF DISTRIBUTION. IRRIGATION SYSTEMS TO BE INSPECTED PERIODICALLY FOR BROKEN OR DEFICIENT EQUIPMENT.

5. IRRIGATION CONTROLLERS: CONTROLLER SHALL BE AN AUTOMATIC ET (EVAPOTRANSPIRATION) WITH MULTIPLE PROGRAMMING CAPABILITY. CONTROLLER TO BE REPROGRAMMED SEASONALLY TO MINIMIZE RUNOFF OR OVER WATERING. MOISTURE SENSING DEVICES SHALL BE UTILIZED TO CONTROL IRRIGATION CYCLES ACCORDING TO SPECIFIC IRRIGATION REQUIREMENTS.

6. CLASS OF IRRIGATION PIPE: ALL MAINLINE SHALL BE CLASS 315 PVC. ALL LATERAL LINE SHALL BE CLASS 200 PVC.

7. IRRIGATION EMITTERS: ALL TURF AREAS SHALL BE IRRIGATED USING SUB-SURFACE DRIP TYPE IRRIGATION SYSTEM. ALL SHRUB/ GROUNDCOVER AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM. ALL TREE AREAS SHALL BE IRRIGATED USING BUBBLER IRRIGATION SYSTEM.

8. RECLAIMED WATER: IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET SOUTH BAY WATER RECYCLING PROGRAM REQUIREMENTS FOR FUTURE RECLAIMED WATER SYSTEM.

HYDROZONE LEGEND

- TREES, SHRUBS & GROUNDCOVERS - DRIP IRR SOUTH/ WEST EXPOSURE
- TREES, SHRUBS & GROUNDCOVERS - DRIP IRR NORTH/ EAST EXPOSURE
- BIO-RETENTION AREAS - MP ROTATOR SPRAY
- VINEYARDS - DRIP/ OTHER

LANDSCAPE AREA

PLANTING TYPE	IRRIGATION TYPE	SQUARE FOOTAGE	PERCENT OF LANDSCAPE
TREES, SHRUBS & GROUNDCOVERS	DRIP	53,462 SF	74%
BIO TREATMENT	MP ROTATOR	815 SF	1%
VINES- (EXISTING)	DRIP	18,092 SF	25%
TOTAL LANDSCAPE AREA		**72,369 SF**	**100%**

WATER EFFICIENT LANDSCAPE WORKSHEET

MAXIMUM APPLIED WATER ALLOWANCE

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASED ON THE FOLLOWING FORMULA:

MAWA = (ETo) (0.62) [(ETAF x LA) + ((1-ETAF) X SLA)]

ETo = ANNUAL EVAPOTRANSPIRATION RATE (IN/YEAR)
ETAF = ET ADJUSTMENT FACTOR (.45 NON RESIDENTIAL ; .55 RESIDENTIAL)
LA = TOTAL LANDSCAPE AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (TO GALLONS/SQUARE FOOT)
SLA = SPECIAL LANDSCAPE AREA (SQUARE FEET)

ESTIMATED TOTAL WATER USE

THE ESTIMATED TOAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

ETWU = (ETo) (0.62) (ETAF) (HA)

ETo = ANNUAL EVAPOTRANSPIRATION RATE (IN/YEAR)
HA = HYDROZONE AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (TO GALLONS/SQUARE FOOT)

REFERENCE EVAPOTRANSPIRATION (ETo) 47.2

HYDROZONE NUMBER	WATER USE (WUCOLS IV)	PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (SQ. FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS									
1	LOW/ MOD	SHRUBS	0.3	DRIP	0.81	0.37	52,847	19,554	572,211
2	LOW	TREES	0.2	BUBBLER	0.81	0.25	704	174	5,087
3	MOD	TREES	0.4	BUBBLER	0.81	0.49	656	324	9,480
4	MOD	BIO RETENTION	0.5	LV SPRAY	0.78	0.64	1,430	915	26,728
5	MOD	VINEYARDS	0.5	DRIP	0.81	0.62	18,092	11,168	326,817
				(LV = LOW VOLUME)		**TOTALS**	**(A) 73,729**	**(B) 32,135**	**940,323**
SPECIAL LANDSCAPE AREA (SLA)									
6	N/A	N/A	N/A	N/A	N/A	1	800	800	23,411
						TOTALS	**(C) 0 SQ. FT.**	**(D) 800**	**23,411**
								ETWU TOTAL	**963,734**
								MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	**970,922**

ETAF CALCULATIONS

REGULAR LANDSCAPE AREAS		
TOTAL ETAF X AREA	(B)	31,989
TOTAL AREA	(A)	73,729
AVERAGE ETAF	(B) / (A)	0.43
ALL LANDSCAPE AREAS		
TOTAL ETAF X AREA	(B+D)	32,789
TOTAL AREA	(A+C)	73,729
SITEWIDE ETAF	(B+D) / (A+C)	0.44

LIVERMORE WINE COUNTRY INN

3459 Arroyo Rd. Livermore, California

HYDROZONE PLAN
CONCEPTUAL PHASE
MAY 12, 2026

vanderToolen Associates
700 Ygnacio Valley Rd.
Suite 100
Walnut Creek, CA 94596

tel: 925.274.1305
www.vandertoolen.com

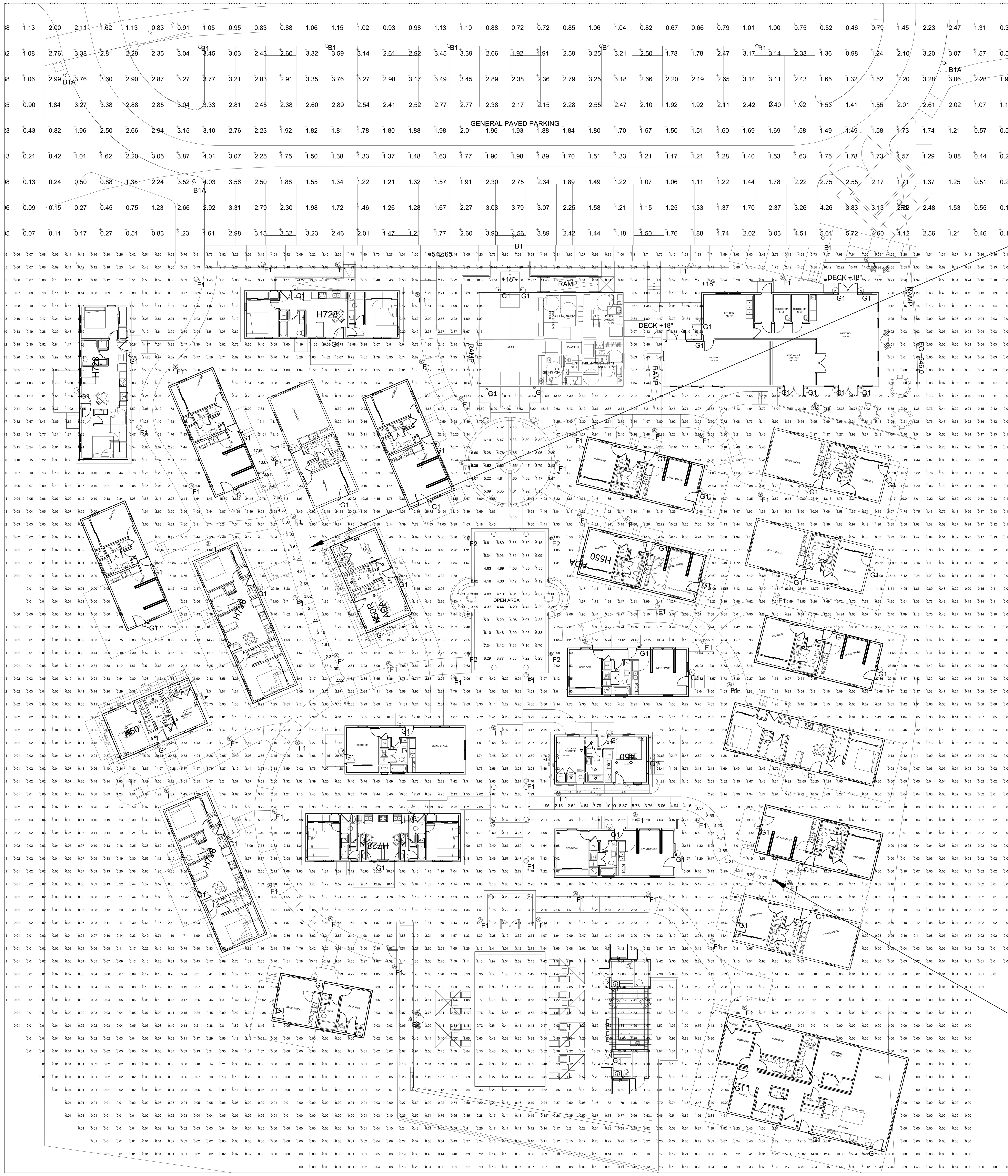
SCALE: 1" = 20'-0" (0' 10' 20' 40')

NORTH

L-5

Project No. 02923

Copyright 2026 vanderToolen Associates. The drawings or written materials contained herein constitute the original and unpublished work of the landscape architect. Reproduction, use or alteration in any form is strictly prohibited without the written consent of vanderToolen Associates.

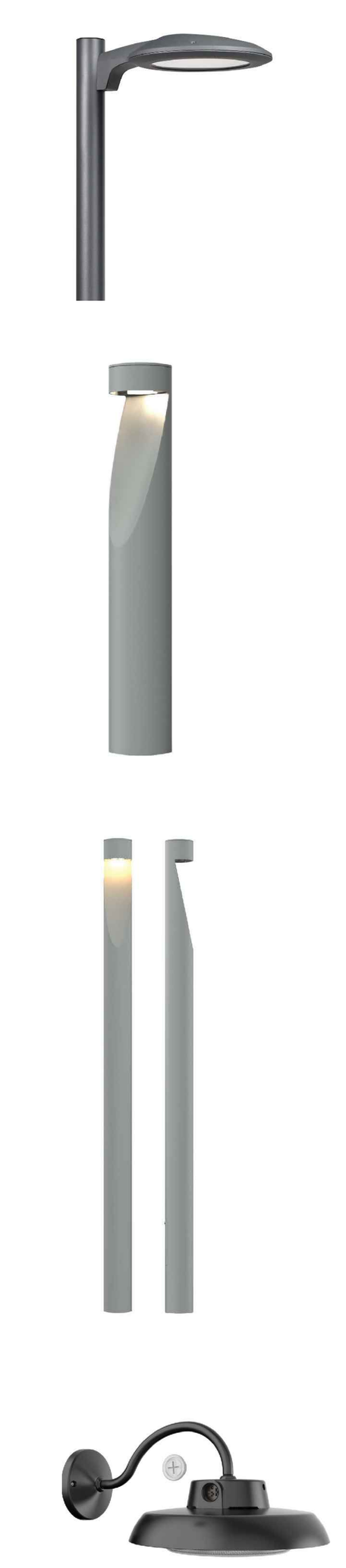




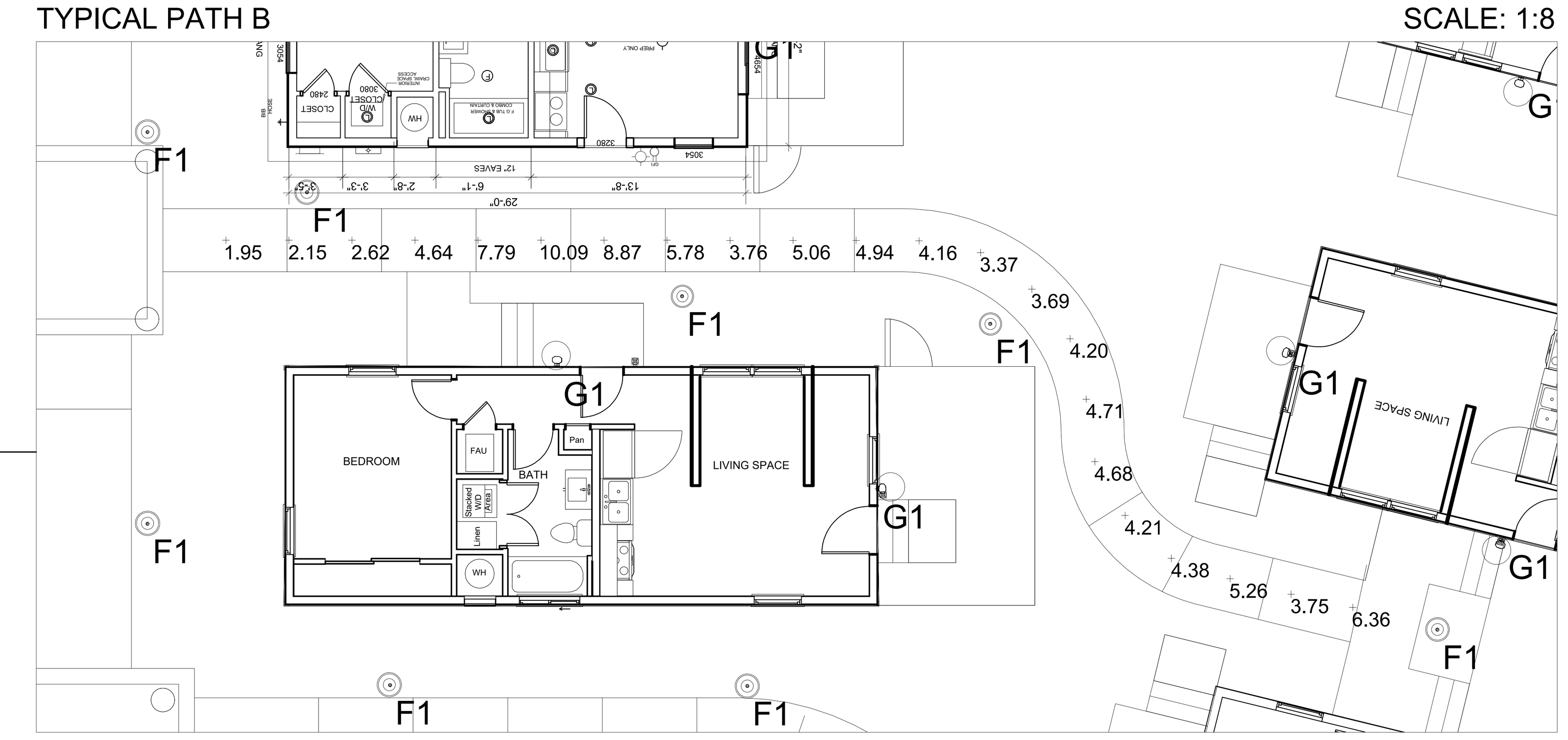
TYPICAL PATH A SCALE: 1:8

LIGHT FIXTURE SCHEDULE

SYMBOL	TYPE	MANUFACTURER	DESCRIPTION	IMAGE
	PARKING LOT LIGHT PUREFORM P20 AREA LIGHT	GARDCO	16' HIGH POLE LIGHT	
	BOLLARD LIGHT BISHOP	HESS	35.4" HIGH SHIELDED BOLLARD LIGHTS FOR INTERIOR PATHWAYS	
	INTERIOR POLE LIGHT BISHOP	HESS	14' HIGH POLE LIGHTS FOR POOL AND TERRACE AREAS	
	EXTERIOR BUILDING LIGHT GILBERT	AFX	EXTERIOR BUILDING LIGHT 10" LED	



TYPICAL PATH B SCALE: 1:8



Luminaire Schedule

Symbol	Qty	Tag	Arrangement	Luminaire Lumens	LLF	LLD	LDD	UDF	Description	Optical Height	Luminaire Watts	Filename
	7	B1	Single	5226	0.850	0.944	0.900	1.000	GARDCO P20-P-A03-730-T4W @ 16'	16	30.5269	P20-P-A03-730-T4W.ies
	3	B1A	Single	5498	0.850	0.944	0.900	1.000	GARDCO P20-P-A03-730-T2M @ 16'	16	30.5269	P20-P-A03-730-T2M.ies
	56	F1	Single	954	0.850	0.944	0.900	1.000	HESS BSP900_1000-LED-WW (3000K)	2.9	17	BSP-LED-WW.ies
	5	F2	Single	3100	0.850	0.944	0.900	1.000	HESS BSP180-SO-30K-T2-C	14	36	BSP180-SO-30K-T2-C.ies
	63	G1	Single	7027	0.850	0.944	0.900	1.000	AFX GILW1210LAJENBK_3000K_IES	7	77.263	GILW1210LAJENBK_3000K_IES.IES

Calculation Summary

Label	Calculation Type	Units	Grid (Z) Elevation	Avg	Max	Min	Avg/Min	Max/Min	# Pts
GENERAL PAVED PARKING	Illuminance	Fc	0	2.07	4.10	1.08	1.92	3.80	210
TYPICAL PATH A	Illuminance	Fc	0	4.83	17.50	1.81	2.67	9.67	20
TYPICAL PATH B	Illuminance	Fc	0	4.84	10.09	1.95	2.48	5.17	22
OPEN AREA	Illuminance	Fc	0	5.01	8.77	1.73	2.90	5.07	99

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LLD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defind factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accruracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION

(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES

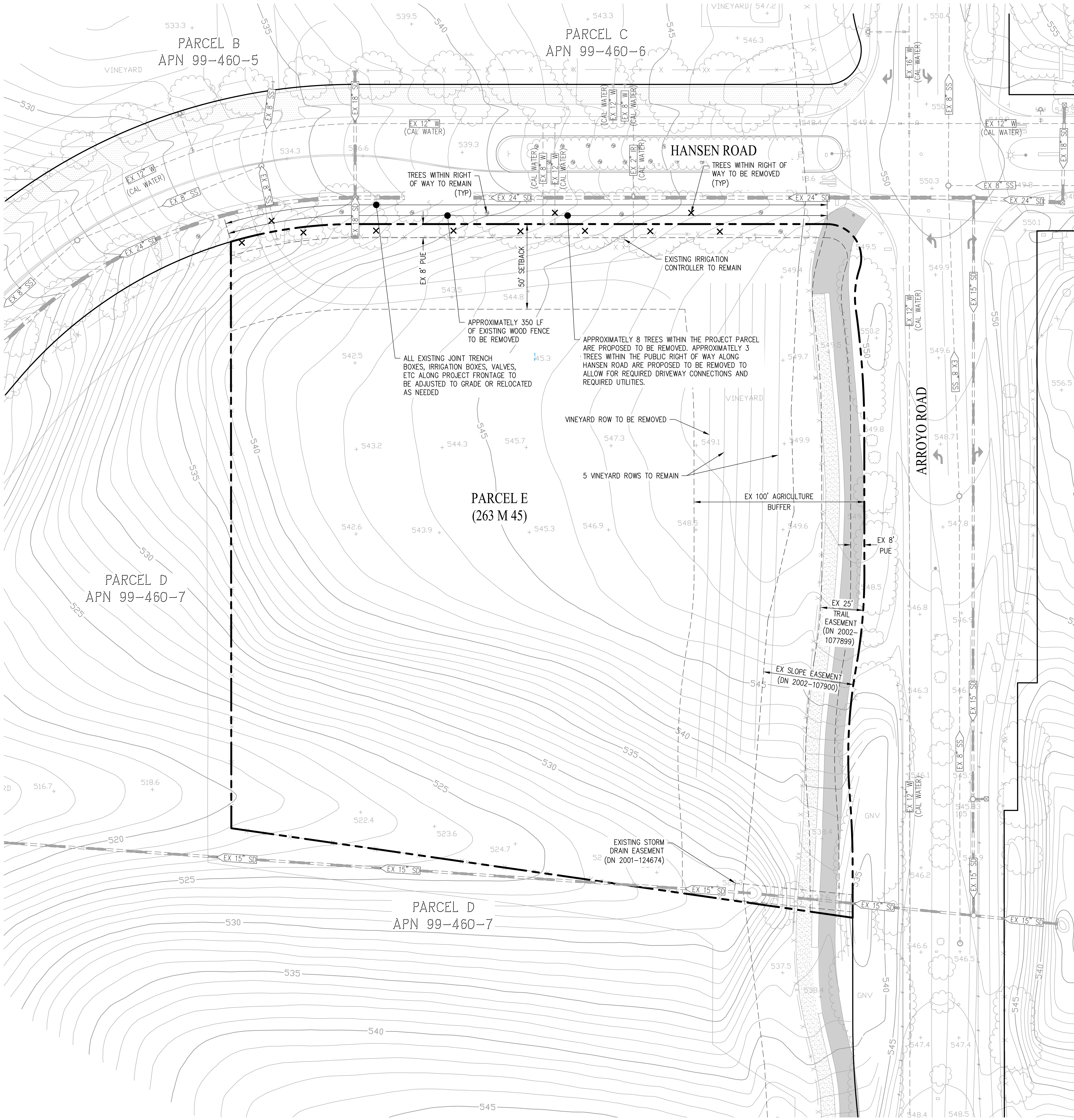
Associated Lighting Representatives, Inc.
Oakland, CA 7777 Pardee Lane 94621 510-638-3800
Sacramento, CA 1912 Del Paso Rd. 95834 916-383-4545
Fresno, CA 2720 North Grove 93727 559-453-0444
Reno, NV 9070 Double Diamond Pkwy. 89521 775-849-9770
Oregon / SW Washington 800 C Street Vancouver, WA 98660 503-894-7500

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IESNA TESTING PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IESNA standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

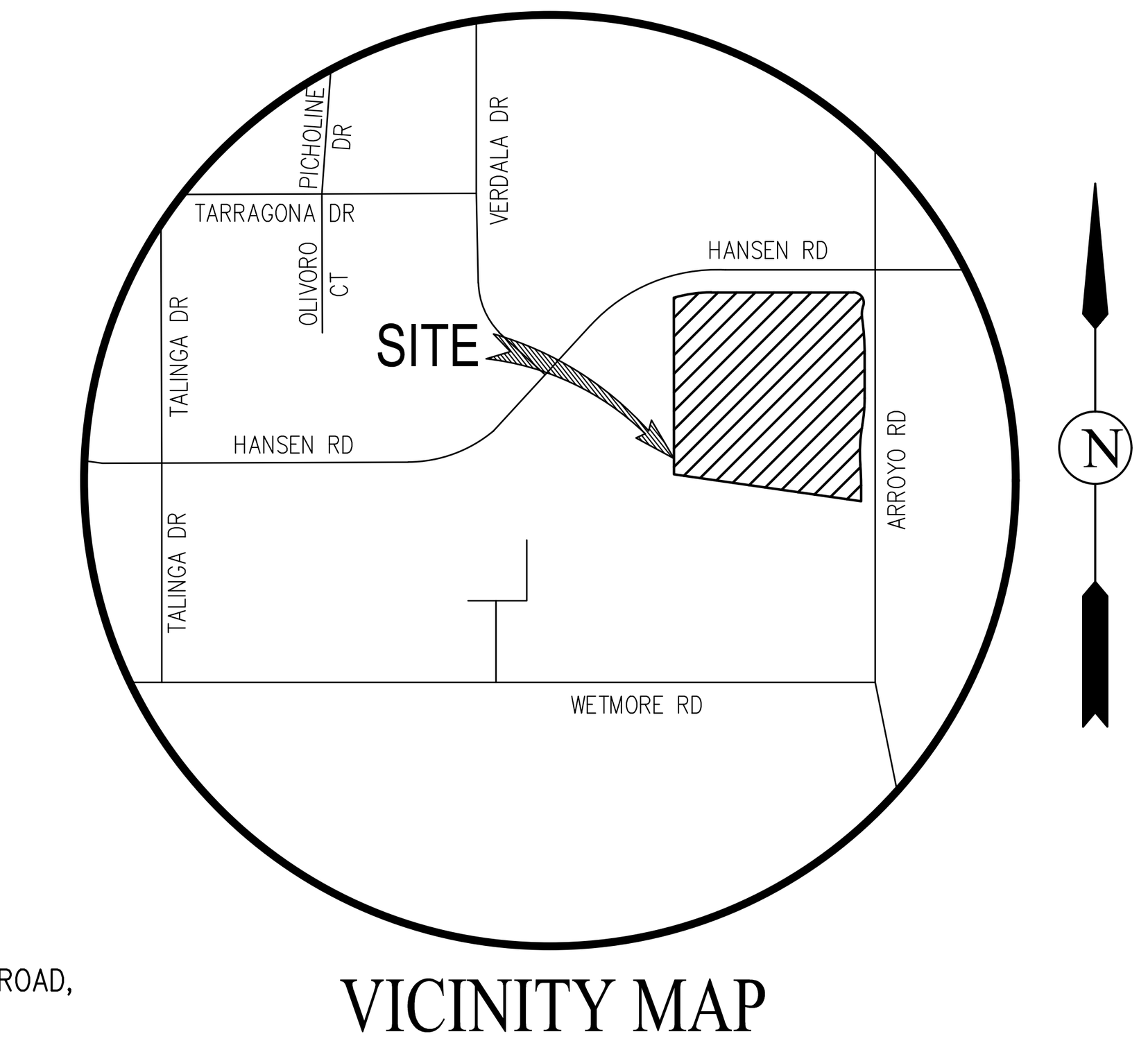
Lighting Analysts illumination engineering software
AGi32 VERSION 21.0
AGi (C) 2025 LIGHTING ANALYSTS, INC. From REVALIZE SOFTWARE
8800 BAYMEADOWS WAY WEST, SUITE 500, JACKSONVILLE, FL 32256

REPORT FOR : VANDERTOOEN ASSOCIATES
SALES REPRESENTATIVE : TIM HALEY ASSOCIATED LIGHTING REPRESENTATIVES, INC.
APPLICATION ENGINEERING : NATHANIEL ZAPATA ASSOCIATED LIGHTING REPRESENTATIVES, INC.
PROJECT DESCRIPTION: WINE COUNTRY INN LIVERMORE, CA
DRAWING NO. / INPUT FILE: 24809HAL.DWG
REV: 0 | SHEET: 1 OF 1 | DATE: 2.24.2026 | SCALE: 1:40



CONTACTS & GENERAL NOTES:

1. OWNER/APPLICANT: LWCI, LLC
   285 ANNA MARIA STREET
   LIVERMORE, CA 94550
   PHONE: (408) 449-7697
   MICHELLE BOSS
2. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
   2633 CAMINO RAMON, SUITE 350
   SAN RAMON, CA 94583
   PHONE: (925) 866-0322
   KEVIN G. LAPP, RCE 84929
3. GEOTECHNICAL ENGINEER: ENGEO INCORPORATED
   17278 GOLDEN VALLEY PARKWAY
   LATHROP, CA 95330
   PHONE: (209) 835-0610
   STEVE HARRIS, GE 2804
4. TOPOGRAPHIC SOURCE: MOUNTAIN PACIFIC SURVEYS
   1735 ENTERPRISE DRIVE, SUITE 109
   FAIRFIELD, CA 94533
   PHONE: (707) 425-6234
5. BENCHMARK: CITY OF LIVERMORE BENCHMARK NO. 2K-562, BEING A BRASS DISC IN MONUMENT WELL AT THE INTERSECTION OF WETMORE ROAD AND ARROYO ROAD, HAVING A CITY OF LIVERMORE PUBLISHED ELEVATION OF 555.145 FEET.
6. FLOOD ZONE: ZONE X
   REFER TO FLOOD INSURANCE RATE MAP
   PANEL 06001C0344G (AUGUST 3, 2009)
7. SITE ADDRESS: 3459 ARROYO ROAD
   LIVERMORE, CA 94550
8. ASSESSORS PARCEL NO: 99-460-8
9. SITE AREA: 3.214± AC
10. FLOOR AREA RATIO (FAR): 0.13 (PROPOSED)
    (0.25 MAX)
11. EXISTING ZONING: PUDA 01-001 / PD-SLVSP SUBAREA #5
    PROPOSED ZONING: PUDA 01-001 / PD-SLVSP SUBAREA #5
12. EXISTING LAND USE: VINEYARD COMMERCIAL
    PROPOSED LAND USE: COMMERCIAL / WINE COUNTRY INN
13. PROPOSED FACILITY: BED & BREAKFAST FACILITY WITH NO MORE THAN 24 GUEST COTTAGES, AND CARE TAKER UNIT.
14. EXISTING STRUCTURES: NONE.
15. EXISTING UTILITIES: ALL EXISTING UTILITIES WITHIN THE BOUNDARY TO REMAIN UNLESS OTHERWISE NOTED.
16. EXISTING FENCING: ALL EXISTING FENCES ALONG THE PROJECT BOUNDARY TO BE REMAIN UNLESS OTHERWISE NOTED.
17. EXISTING ONSITE WELLS: NONE – TO BE VERIFIED BY GEOTECHNICAL ENGINEER.
18. DRIVE AISLE/PARKING LOTS: ALL DRIVE AISLES OR PARKING LOTS WITHIN THE DEVELOPMENT WILL BE PRIVATE AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE THE OWNER. THE MINIMUM LONGITUDINAL SLOPE OF ALL DRIVE AISLES WILL BE 0.50%.
19. STREET LIGHTS: ALL STREET LIGHTS ALONG HANSEN ROAD AND ARROYO ROAD SHALL BE OWNED AND MAINTAINED BY THE CITY OF LIVERMORE. ALL STREET LIGHTS WITHIN THE PROJECT BOUNDARY WILL BE PRIVATE AND PRIVATELY OWNED AND MAINTAINED BY THE OWNER.
20. PUBLIC UTILITIES: PROPOSED UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE PUBLIC AND PUBLICLY OWNED AND MAINTAINED BY THE CITY.
21. PRIVATE UTILITIES: PROPOSED ONSITE STORM DRAIN, SANITARY SEWER AND WATER UTILITIES WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED BY THE OWNER.
22. WATER: CALIFORNIA WATER SERVICE COMPANY (CAL WATER)
23. SEWER: CITY OF LIVERMORE
24. STORM DRAIN: CITY OF LIVERMORE
25. GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
26. TELEPHONE: AT&T OR COMCAST
27. CABLE TV: AT&T OR COMCAST
28. LANDSCAPE: ALL LANDSCAPING AND IRRIGATION WITHIN THE PUBLIC RIGHT OF WAY SHALL BE OWNED AND MAINTAINED BY THE CITY OF LIVERMORE.
29. STREET TREES: APPROXIMATELY 8 TREES WITHIN THE PROJECT PARCEL ARE PROPOSED TO BE REMOVED. APPROXIMATELY 3 TREES WITHIN THE PUBLIC RIGHT OF WAY ALONG HANSEN ROAD ARE PROPOSED TO BE REMOVED TO ALLOW FOR REQUIRED DRIVEWAY CONNECTIONS AND REQUIRED UTILITIES.
30. ARROYO ROAD TREES: ALL TREES ALONG THE ARROYO ROAD FRONTAGE IN THE PUBLIC RIGHT OF WAY OR ON-SITE SHALL REMAIN.



VICINITY MAP

NOT TO SCALE

SHEET INDEX

Sheet Number	Sheet Title
C1	TITLE SHEET, GENERAL NOTES & EXISTING CONDITIONS
C2	PRELIMINARY SITE PLAN
C3	PRELIMINARY UTILITY PLAN
C4	PRELIMINARY GRADING PLAN
C5	PRELIMINARY FIRE ACCESS PLAN
C6	PRELIMINARY STORMWATER CONTROL PLAN

LEGEND

EXISTING

- PROJECT BOUNDARY
- RIGHT-OF-WAY
- CENTERLINE
- WATER PIPE
- SANITARY SEWER PIPE
- STORM DRAIN PIPE
- VALVE
- IRRIGATION METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN FIELD INLET
- × TREE TO BE REMOVED

ABBREVIATIONS

EX EXISTING
PUE PUBLIC UTILITY EASEMENT

TITLE SHEET, GENERAL NOTES & EXISTING CONDITIONS

PLANNING SUBMITTAL

3459 ARROYO ROAD

CITY OF LIVERMORE ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 30' DATE: MAY 13, 2026

0 30 60 90

JOB NO.: 2985-000

CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

SHEET NO.
C1
OF 6 SHEETS

F:\2985-000\ACAD\PRE-APP\C1.DWG

PARCEL B
APN 99-460-5

PARCEL C
APN 99-460-6

PARCEL D
APN 99-460-7

HANSEN ROAD

ARROYO ROAD

PAINTED MEDIAN STRIPING

102.8' STACKING

EX 82' RW

12' 19.5' 13' FC-FC MEDIAN FC-FC

ONE WAY SIGN (R6-1)

DO NOT ENTER SIGN (R5-1)

STOP SIGN (R1-1)

NO LEFT TURN SIGN (R3-2)

DRIVE AISLE

50' SETBACK

TRASH ENCLOSURE (DOORS TO REMAIN CLOSED TO SCREEN TRASH BINS)

BIORETENTION

AC UNIT (TYP)

CHECK-IN

MEETING

POOL

(CARETAKER)

POOL HOUSE BATHROOM

VINE ROW TO BE REMOVED

EX 100' AGRICULTURAL BUFFER

EXISTING FENCE TO REMAIN

EXISTING TRAIL TO REMAIN

5 EXISTING VINEYARDS ROWS TO REMAIN

PAVEMENT DESIGN CHART

STREET	TI	R	ASPHALTIC CONCRETE (AC)	CALTRANS CLASS 2 AGGREGATE BASE (AB)	TOTAL PAVEMENT THICKNESS
DRIVE AISLE	5.0	5	3"	10"	13"

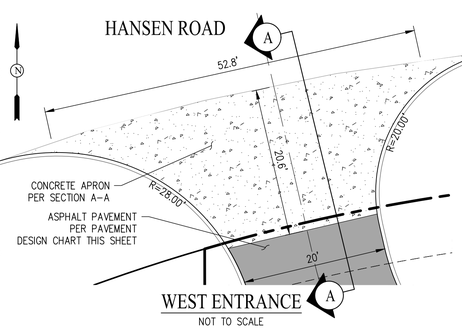
NOTES:
1. R-VALUE TO BE FINALIZED BY GEOTECHNICAL ENGINEER WITH FINAL DESIGN.
2. FINAL PAVEMENT DESIGN TO BE DETERMINED BY GEOTECHNICAL ENGINEER.

LEGEND

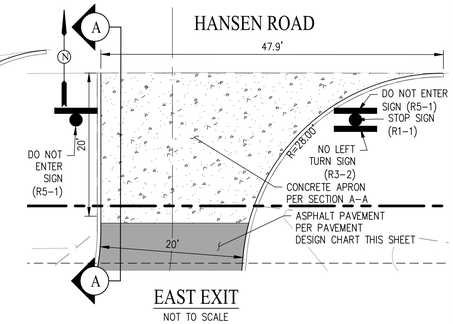
EXISTING	PROPOSED	
		PROJECT BOUNDARY
		RIGHT-OF-WAY
		LOT LINE
		CENTERLINE

ABBREVIATIONS

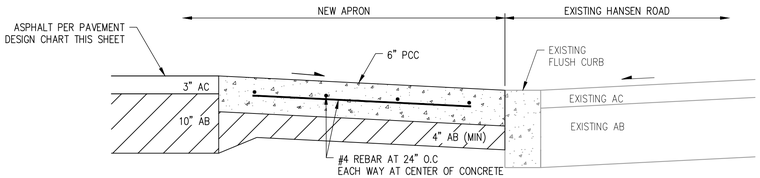
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BD	BOUNDARY
C	COMPACT
CL	CENTERLINE
DW	DRIVEWAY
EM	EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FC	FACE OF CURB
FFC	FACE OF FLUSH CURB
FL	FLOW LINE
LS	LANDSCAPE
PUE	PUBLIC UTILITY EASEMENT
RW	RIGHT OF WAY
SW	SIDEWALK
TI	TRAFFIC INDEX
TW	TRAVEL WAY
VO	VEHICLE OVERHANG



WEST ENTRANCE
NOT TO SCALE



EAST EXIT
NOT TO SCALE



SECTION A-A
NOT TO SCALE

PRELIMINARY SITE PLAN
PLANNING SUBMITTAL
3459 ARROYO ROAD

CITY OF LIVERMORE ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 30' DATE: MAY 13, 2026

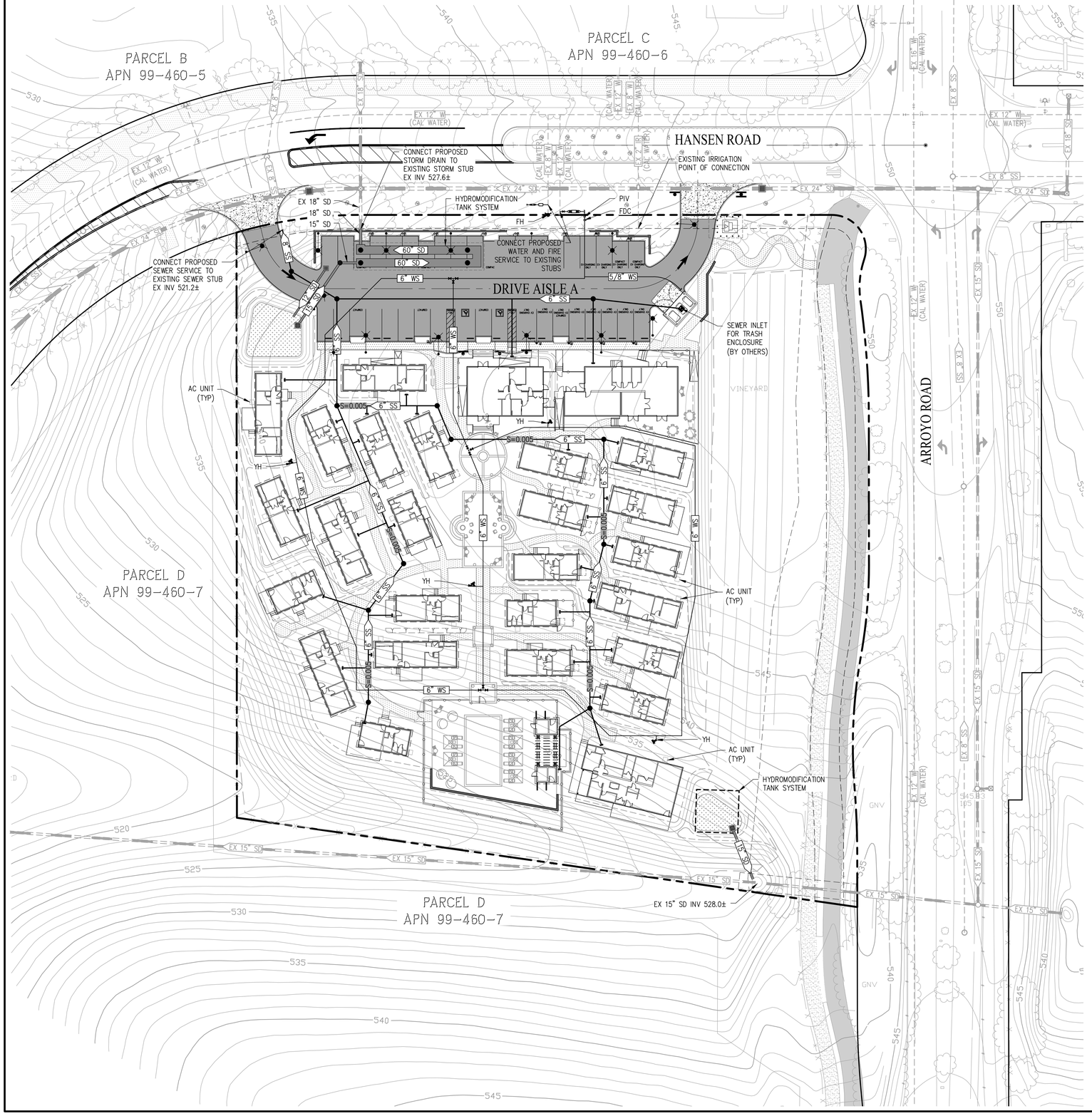
0 30 60 90

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

JOB NO.: 2985-000

SHEET NO. C2 OF 6 SHEETS

F:\2985-000\ACAD\PRE-APP\C2.DWG

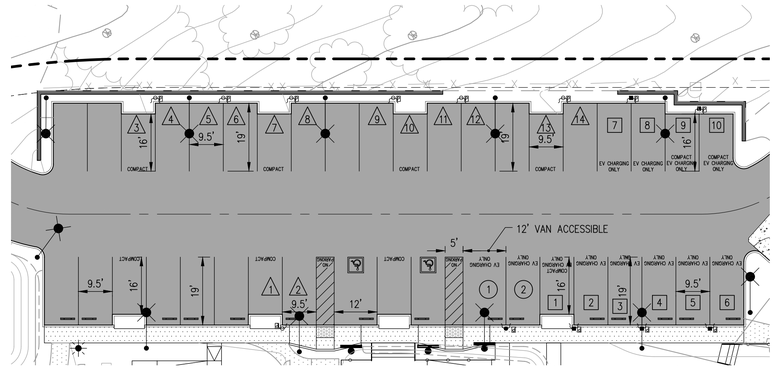


LEGEND

EXISTING	PROPOSED
	PROJECT BOUNDARY
	RIGHT-OF-WAY
	LOT LINE
	CENTERLINE
	WATER PIPE
	FIRE SERVICE
	SANITARY SEWER PIPE
	STORM DRAIN PIPE
	AREA DRAIN PIPE
	VALVE
	IRRIGATION METER
	BACKFLOW PREVENTER
	POST INDICATOR VALVE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	YARD HYDRANT
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	SANITARY SEWER GREASE TRAP
	STORM DRAIN MANHOLE
	STORM DRAIN FIELD INLET
	AREA DRAIN
	TRANSFORMER

ABBREVIATIONS

EX	EXISTING
PUE	PUBLIC UTILITY EASEMENT
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
INV	INVERT
IR	IRRIGATION
PIV	POST INDICATOR VALVE
S	SLOPE
SD	STORM DRAIN
SS	SANITARY SEWER
WS	WATER SERVICE
YH	YARD HYDRANT



PARKING LOT EVCS DETAIL

NOT TO SCALE

EV TYPE	REQUIRED	PROVIDED
(#) EVCS WITH LEVEL 2 EV READY	2	2
[#] LOW POWER LEVEL 2 EV READY	10	10
<#> LEVEL 2 EV CAPABLE	4	14

NOTE: REQUIRED PER CITY ORDINANCE 2181.

PRELIMINARY UTILITY PLAN
PLANNING SUBMITTAL
3459 ARROYO ROAD

CITY OF LIVERMORE ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 30' DATE: MAY 13, 2026

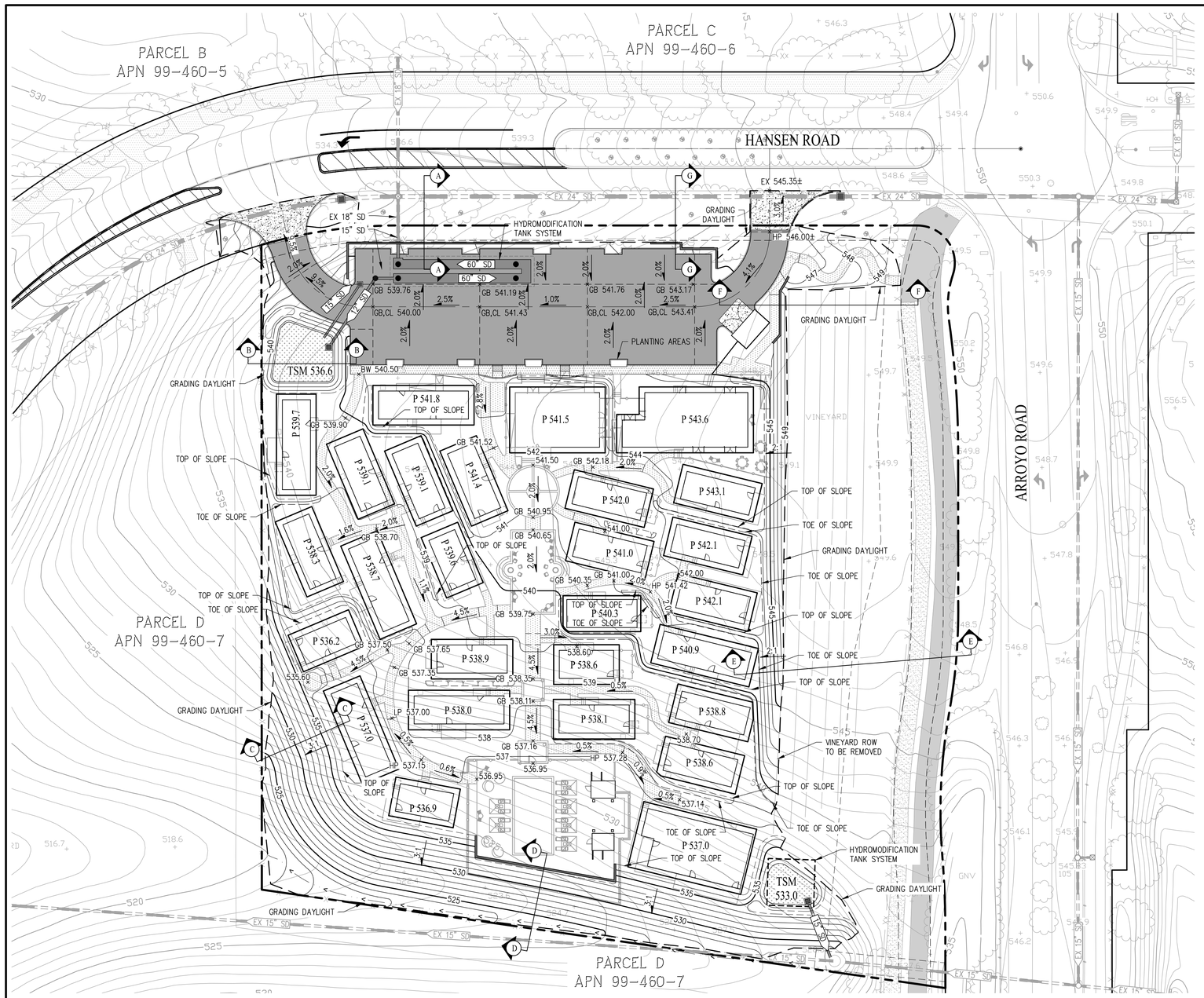
0 30 60 90

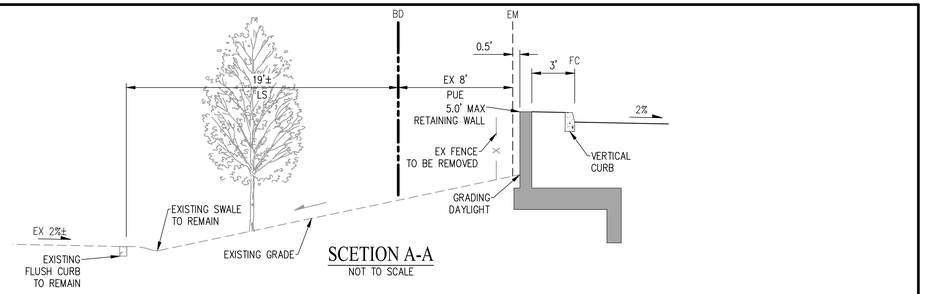
cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

JOB NO.: 2985-000

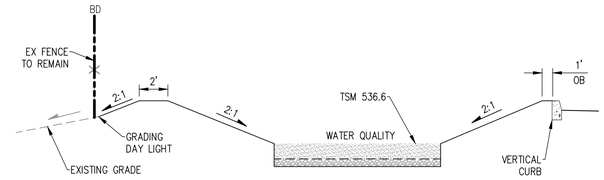
SHEET NO. C3 OF 6 SHEETS

F:\2985-000\ACAD\PRE-APP\C3.DWG

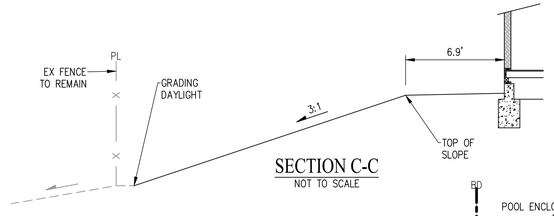




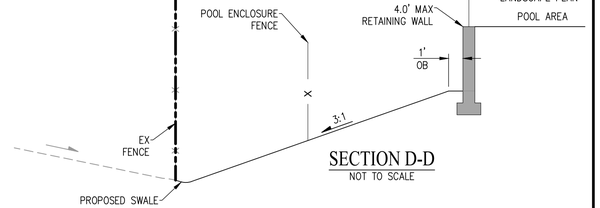
SCETION A-A
NOT TO SCALE



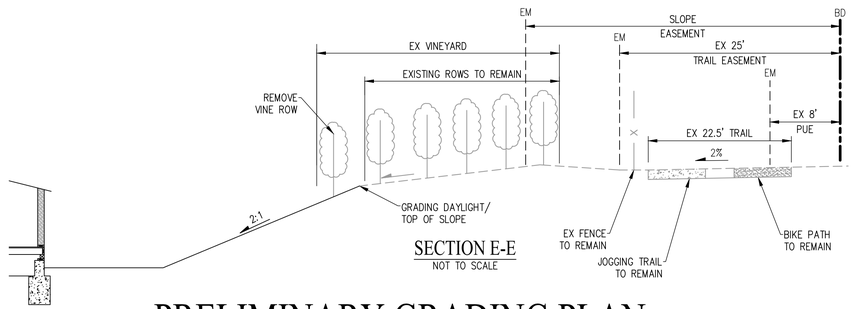
SECTION B-B
NOT TO SCALE



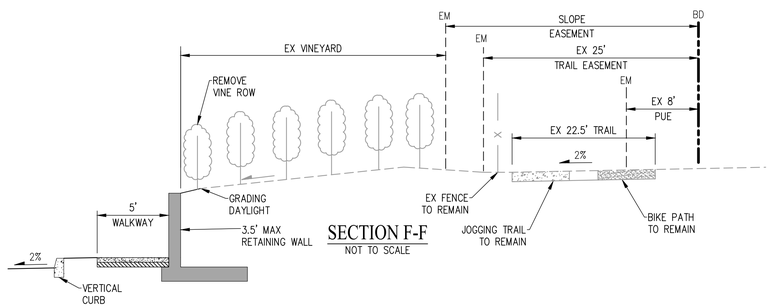
SECTION C-C
NOT TO SCALE



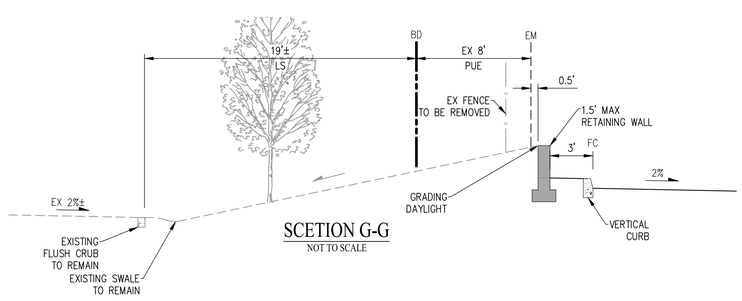
SECTION D-D
NOT TO SCALE



SECTION E-E
NOT TO SCALE



SECTION F-F
NOT TO SCALE



SCETION G-G
NOT TO SCALE

PRELIMINARY GRADING PLAN

PLANNING SUBMITTAL

3459 ARROYO ROAD

CITY OF LIVERMORE ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 30' DATE: MAY 13, 2026

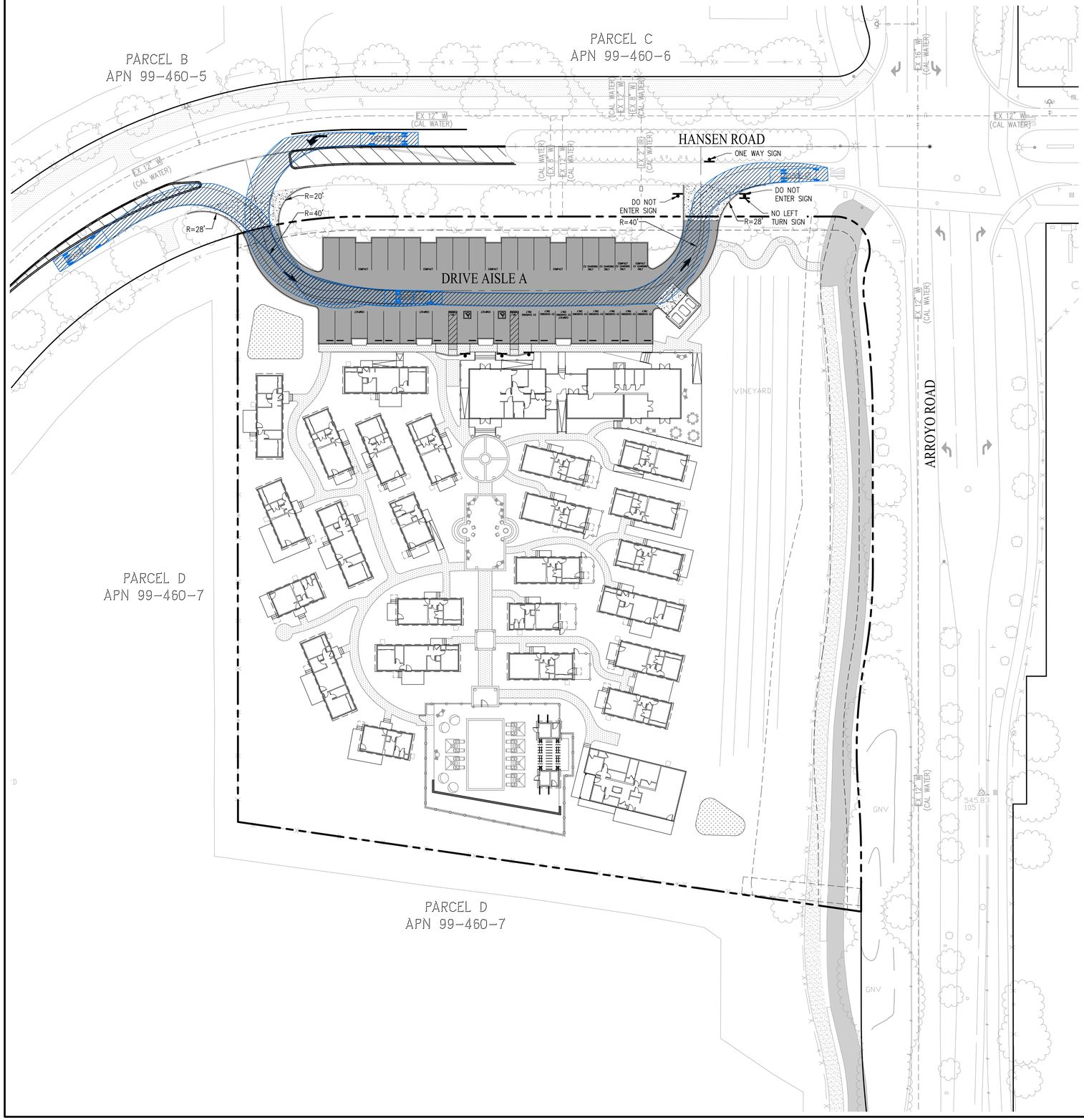
0 30 60 90

JOB NO.: 2985-000

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

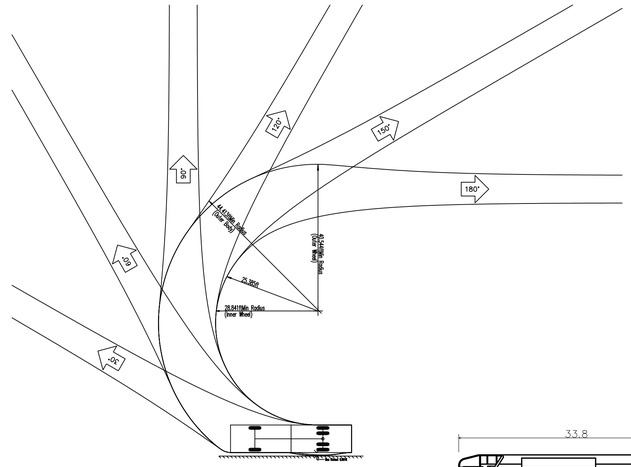
SHEET NO. C4 OF 6 SHEETS

F:\2985-000\ACAD\PRE-APP\C4.DWG

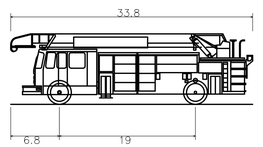


LEGEND

EXISTING	PROPOSED	
		PROJECT BOUNDARY
		RIGHT-OF-WAY
		LOT LINE
		CENTERLINE



ALAMEDA COUNTY ENGINE 2 - ACFD
NOT TO SCALE



ALAMEDA ENGINE2 – ACFD	
Overall Length	33.800ft
Overall Width	7.700ft
Overall Body Height	9.851ft
Min Body Ground Clearance	0.902ft
Track Width	6.920ft
Lock-to-lock time	4.00s
Max Wheel Angle	33.00°

PRELIMINARY FIRE ACCESS PLAN
PLANNING SUBMITTAL
3459 ARROYO ROAD

CITY OF LIVERMORE ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 30' DATE: MAY 13, 2026

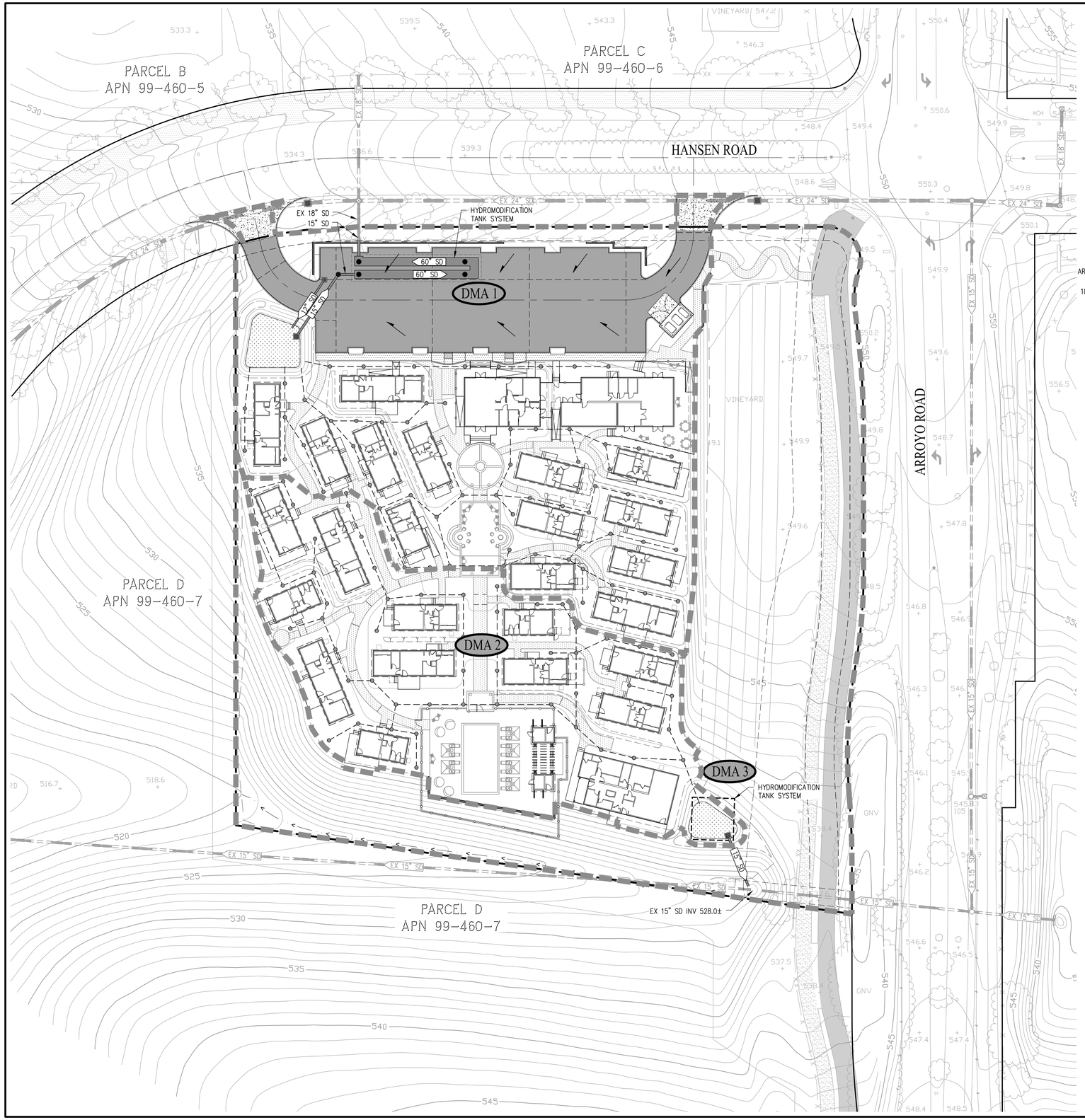
0 30 60 90

JOB NO.: 2985-000

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

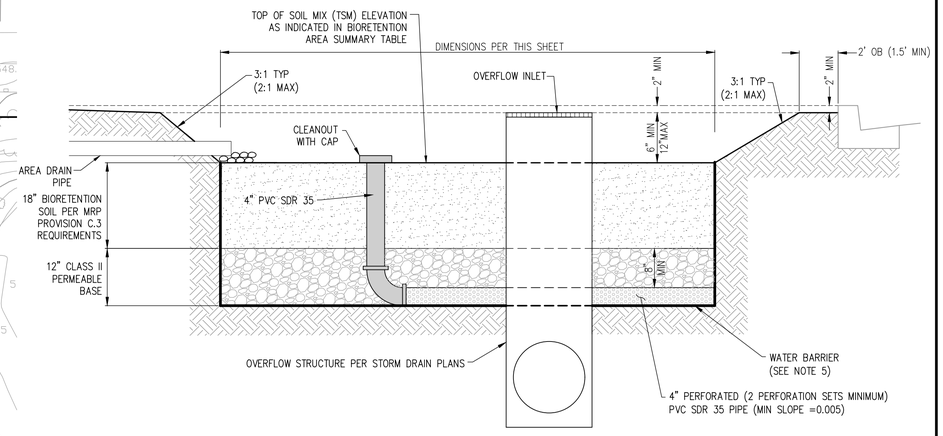
SHEET NO.
C5
OF 6 SHEETS

F:\2985-000\ACAD\PRE-APP\C5.DWG



LEGEND

- PROJECT BOUNDARY
- ULTIMATE BUILDING PROJECTION
- LIMIT OF DRAINAGE MANAGEMENT AREA (DMA)
- BIORETENTION AREA
- 15" SD — STORM DRAIN PIPE (SIZE AND FLOW DIRECTION)
- OVERLAND FLOW DIRECTION
- DMA 1 — DRAINAGE MANAGEMENT AREA



BIORETENTION AREA

NOT TO SCALE

BIORETENTION AREA NOTES:

1. INSTALL A 4'x4' GROUTED COBBLE OUTFALL AT ALL DRAIN OUTLETS AND SWALE CONNECTION LOCATIONS TO BIORETENTION.
2. ALL COBBLES TO BE SPECIFIED PER THE LANDSCAPE PLANS AND TO BE 4"–6" IN DIAMETER.
3. MINIMUM SLOPE OF ALL PERFORATED PIPE TO BE 0.005.
4. ALL PERFORATED DRAIN PIPES TO HAVE 8" MINIMUM OF DRAIN ROCK ABOVE THE PIPE.
5. LINE SIDES AND BOTTOM OF THE BIORETENTION AREA WITH MINIMUM 30 MIL IMPERMEABLE PLASTIC MEMBRANE OR EQUIVALENT PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
6. CONTRACTOR TO PROVIDE AT LEAST 3 INCHES OF COMPOSTED NON–FLOATING MULCH ON ANY EXPOSED EARTH WITHIN THE BIORETENTION AREA.

BIORETENTION AREA SUMMARY

DMA AREA	DRAINAGE MANAGMENT AREA (SF)	REQUIRED TREATMENT FACILITY AREA (SF)	PROVIDED TREATMENT FACILITY AREA (SF)	REQUIRED PONDING DEPTH
1	55,741	846	860	12"
2	32,795	436	460	12"

NOTES:

1. ALL BIORETENTION AREAS HAVE BEEN SIZED PER THE ALAMEDA COUNTY CLEANWATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE DATED OCTOBER 31, 2017, USING FLOW AND VOLUME COMBINATION CALCULATIONS.
2. DIMENSIONS INDICATED ABOVE ARE APPROXIMATE DUE TO THE IRREGULAR SHAPE OF EACH AREA. DIMENSIONS PROVIDED REPRESENT THE APPROXIMATE SHAPE REQUIRED TO ACHIEVE THE REQUIRED SQUARE FOOTAGE.

SELF-TREATING AREA SUMMARY

DMA AREA	DRAINAGE MANAGMENT AREA (SF)
3	52,439

PRELIMINARY STORMWATER CONTROL PLAN

PLANNING SUBMITTAL

3459 ARROYO ROAD

CITY OF LIVERMORE ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 30' DATE: MAY 13, 2026

0 30 60 90

JOB NO.: 2985-000

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

SHEET NO. C6 OF 6 SHEETS

F:\2985-000\ACAD\PRE-APP\C6.DWG

December 22, 2025

Owner's Narrative

(Submitted by Michelle Boss, Managing Member, LWCI LLC)

The Villas of Livermore Valley

(City of Livermore reference: "Wine Country Inn" Project)

The Villas of Livermore Valley is a thoughtfully designed, upper-upscale boutique lodging project intended to serve visitors to the Livermore Valley wine region while remaining compatible with the surrounding community. The project is envisioned as a low-profile, professionally operated hospitality use that reflects the rural and agricultural character of the South Livermore Valley and contributes to the local visitor economy.

The project is designed to **coexist with and retain the existing vineyard**, preserving the site's agricultural use and reinforcing its connection to Livermore Valley's wine-growing heritage. It meets all SLVSP Commercial Design Guidelines and Development Requirements.

Project Description & Operations

The Villas of Livermore Valley will operate as an **upper-upscale luxury lodging property** consisting of **24 rentable guest units**. Amenities are intentionally limited in scale and are designed exclusively for the use of overnight guests. These include:

- A **commercial swimming pool**
- A **small commercial kitchen** to support guest services
- A **modest meeting space** intended solely for registered hotel guests

The project will **not include a public restaurant, bar, or event venue**, and it is not designed to function as a destination for the general public.

The property will be **professionally operated by an experienced hotel management company**, ensuring high standards of guest behavior, property maintenance, parking management, and neighborhood compatibility. On-site staffing, professional oversight, and clear operational policies will be implemented to minimize impacts to adjacent properties and surrounding roadways.

On-Site Oversight & Community Liaison

To further support responsible operations and neighborhood compatibility, the project includes **dedicated on-site residential and staffing components**:

- One **caretaker unit (approved under CUP23-002)** for the **primary owner and project sponsor** to reside on-site, providing direct accountability and serving as a **liaison to the surrounding community**.
- **Overnight attendant quarters** to support **24-hour, on-site oversight**, ensuring prompt response to operational needs, guest issues, and community concerns at all hours.

This level of continuous on-site presence exceeds typical boutique lodging operations and reflects a proactive commitment to safety, responsiveness, and respectful coexistence with neighboring properties.

Design Revisions & Community-Focused Improvements

Since the project's original approval, the design has been substantially refined in response to community input and to further reduce potential impacts. Compared to the previously approved concept, the revised design incorporates the following key improvements:

Reduced Scale, Footprint, and Grading Impacts

The revised project is **smaller in overall building footprint** and consists entirely of **one-story structures**. Compared to the originally approved **29,345 square-foot, two-story building design**, the use of smaller cottage-style buildings results in **significantly reduced grading and site disturbance**, allowing for simpler site preparation, reduced earthwork, and a lower overall visual profile.

Improved Building Spacing & Site Functionality

The updated site layout provides **greater building-to-building separation**, improving **fire safety**, enhancing **utility layout and access**, and contributing to a more open, low-density site character. The FAR calculation is well below maximum limits.

All-Electric Development

The project will be **100% electric**, with **no natural gas service** to the site. This approach supports City sustainability goals, reduces infrastructure complexity, and minimizes long-term operational impacts.

Improved Traffic Circulation

Vehicle circulation has been redesigned to provide **one-way internal traffic flow** with a **right-turn-only exit**, improving safety and reducing traffic conflicts with surrounding roadways.

Reduced Traffic Impacts

A **revised Traffic Impact Study** reflects the reduced scale and intensity of the project and projects **significantly fewer daily and peak-hour vehicle trips**, resulting in measurably lower impacts on nearby roads and neighboring properties.

Relocated & Screened Service Areas

The **trash enclosure has been relocated further from Hansen Road**, positioned closer to back-of-house operations while remaining fully accessible for service vehicles. This relocation reduces visual impacts from the public right-of-way and improves operational efficiency.

Shortened Construction Timeline & Reduced Disruption

With the exception of the pool house, the buildings will be **constructed off-site** and assembled on location. This approach will **substantially shorten the on-site construction timeline**, reduce construction traffic, minimize noise, and significantly lessen disruption to surrounding neighbors.

Preservation of Existing Vineyard & Agricultural Character

The revised design **retains the existing vineyard**, integrating buildings, circulation, and site improvements around established vines rather than removing and replanting them. This preserves agricultural use, maintains open visual character, and reinforces the rural identity of the South Livermore Valley.

High-Quality Materials & Guest-Focused Design

Building materials, landscaping, and amenities have been **thoughtfully selected to create a high-quality, experiential stay** for guests while maintaining a quiet, refined character. The design emphasizes durability, visual cohesion, and long-term maintenance, benefiting both guests and the surrounding community.

Commitment to Neighborhood Compatibility

The Villas of Livermore Valley has been intentionally redesigned to be a **lower-intensity, professionally managed lodging use** with **continuous on-site oversight**. Through reduced

scale, fewer vehicle trips, minimized grading, vineyard preservation, shortened construction duration, and the inclusion of a resident caretaker and overnight staff, the project prioritizes long-term compatibility with its surroundings.

The owner remains committed to ongoing coordination with the City of Livermore and to operating the property in a manner that is respectful, responsive, and consistent with the character of the surrounding area.

Jennifer Castellanos

From: [redacted]
Sent: Wednesday, April 15, 2026 9:19 AM
To: Planning Web Email
Subject: Letter of Support: Wine Country Inn (SPDRM25-030) – 3459 Arroyo Road

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from [redacted] Learn why this is important

Exercise Caution: This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To the Livermore Planning Commission,

I am writing to you today as both a resident of Livermore and a professional travel advisor to express my strong support for the Wine Country Inn project (SPDRM25-030) at 3459 Arroyo Road.

In my professional career, I spend my days helping travelers discover unique destinations and curated experiences. It has long been a frustration of mine that when I look at our own "backyard," we lack the upscale, boutique lodging infrastructure that a premier wine region like Livermore deserves. We have world-class viticulture and a vibrant downtown, but we are missing the high-end hospitality piece that allows visitors to truly immerse themselves here rather than just passing through.

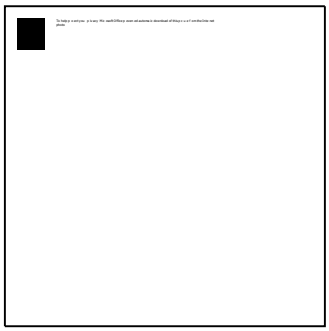
I believe the hospitality industry needs a stronger, more intentional representation in Livermore, and the Wine Country Inn is exactly the type of project that fills that void. Here is why I am personally and professionally excited about this development:

- **Elevating the Visitor Experience:** There is a definitive lack of upscale lodging for out-of-town guests. This project finally provides a sophisticated option for friends, family, and high-value tourists who want to stay locally while visiting our wineries.
- **Thoughtful Design Footprint:** The plan for 24 guest cottages, a commercial pool, and meeting space is an appropriate and beautiful design for this site. It creates a destination for group and family events without the "corporate" feel of a traditional hotel.
- **Supporting Agritourism:** By providing a place for visitors to stay overnight, we are ensuring they spend more time and money at our local wineries and small businesses, providing a vital boost to our local agritourism economy.
- **Sustainability & Local Values:** As a travel advisor, I know that modern travelers prioritize sustainability. The commitment to 100% electric operations, re-purposed materials, and pollinator-friendly landscaping makes this a project we can all be proud of. Furthermore, the fact that this is a locally and woman-owned project with a local development team speaks to the heart of Livermore's community values.

This project will not only generate significant jobs and tax revenue for the City and Visit Tri-Valley, but it will also elevate Livermore's status as a true destination. I am proud to join organizations like the Livermore Valley Chamber of Commerce and Visit Tri-Valley in offering my full support.

I respectfully urge the Planning Commission to approve the Site Plan Design Review Modification for the Wine Country Inn.

Sincerely,



KELLI BENITEZ, CTA

7 Wonders Vacation













Leave A Review How was your overall experience with me?

CST#2073234-00

An Independent Contractor with World Via & Travel Leaders

BOARD OF SUPERVISORS

DAVID HAUBERT
Supervisor, First District

April 21, 2026

Chair and Members of the Planning Commission
City of Livermore
1052 S. Livermore Avenue
Livermore, CA 94550

Dear Chair and Commissioners,

I am writing in strong support of the proposed Livermore Wine Country Inn project and respectfully encourage your approval of the Design Review Revision.

As the Alameda County Supervisor representing District 1, I have been closely engaged in regional initiatives aimed at strengthening our agricultural economy and elevating the international recognition of the Livermore Valley wine region. One such effort is the recently formed Global Artisan Vintners Alliance, which seeks to connect local wine producers to broader markets —both locally and internationally—through collaboration, storytelling, and curated visitor experiences.

Projects like the Livermore Wine Country Inn are essential to advancing this vision. The Livermore Valley is home to exceptional wineries and agricultural producers, yet it remains underserved in high-quality, place-based lodging. This gap is due in part to historically high barriers to hospitality development in the South Livermore Valley. Alameda County has been actively working to encourage the thoughtful expansion of small-scale lodgings such as inns and bed-and-breakfasts that support agri-tourism while preserving the rural and agricultural character of the area. The Livermore Wine Country Inn represents a strong example of this intended balance.

By providing thoughtfully designed accommodations integrated into the surrounding vineyard landscape, the project will enable longer visitor stays, deeper engagement with local producers, and increased economic activity that benefits wineries, artisans, and small businesses. It strengthens Livermore's ability to compete with other established wine regions while maintaining its authenticity as a working agricultural community.

More broadly, the project will contribute to:

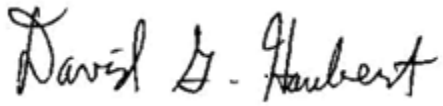
- Expanded opportunities for local producers to reach new audiences
- Increased regional tourism revenue and job creation
- Enhanced visibility of the Livermore Valley as a destination within the global wine community
- Support for initiatives such as the Global Artisan Vintners Alliance that rely on immersive, high-quality visitor experiences

I also appreciate the applicant's responsiveness to community and City feedback, which has resulted in a more context-sensitive and neighbor-conscious design.

For these reasons, I strongly support the Livermore Wine Country Inn project and respectfully urge the Planning Commission to approve the Design Review Revision. With any questions or comments feel free to contact my office at bosdist1@acgov.org or (925) 551-6995.

Thank you for your time.

Sincerely,



David G. Haubert, President
Alameda County Board of Supervisors
First District

Jennifer Castellanos

From: [redacted]
Sent: Thursday, April 23, 2026 2:34 PM
To: Planning Web Email
Subject: Support for the Hotel Project in Livermore

You don't often get email from [redacted] Learn why this is important

Exercise Caution: This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Project Name: Wine Country Inn Permit

Type: Site Plan Design Review Modification (SPDRM25-030)

Location: 3459 Arroyo Road

Dear Members of the Planning Commission,

As both a business owner and a resident of Livermore, I'm really excited about this project and what it could bring to our community.

From a personal standpoint, I've seen how difficult it can be to find a great place for friends and family to stay when they visit. Options are limited, and they don't always reflect the quality or character of Livermore. Having a thoughtfully designed, upscale place like this would make a big difference—not just for residents like me, but for anyone coming to experience our city.

From a business perspective, this kind of project is incredibly important. Livermore has built a strong reputation around its wineries, local businesses, and overall experience, but we don't always have the lodging to match. When visitors have a great place to stay, they stay longer, spend more locally, and are more likely to return. That directly supports small businesses like mine and strengthens our local economy.

What I especially appreciate is that this doesn't feel like a typical hotel. The smaller guest cottages and shared amenities feel much more aligned with Livermore's character. It creates a destination that feels intentional and welcoming—something that would be ideal for small events, group gatherings, and visitors looking for a more unique experience.

As a homeowner, I also see well-designed projects like this as a positive for the surrounding area. When something is done thoughtfully and fits the community, it can enhance the overall feel of the neighborhood and contribute to long-term property value.

It also means a lot that this project is locally and woman-owned, and that many of the businesses involved are local as well. That kind of investment in the community matters—it feels like something being created by people who understand and care about Livermore.

The sustainability features are another big plus. Being fully electric, using repurposed materials, and incorporating native and pollinator-friendly landscaping shows a level of care and forward-thinking that I think is important for our city.

Overall, this feels like the kind of project that supports Livermore's growth in the right way—by enhancing what's already special about it while supporting local businesses and the broader community. I'd love to see it move forward.

Thank you for your time

Jenny Barron



Jennifer Castellanos

From: [redacted]
Sent: Wednesday, April 15, 2026 12:02 PM
To: Planning Web Email
Subject: Wine Country Inn

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from [redacted]. Learn why this is important

Exercise Caution: This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Commissioners,

I am writing as a small business owner in the Livermore Valley to express my strong support for the proposed Wine Country Inn project, Site Plan Design Review Modification (SPDRM25-030) located at 3459 Arroyo Road. .

One of the most consistent challenges I see in serving clients and hosting visitors is the lack of upscale lodging options in Livermore. Friends, family members, and out-of-town guests often struggle to find accommodations that reflect the quality and character of our region. This project would directly address that gap and allow visitors to stay locally, deepening their connection to our community.

The proposed design—24 individual guest cottages with a thoughtfully scaled pool, meeting space, kitchen, and caretaker unit—feels both appropriate and aligned with the rural, agricultural identity of Livermore Valley. It offers a well-integrated destination for small group gatherings, retreats, and family events without overwhelming the surrounding environment.

As someone whose work is connected to wellness and community, I also see this project as an important investment in our local agritourism economy. It supports not only wineries, but also the many small businesses—like mine—that benefit from visitors seeking meaningful, restorative experiences here.

Additionally, this development brings clear economic benefits, including job creation, development fees, and ongoing tax revenue that will support the City of Livermore and Visit Tri-Valley. Projects like this help sustain a thriving, resilient local economy.

I am especially encouraged by the values reflected in the project—local and woman ownership, collaboration with local (including woman-owned) businesses, and a strong commitment to sustainability through 100% electric design, repurposed materials, offsite manufacturing, and pollinator-friendly landscaping. These are exactly the kinds of forward-thinking choices that align with the future of our region.

Overall, I believe the Wine Country Inn will enhance Livermore Valley in a way that is both economically beneficial and deeply respectful of its character.

Thank you for your consideration.

Sincerely,

Katherine Kozioziemski

Katherine Kozioziemski, MA, CYT, RCA, CLC
[redacted]
Move from Anxiety to Peace & Calm
Schedule your free Alleviate Anxiety Session

Jennifer Castellanos

From: [redacted]
Sent: Saturday, April 4, 2026 1:38 PM
To: Planning Web Email
Subject: Wine Country Inn Project, May 5th meeting

You don't often get email from [redacted] Learn why this is important

Exercise Caution: This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Re: Wine Country Inn at corner of Hansen and Arroyo

To Whom It May Concern,

Writing as a neighbor to the proposed project and from my experience as a Registered Landscape Architect, I am so pleased with the plan and impending opening of the Wine Country Inn. The modular cottage design is a perfect fit for the project and will blend nicely with the contours of the property, offering the guests nearly 360 degree views from their own spaces.

The project, as designed, sits lightly on the land with the parking secluded off Hansen and the pool area tucked away towards Sycamore Grove Park. Visitors will feel the expansiveness of our valley while remaining within striking distance of downtown and our wine amenities.

Sincerely,
Kat Weiss

Kat Weiss Landscape Design
Artful California Native Gardens
[redacted]

Jennifer Castellanos

From: [redacted]
Sent: Monday, April 27, 2026 10:41 AM
To: Planning Web Email
Subject: Letter of Support for the Livermore Valley Wine Country Inn

You don't often get email from [redacted] Learn why this is important

Exercise Caution: This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To the Attention of the Planning Commission:

I am writing in support of the proposed Livermore Valley Wine Inn being developed by Michelle Boss on the corner of Arroyo and Hansen. I am a resident of the surrounding neighborhood (the Corners). I support this project for the following reasons:

- This Inn will bring much needed accommodations to the area. I just attended a small fitness retreat at a boutique hotel in Scottsdale and thought how great it could be to have something like that in Livermore, but we don't have the accommodations for such an event. An inn of this size is perfectly located among various wineries to provide lodging for the weddings that they host.
- I am thrilled that this project is being done by a local! Michelle has an understanding of the region and its uniqueness, and I truly believe that she has the best interest of the community. I believe she will work with the other business in the area to provide a distinct Livermore experience instead of a box/chain experience.
- She has done her due diligence and ensured that this meets the South Livermore Valley Specific Plan and has reached out to the surrounding neighborhoods for input (despite being personally attacked in the process).

Sincerely,
Kelly Bair
[redacted]

May 4, 2026

RE: Letter of Support – Livermore Wine Country Inn (Design Review Revision) and Michelle Boss

Dear Esteemed Planning Commissioners:

As a long-term visitor to this beautiful part of our country and as an investor in this project, I wanted to prepare a brief letter in support of the proposed Livermore Wine Country Inn (LWCI) project and Michelle Boss. I am aware that the Planning Commission received many letters of support emphasizing the need for this hotel and the impact on Livermore, but I felt compelled to provide input to the Commissioners on the project and Michelle.

My daughter and I have had the pleasure of knowing the principal investor and developer of this project, Michelle Boss, now for over 40 years. Michelle is a long-term local Livermore resident and will be managing the project while living only minutes away from the site during the building phase. I know that she is an extremely intelligent and hardworking individual. I have had the opportunity to watch her grow as a person, mother and business entrepreneur. After completion, Michelle will be living onsite as a steward of the property, vineyard, and business, and is committed to being a thoughtful, long-term neighbor. This is extremely unique for hotel developments these days, and something we should all value for the Livermore community. Having made her commitment to the potential project buildout and long-term onsite management were the key reasons we took an interest as investors.

I have also participated in the review and evaluation of Michelle's proposals and feasibility studies and have been very impressed by her attention to detail, due diligence and careful creation of the needed plans and financial models for her projects. I understand that the project proposed meets all criteria in the South Livermore Valley Specific Plan for this parcel of land, and in fact what the local area and City have wanted and planned for almost two decades is for a business to be located here. With a shortage of reasonable accommodations and housing in this area, LWCI should provide excellent lodging options for local residents and visitors. We understand that the area is in need of these facilities to support the local economy and winery visitors, thereby furthering the already excellent reputation of region.

Additional features and benefits I would like to bring to your attention which I really appreciate:

- **Design and Setting:** The boutique hotel is designed to create a high-quality experience that complements the Livermore Valley wine country setting. As a California resident, I will be traveling to Livermore to stay the night and enjoy your local wineries. I cannot wait for a hotel like this to be available! I am especially looking forward to the thoughtful architectural design features such as 9-foot ceilings, dormer windows, full kitchens, outdoor soaking tubs, outdoor fire pits, and private decks overlooking the beautiful South Livermore Valley sunsets. This is going to be a highly unique and elevated guest experience.
- **Neighborhood Impact:** This beautiful design is far less disruptive to the surrounding neighborhood than the two-story hotel with restaurant and bar that was previously approved. Michelle's design team has done an exceptional and thoroughly professional job.

- **Professional Management:** 100% of the operations will be managed by a highly sought-after, woman-owned professional management company that currently oversees 21 boutique and luxury hotels across California, from Napa to the Southern California coast.

Michelle's LWCI proposals have gone above and beyond sustainability standards, as well as incorporating agri-tourism opportunities into lodging and housing experiences. I also know that Michelle has been very thorough in her proposal thus far to seek out and consider community concerns.

Please feel free to contact me if any further information is needed. I can be reached via email at [redacted]

Thank you for your time and consideration.

Sincerely,

Jeff McDaniel

April 14, 2026

Subject: Letter of Support for Wine Country Inn (SPDRM25-030)

Dear Planning Commissioners,

I am writing in strong support of the proposed Wine Country Inn project (Site Plan Design Review Modification SPDRM25-030) located at 3459 Arroyo Road, Livermore, CA 94550.

My name is Alicia Johnston, and I am the owner of Quail Garden Residential Care Facility for the Elderly, a local woman-owned residential care facility serving elderly residents and their families since 1998. Quail Garden is located at 813 South J Street (at the site of Livermore's original hospital, St. Paul's Hospital which opened in 1927), in Livermore's Old Southside neighborhood. Through my work, I regularly interact with families traveling from out of town to visit their loved ones. One consistent challenge they face is finding high-quality, comfortable lodging nearby, in the southside of town, that reflects the beauty and character of Livermore along with offering a comfortable and quaint place to stay during their visit.

The addition of Wine Country Inn would directly address this need. Having a thoughtfully designed, upscale place to recommend—particularly on the southside of town—would be a welcome asset not only for my clients' families, but for the broader community. It would allow visiting families to stay close, perhaps extend their visits, and have a more meaningful and comfortable experience during what is often an emotional time.

I am especially supportive of the project's design and scope. The plan for 24 individual guest cottages, along with amenities such as a commercial pool, small meeting space, commercial kitchen, guest check-in and caretaker unit, which would be an appropriate and well-balanced use of the site. This type of layout would create a unique destination that could accommodate family gatherings, small group events, and extended stays while maintaining a boutique, low-impact feel.

In addition, this project represents an important investment in Livermore's growing agritourism economy. High-quality lodging options are essential to supporting local wineries, events, and tourism-related businesses. Wine Country Inn would help attract visitors who are looking for an elevated, destination-style experience, ultimately benefiting many small businesses throughout the region.

I also appreciate the broader community benefits this project would bring, including increased property values for surrounding neighbors, the creation of local jobs, and the generation of development fees and tax revenue for the City of Livermore and Visit Tri-Valley.

I have also had the pleasure of getting to know Michelle Boss, and I can confidently say she is hardworking, dedicated, and deeply invested in creating something meaningful for the community. Her leadership and vision further reinforce my belief that this project would be a valuable asset to the City of Livermore.

Finally, I am particularly encouraged by the project's commitment to being locally and woman-owned, as well as its inclusion of local and woman-owned businesses throughout its development and operations. The focus on

sustainability—such as 100% electric design, use of repurposed materials, offsite manufacturing, and native, pollinator-friendly landscaping—demonstrates thoughtful planning and alignment with the values of our community.

Overall, I believe Wine Country Inn would be a beautiful, well-integrated addition to Livermore that enhances both the local economy and the experience of those visiting our city and I urge you to approve this project.

Thank you for your consideration.

Sincerely,

Alicia Johnston

Owner, Quail Garden

March 24, 2026

Dear City of Livermore Planning Committee,

On behalf of the Livermore Valley Winegrowers Association, I am pleased to offer our strong support for the proposed Livermore Wine Country Inn project located in Livermore.

This thoughtfully designed project represents a meaningful and much-needed investment in the future of Livermore Valley Wine Country. As outlined in the submitted plans, the Wine Country Inn is intentionally designed to complement and enhance the surrounding vineyard landscape while preserving the agricultural character that defines our region. The integration of vineyard views, outdoor gathering spaces, and pedestrian connectivity reflects a deep understanding of the visitor experience that is central to successful wine regions.

One of the most critical needs in our region is high-quality lodging that allows visitors to stay overnight and fully engage with our wineries, restaurants, and local businesses. The addition of this boutique inn will directly support our member wineries by increasing visitation, extending guest stays, and encouraging deeper exploration of Livermore Valley as a destination. This type of hospitality infrastructure is essential to sustaining and growing our local wine economy.

We are particularly encouraged by the project's sensitivity to its surroundings, including the preservation of existing vineyard areas, thoughtful site planning, and amenities that align with wine country tourism—such as outdoor gathering spaces, scenic viewpoints, and a design that emphasizes connection to the land.

The Livermore Valley Winegrowers Association believes this project will:

- Strengthen the regional tourism economy
- Support local wineries and agricultural businesses
- Enhance the overall visitor experience
- Reinforce Livermore Valley's identity as a premier wine country destination

We strongly support the approval and development of the Livermore Wine Country Inn and look forward to the positive impact it will have on our community and industry.

Please feel free to contact us if additional information or support is needed.

Sincerely,
Brandi Lombardi
Executive Director
Livermore Valley Winegrowers Association

Jennifer Castellanos

From: [redacted]
Sent: Friday, May 1, 2026 12:42 PM
To: sspurewal@livermore.gov; planningcommission@livermore.gov; citycouncil@livermore.gov; Planning Web Email
Cc: 'Tom'
Subject: Trailer Park on the Hill on Hansen

You don't often get email from [redacted] Learn why this is important

Exercise Caution: This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Livermore City Government & Planning Commission

I live in Los Olivos and got a flyer in the mail about planned Trailer Park on the Hill on Hansen Rd. Why would the city consider approving a bunch of Trailers in a neighborhood full of 2 + Million-dollar homes? Me and most all my neighbors I spoke to strongly object to this plan. Who sent out this flyer with a meeting planned on Monday 5/5. By the way 5/5 is a Tuesday. Can you confirm the meeting date?

The flyer is very poorly written, and you can't even read most of the small print. Did anyone from the city review the flyer before it was sent out?

Tom

Tom Curtin
Los Olivos Resident
[redacted]

From: Paul Mansfield
To: Planning Web Email; Sukhamrit Purewal; Stephen Riley; [redacted]
Subject: Comments regarding SPDRM 25-030 in advance of May 5 meeting
Date: Wednesday, April 29, 2026 1:52:15 PM

You don't often get email from [redacted] Learn why this is important

Exercise Caution: This message is from outside the City email system. Do not open links or attachments from untrusted sources.

4/29/26

To: Members of the Livermore Planning Commission

From: Paul Mansfield, Livermore

First and foremost, thank you for the time and effort you expend in service to the Livermore community. Even if we may not agree on a specific issue, I always appreciate the value that commission members bring to the process.

Secondly, I'm writing with regard to the revised plan for the Wine Country Inn project: Site Plan Design Review Modification (25-030) for site 5D2 of the SLVSP.

The task of writing this letter is difficult. The informational packet with details about the new proposal will not be released to the public until late Friday afternoon. But the deadline for the public to offer comments in writing (to be included in your commission packet) comes 24 hours before this release.

As you might imagine, it is difficult for the public to comment substantively on a proposal that the public has no access to.

For that reason, and for potentially many other reasons, I have strong objections to the commission making any formal decisions on the proposed modification at the May 5, 2026 meeting.

I respectfully request for a 30 day pause before you consider 25-030, so that the public has the opportunity to fully understand it.

Thirdly, I would like to underscore the point that a hotel development at this site will necessarily involve the use heavy grading equipment for leveling and terracing. Once this is done, it cannot be undone. The South Arroyo Road scenic corridor will be diminished even further, and in so doing, it diminishes the very thing that Livermore is trying to promote. Imagine the impression that will be made as wine trolley riders wheel past a tightly packed row of ADU's at the same place they used to be able to enjoy one of Livermore's most impressive vistas.

And finally, I would like to briefly address the economics of the Inn. The table below gives a quick idea of what top line yearly revenue will be, with a midpoint projection of $2.95 million.

30 rooms 365 nights	**Occupancy Rate 55%**	**Occupancy Rate 65%**	**Occupancy Rate 75%**
Avg Rate per night			

$300	1806750	2135250	2463750
$400	2409000	2847000	3285000
$500	3011250	3558750	4106250

This small-scale experimental hotel is going to be facing strong economic headwinds to even make it to 2.95M, including:

-Stiff competition from less expensive AirBnb and Vrbo options that are much closer to downtown
-A lengthy world-wide and national decrease in wine consumption
-A severely dwindling number of local acres planted with vineyards
-A widely-held public bias that characterizes pre-fab buildings as low-quality

After 3 to 6 years of economic struggle, it is easy to foresee a future in which the hospitality industry decides to abandon the pre-fab hotel effort at this site.

I suspect I'm not alone in that prediction. At a Tri-Valley Conservancy presentation in February titled "Community Forum: What's Happening in South Livermore's Vineyards?", a local wine industry leader characterized the South Livermore Plan's vision of small-scale hotels and wineries as "naive" and not penciling out. Some of you were probably there, but if not, I recommend that you watch it on YouTube.

If the site fails as a hotel, then what should 24 to 30 individual units half a block from Livermore's historic and iconic Olivina sign become? What would be appropriate? What use for those buildings would be in keeping with the image that Livermore desires to project?

Perhaps on May 5th there will be members of the planning commission willing share their ideas for the site if, or when, this happens.

Or, perhaps the best move is to not put a hotel there in the first place, leave the hill and the scenic view intact, and construct a more economically feasible 110- to 150-room hotel some place else more suitable, such as downtown, or Tesla Road.

Thank you for your time,

Paul Mansfield
Livermore

Jennifer Castellanos

From: [redacted]
Sent: Monday, April 27, 2026 9:26 AM
To: Planning Web Email
Subject: PUBLIC COMMENT – SPDR 25-030 (Hansen Road) - Formal Concerns and Request for Full Review – Wine Country Inn Modification (SPDR 25-030), 3459 Arroyo Road / Hansen Road to Trailer Park on the Hill

Importance: High

You don't often get email from [redacted] Learn why this is important

Exercise Caution: This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To Livermore Planning Department,

I am writing to formally express concerns regarding the proposed modification to the Wine Country Inn project located at the southwest corner of Arroyo Road and Hansen Road (SPPA 23-001, SPDR 23-001, CUP 23-002; Modification SPDR 25-030).

After reviewing both the originally approved project and the currently proposed modification, it is clear that the revised submission represents a **material and substantive change** to the nature, design, and operational characteristics of the development. As such, it warrants a higher level of scrutiny, updated analysis, and full discretionary review.

1. Original Approved Project (Baseline Entitlement)

The originally approved proposal consisted of:

- A **30-room boutique Wine Country Inn** (~29,345 sq. ft., two-story structure)
- A **77-seat restaurant**
- A **caretaker's residence** (~2,300–2,400 sq. ft.)
- Approximately **65 parking spaces**
- Centralized building massing consistent with a **traditional hospitality model**
- Supporting infrastructure evaluated under the **South Livermore Valley Specific Plan EIR (1997)** with an Addendum

The project was reviewed and supported based on its alignment with a **wine-country destination character**, centralized design, and defined operational controls

2. Updated Proposal (SPDR Modification 25-030)

The revised proposal significantly alters the site design and development pattern:

- Replacement of the main hotel structure with **24 detached villa-style cottages** (still totaling 30 rooms)
- Addition of **guest services/lobby structures and pool amenities**
- Retention of the **caretaker unit**
- Elimination of the **77-seat restaurant**
- Distributed building footprint across the site rather than centralized massing

- Continued classification as a **Site Plan Design Review Modification**, rather than a new Conditional Use Permit

3. Material Changes and Planning Implications

This modification is not minor. It fundamentally changes the project in the following ways:

a. Land Use and Visual Character

- The transition from a **single, cohesive inn structure** to **multiple detached units** creates a **cottage compound configuration (a.k.a. "Glorified Trailer Park on the Most Scenic Spot in South Livermore")**.
- In short, the proposal is more of a proposed "**Trailer Park on the Hill vs. a Wine Country Inn**"
-







- This dispersed layout risks being perceived as **trailer park or ADU residential-style development**, rather than a boutique wine-country inn.
- The visual impact along **Arroyo Road (scenic corridor)** and Hansen Road is materially altered.

b. Consistency with South Livermore Valley Character

- The Specific Plan emphasizes **agricultural compatibility and high-quality wine-country design**.
- A distributed unit layout may conflict with this intent by introducing a **lower-density, fragmented visual pattern** inconsistent with surrounding estates and vineyards.

c. Environmental Review (CEQA) Concerns

- The City's reliance on a **Notice of Exemption** raises concern given:
  - Changed site layout and building distribution
  - Increased lighting dispersion
  - Modified circulation patterns
  - Potential changes in visual and scenic impacts

- These changes appear to exceed the scope of prior environmental analysis and may require **supplemental CEQA review**.

d. Traffic and Circulation

- While the restaurant has been removed, the new configuration may introduce:
  - Distributed guest arrivals/departures
  - Increased internal vehicle circulation
  - Changes to service, emergency, and operational access
- Prior traffic assumptions (344 daily trips, peak hour flows) may no longer fully reflect actual conditions.

e. Infrastructure and Utilities

- The shift to multiple detached structures raises critical questions regarding:
  - **Water demand and peak usage**
  - **Wastewater generation and sewer/septic capacity**
  - **Fire flow and emergency access coverage**
  - **Increased lateral utility infrastructure across the site**
- These factors require updated engineering validation.

f. Operational and Use Risks

- The new layout introduces potential for:
  - **Short-term rental fragmentation (Airbnb/VRBO-style use)**
  - **Long-term occupancy or residential creep**
  - **Future subdivision, timeshare, or condo conversion risks**
- Without enforceable restrictions, the project could deviate from a true hospitality model.

4. Requested Actions

Given the above, I respectfully request the following:

A. Reclassification of Review

That the City require **full discretionary review**, rather than treating this as a minor design modification.

B. Updated Technical Studies

- Traffic and circulation analysis
- Utility capacity (water, sewer, fire flow)
- Visual impact simulations from key corridors
- Lighting and nighttime impact analysis

C. CEQA Re-Evaluation

A clear and documented justification for exemption, or initiation of **supplemental environmental review**.

D. Enforceable Operational Conditions

To ensure the project remains a true hospitality use, require:

- No long-term tenancy (e.g., >30 days)
- No separate leasing of individual units
- No timeshare or condominium conversion
- No use as independent short-term rentals (Airbnb/VRBO)
- Single operator hotel model only
- No RV/mobile or temporary structure substitution

- No expansion beyond approved room count without new review

E. Infrastructure Transparency
Provide detailed documentation regarding:

- Water and wastewater capacity and calculations
- Fire access and emergency response compliance
- Pool and irrigation demand
- Inclusion of caretaker unit in infrastructure modeling

5. Conclusion
While the original project was reviewed and supported as a cohesive, high-quality wine-country inn, the revised proposal represents a **fundamental shift in design, character, and operational risk**.
This change has meaningful implications for:

- Scenic corridor integrity
- Community character
- Infrastructure capacity
- Long-term land use consistency

For these reasons, it is both reasonable and necessary that the City apply a **higher level of scrutiny, transparency, and enforceable safeguards** before considering approval.

Thank you for your time and consideration.

Sincerely,
Heather Roning

Jennifer Castellanos

From: [redacted]
Sent: Tuesday, April 28, 2026 10:54 PM
To: Planning Web Email
Subject: Public Comment – Objection to SPDRM 25-030 (3459 Arroyo Road)

You don't often get email from [redacted]. Learn why this is important

Exercise Caution: This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Department,

I am a neighborhood resident writing to formally object to SPDRM 25-030 at 3459 Arroyo Road and request that this comment be entered into the public record for all hearings on this application.

Background

The previously approved project (SPDR 23-001) was specifically described as a 30-room, two-story inn with a 77-seat restaurant and bar, 65 paved parking spaces, and a caretaker unit — a centralized, consolidated building that the City found consistent with the South Livermore Valley Specific Plan (SLVSP). SPDRM 25-030 eliminates the primary hotel building and the restaurant entirely, replacing them with 24 detached "villa-style" cottages and dispersed outdoor gathering, meeting, and pool/cabana amenities. This is not a minor revision to an approved design — it is a fundamentally different project type with materially different operational, safety, and land use characteristics. The City must evaluate it accordingly.

1. Failure to Satisfy the SLVSP's Wine Country Inn Requirements

The SLVSP does not simply permit a lodging use at this site — it envisions a specific type of commercial development. The 1997 EIR analyzed a Wine Country Inn as a centralized structure with up to 30 rooms and a restaurant of up to 100 seats. The 2023 City Council approval confirmed this standard: the SLVSP calls for a boutique hotel with a restaurant as an integrated component, and the approved entitlement was structured accordingly. The proposed project eliminates both the primary building and the restaurant.

The City Council may only approve a project if it makes an affirmative finding that the proposal is consistent with the General Plan and the SLVSP. That finding cannot be conclusory. The City must explain, specifically and on the record, how 24 detached cottages without a restaurant constitutes a "Wine Country Inn" as contemplated by the Specific Plan — including whether this configuration meets the SLVSP's intent to provide cohesive, agriculture-supportive hospitality that preserves rural character. A dispersed cottage campus increases site fragmentation, ground disturbance, impervious surface area, and visual impact relative to a consolidated inn footprint, and is more consistent with a resort-style use than the boutique inn the SLVSP envisions.

2. CEQA Requires Supplemental or Subsequent Environmental Review

The existing environmental record — including the 1997 SLVSP EIR and the addendum prepared for SPDR 23-001 — was based on a centralized, two-story inn with a consolidated building footprint, a restaurant, and defined operational parameters. Under Public Resources Code Section 21166 and CEQA Guidelines Section 15162, a subsequent or supplemental EIR is required when proposed changes may involve new significant environmental effects or a substantial increase in the severity of previously identified effects that were not studied in the prior environmental document.

The shift from a single two-story building to 24 detached structures across a 3.2-acre site introduces new and unstudied physical and operational impacts: a larger utility footprint, increased ground disturbance, greater site coverage, altered drainage and agricultural buffer impacts, new traffic and parking demand from event-oriented group use, and changed noise and activity patterns compared to a centralized inn. The California Supreme Court has held that an agency must prepare an EIR whenever there is substantial evidence that changes to a previously approved project may produce significant environmental effects not previously studied (*Friends of the College of San Mateo Gardens*, 2016). That standard is met here. An addendum alone is not sufficient, and a reasoned analysis — not a bare conclusion — is required before proceeding.

3. Decentralized Design Creates Safety and Management Risks

The removal of a central lobby building eliminates the passive supervision inherent in a traditional inn model. Guests are dispersed across detached units with multiple outdoor gathering areas and a pool/cabana. Without continuous, professional on-site management — not merely a caretaker unit — this layout creates foreseeable risks: delayed response to disturbances and emergencies, reduced guest accountability, and difficulty supervising activity across the property at night. These are design-driven concerns, not speculative ones, and they should be addressed through enforceable conditions of approval, not deferred to operational practice.

4. Single-Access Circulation Raises Emergency Response Concerns

The conceptual site plan shows a single ingress/egress point serving 24 dispersed units, multiple outdoor gathering areas, and a pool/cabana complex. This layout raises legitimate concerns regarding emergency vehicle access, evacuation routing under simultaneous-use conditions, and congestion during peak occupancy or group events. Alameda County Fire should formally review internal circulation and access before any approval is granted, and those findings should be part of the public record.

5. Event-Oriented Design Represents a More Intensive Use

The inclusion of dedicated meeting space, multiple outdoor decks, and a pool/cabana with food service capacity indicates the project is designed to support group events and gatherings beyond standard overnight lodging. This increases activity levels, duration of use, noise, traffic, and parking demand compared to the

previously approved inn. The originally approved project's 1,800-square-foot conference room was itself a point of public controversy. The current proposal distributes and potentially expands this capacity without a corresponding increase in centralized oversight. The City should explicitly define and limit permissible event use as an enforceable condition of any approval.

6. Long-Term Land Use and Entitlement Risk

Because entitlements run with the land, approving a decentralized, event-capable lodging format at this location creates a permanent baseline that a future owner could rely upon to justify expanded operations, intensified event use, or rezoning if the project does not perform as approved. The City has previously demonstrated willingness to rezone or re-entitle underperforming commercial sites. Approving a flexible, less-regulated use now creates a foreseeable pathway for future intensification that should be assessed as part of this review — not after the fact.

Requested Findings and Conditions

I respectfully request that the City of Livermore address the following on the record before any approval:

1. A specific, reasoned SLVSP consistency finding explaining how 24 detached cottages without a restaurant satisfies the Specific Plan's Wine Country Inn requirements — not a conclusory assertion.
2. A determination, with substantial evidence, of whether a supplemental or subsequent EIR is required under CEQA Guidelines Section 15162 given the material change in project design, footprint, and operational character.
3. An enforceable condition requiring 24/7 on-site professional management (not solely a caretaker unit), with specific staffing and response time standards.
4. Formal written review by Alameda County Fire of internal circulation, emergency access, and evacuation capability for the dispersed site layout.
5. Explicit, enforceable limits on event use, group gatherings, and meeting space operations, with review and approval required before any event programming begins.
6. A traffic and parking analysis calibrated to the project's actual group-use design, not solely overnight lodging demand.

This proposal must be evaluated for what it actually is: a dispersed, event-capable lodging campus with reduced centralized oversight, a larger site footprint, and materially different operational characteristics than the inn the SLVSP envisioned and the City previously approved. That distinction is not a matter of aesthetics — it goes to the core question of SLVSP consistency, CEQA adequacy, and long-term land use compatibility.

Sincerely,

Nik Sehgal, Resident near Arroyo Road, Livermore, CA

Jennifer Castellanos

From: [redacted]
Sent: Wednesday, April 29, 2026 5:29 PM
To: sspurepurewal@livermoreca.gov
Cc: planningcommission@livermoreca.gov; CityManager; Planning Web Email; citycouncil@livermoreca.gov; Cindy Giuliano [redacted]
Subject: SPDR 25-030

You don't often get email from [redacted]. Learn why this is important

Exercise Caution: This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The city can't possibly allow a hotel project to become a trailer park. If the numbers didn't make a hotel feasible why will this succeed? If this option fails will the next plan be a camp ground?
The proposed cottages are are inconsistent with our wine country character and from the picture are an eyesore. This is not only a MAJOR modification of the original plan but a low rent option.
The term "villa-style cottages" classes up what are really ADU units, which I assume when the project if allowed to pass fails, will become low income or homeless housing. Nothing like putting
"villa-style cottages" alongside multi million dollar homes to class up neighborhoods and increase property values. The city needs to DENY approval and request a full review of the project and ramifications of such changes.

Thank you for your time,

Anthony R Giuliano
[redacted]

Jennifer Castellanos

From: [redacted]
Sent: Thursday, April 30, 2026 3:24 PM
To: Sukhamrit Purewal; Planning Web Email
Cc: Stephen Riley; [redacted]
Subject: SPDRM 25-030

You don't often get email from [redacted] Learn why this is important

Exercise Caution: This message is from outside the City email system. Do not open links or attachments from untrusted sources.

While I appreciate the work that the Planning Commission members have done to assist the applicant with this new proposal for Site 5D2, I request a 30-day pause before approving the new project, 25-030.

It appears from recent discussions with the Planning Commission that these new plans are considered "approved" because the prior design/proposal was larger and approved. So the logic seems to be because this is considered smaller, the Planning Commission can allow the applicant to move forward with this new proposal without further review.

This new hotel design and overall plan is clearly significantly different than the original Wine Country Inn design, with the large two-story buildings replaced with single story manufactured "cottages", removing the restaurant, etc. Despite these fundamental changes, we are given the impression that it falls within the prior approval.

I request the Planning Commission grant us a 30-day pause before considering this plan and defer approving this new project for a Wine Country Inn.

Madeline McMenamin

1**James and Leslie Roberts**

May 4, 2026

Planning Commission
City Hall
1052 S. Livermore Ave
Livermore, CA 94550 1052
planning@livermoreca.gov

We write to object to the proposed SPDR 25-030 (Hansen Road) project, hearing date May 19, 2026.

We are homeowners and residents of Livermore, having lived at the corner of Hansen Road and Impruneta Court for some 20 years.

The proposed project raises a number of insurmountable concerns.

First, Hansen Road is a narrow residential street and has long stretches without stop signs. It runs parallel to Wetmore Road, which is designed for heavier traffic. Hansen Road is often used instead of Wetmore Road by residents of the Los Olivos area. Hansen Road cannot handle this increase in traffic.

Next, the proposed project is wholly inconsistent with the Livermore wine region. This area is renowned not only for its scenic beauty and agricultural heritage but also as a hub of viticulture and tourism that supports local economies and communities. It will negatively impact the adjoining vineyards and wineries that rely on the tranquility and pristine nature of the area. It will also detract from the visitor experience, which is closely tied to the region's charm and aesthetic. Per the City website, "Founded in 1869, Livermore is California's oldest wine region, framed by award-winning wineries, farm lands, and ranches that mirror the valley's western heritage," and "Livermore's climate, soils, terrain, and geography contribute to a rich biological diversity, ranching, and winemaking heritage. Livermore provides natural habitat for a variety of plants and wildlife species, many of which are rare and unique to this region, as well as working lands suited to cattle grazing and winemaking." Further, "The City's Open Space and Conservation Program implements long-standing policies that call for the protection of the open space and habitat areas in and around Livermore." The owner apparently seeks to change what was purchased into something more valuable because it contrasts with its surroundings. The more it contrasts with its surroundings, the more valuable it is.

Next, this project will likely attract a cluster of short term rentals. Short term rentals have a long history of being bad neighbors. It is one thing to have a few short term

rentals here and there. It another thing to create a cluster of short term rentals. Such a cluster can lead to disturbances at all hours and diminish the peaceful nature of our neighborhood. This undermines the sense of community and safety that residents value. Moreover, the rise of short-term rentals can contribute to housing shortages and rising rental prices, making it harder for locals to secure affordable, stable housing.

Protecting this wine region benefits not only the residents and business owners but also the broader community that values its unique contributions to agriculture and tourism.

James and Leslie Roberts

Jennifer Castellanos

From: Paul Mansfield [redacted]
Sent: Thursday, May 14, 2026 2:28 PM
To: Planning Web Email; Sukhamrit Purewal; Stephen Riley; [redacted]
Subject: Comments regarding SPDRM 25-030 (Wine Country Inn) in advance of May 19 meeting

You don't often get email from [redacted] Learn why this is important

Exercise Caution: This message is from outside the City email system. Do not open links or attachments from untrusted sources.

5/14/26

To: Members of the Livermore Planning Commission

From: Paul Mansfield, Livermore

First, I thank you for the time and effort you expend in service to the Livermore community. Our city would not be the beautiful, well-curated place that it is without your dedication and that of city staff.

I ask you now to consider the Wine Country Inn.

It should escape no one's attention that the proposed changes to SPDRM25-030 are vast and significant.
Any attempt to characterize these changes as mere "modifications" to the pre-existing hotel plan is questionable.
In truth, this is an entirely new plan.

It's true, the new plan proposes a lesser number of total square feet than the original plan.
But this by itself is not sufficient to make the argument that no new studies are needed.

Indeed, the new plan constitutes a drastic departure from the old one. Virtually none of the previous studies are applicable.
A new set of studies for this new plan are entirely appropriate.

Along with the normal assessments in the areas of traffic, ingress, egress, parking, illumination, drainage, pedestrian safety, firefighter access, and noise among others, this new plan should prompt additional study and understanding in the areas of:

-a full re-evaluation on *each* of the Conditions of Approval attached to the original plan in May of 2023

-a full consideration for any appropriate new conditions needed to regulate the more open "villa" buildings and site environment.

-specific provisions for enforcement of the Conditions of Approval

-a study for a 4-way stop needed at Arroyo and Hansen

-an onsite smoking and alcohol use policy

-an evaluation of the suitability of the wrap-around decks proposed for most of the buildings

-policies for guests' pets

-a full assessment of whether 29 prefab buildings are compatible with the intent of the SLVSP. Is it still an “Inn” as envisioned, or is it now a motel?

-possible/optimal uses for the facility if/when it closes

-restrictions on future ownership models, subletting, long term occupancy

-a study on whether the new plan will bring the type of clientele that actually purchases wine by the case.

These are only a few of the concerns that come to my mind. Other residents will have additional concerns.
The public will get its first opportunity to review the proposal in full on May 15th after 5pm. More issues will surface then.

I respectfully request that the Planning Commission delay making any approvals on May 19th, 2026. The item for discussion needs to be submitted as a brand new site plan to ensure all aspects of the new proposal are properly evaluated.

Thank you for your time.

Paul Mansfeld
Livermore

Link to South Livermore Valley Specific Environmental Impact Report (EIR) and 2023 Wine Country Inn Addendum

https://www.livermoreca.gov/departments/community-development/planning/environmental-documents

* 1. After clicking the link, scroll down until you see the 1997 South Livermore Valley Specific Plan EIR and click the +
  2. Users may need to refresh the web page if the 2023 Wine Country Inn Addendum does not load properly

IN THE PLANNING COMMISSION OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION FINDING SITE PLAN DESIGN REVIEW MODIFICATION (SPDRM) 25-030 (PROJECT) WITHIN THE SCOPE OF THE PRIOR CERTIFIED EIR PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SECTION 15162 (SUBSEQUENT EIRS AND NEGATIVE DECLARATIONS) AND EXEMPT FROM THE PROVISIONS OF CEQA PER GUIDELINES SECTION 15183 (PROJECTS CONSISTENT WITH COMMUNITY PLAN, GENERAL PLAN, OR ZONING)

The City received an application for Site Plan Design Review Modification (SPDRM) 25-030 to develop a 3.2-acre vacant parcel with a Wine Country Inn consisting of 24 single story cottage style buildings with a total of 30 guest bedrooms, a small meeting space, guest kitchen, lobby building, guest pool, and a caretaker's unit ("the Project"). The Project includes a total of approximately 19,100 square feet of building area, 39 paved parking spaces, 8 bicycle parking spaces, landscaping with 82 new trees, and related on- and off-site improvements. The Project modifies the previously approved Site Plan Design Review (SPDR) 23-001 entitlement authorizing a two-story, 29,345 square foot building with a 77-seat restaurant. The new proposal reduces the building area by 10,245 square feet and does not include a restaurant. No changes are proposed to Conditional Use Permit (CUP) 23-002 for the approved caretaker's residence.

In 1997, the City certified an EIR for the South Livermore Valley Specific Plan ("Specific Plan"), which identified the project site and assumed the development of a Wine County Inn with 30 guest rooms and may have a restaurant with up to 100 seats. In 2023, the City adopted an Addendum to the 1997 EIR, determining that no supplemental or subsequent EIR was required because no substantial changes or new information of substantial importance existed.

On May 22, 2023, the City Council approved Site Plan Design Review (SPDR) 23-001 and Conditional Use Permit (CUP) 23-002 authorizing a 30-room, 29,345 square foot two-story inn with a 77-seat restaurant, and a conditionally permitted caretaker's unit. The entitlement approvals established the land use permissions and development framework for the proposed inn consistent with the South Livermore Valley Specific Plan and applicable zoning standards.

On December 18, 2025, the applicant applied to modify the existing entitlement (SPDR 23-001) with a lower intensity, single story cottage style inn that includes 30 guest rooms, a lobby, a guest services building, a pool, and the previously approved caretaker's unit. This modification shifts the project toward a more lodging focused, visitor serving facility without a restaurant. The project site is vacant and located at the southwest corner of Arroyo Road and Hansen Road (APN 99-460-8).

On May 19, 2026, the Planning Commission held a duly noticed public meeting to review the Project and staff recommendations, all public comments and testimony, and findings.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Livermore that prior to taking action on the Project, and at a properly noticed public meeting, the Planning Commission reviewed written and oral staff reports, conducted a public hearing on the Project, took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The Planning Commission's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Livermore, based upon its own independent review of the Record Evidence and considerations, has determined the Project is within the scope of the prior analyzed and certified EIR in accordance with California Environmental Quality Act ("CEQA") Guidelines Section 15162, and is statutorily exempt from CEQA under CEQA Guidelines Section 15183, which exempts projects consistent with a Community Plan, General Plan, or Zoning.

1. Subsequent EIRs and Negative Declarations – CEQA Guidelines Section 15162

(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

(d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.

Response: In 1997, the City certified an EIR for the South Livermore Valley Specific Plan, which identified the project site and assumed the development of a Wine County Inn with 30 guest rooms and may have a restaurant with up to 100 seats. In 2023, the City adopted an Addendum to the 1997 EIR, determining that no supplemental or subsequent EIR was required because no substantial changes or new information of substantial importance existed.

No changes are proposed to the South Livermore Valley Specific Plan nor have substantial changes to the Project occurred that require major revisions to the Previous 1997 EIR (SCH No. 1996052025) prepared for the Specific Plan or the 2023 Addendum prepared for the previously approved project. Substantially more severe impacts beyond those identified and analyzed in the Previous EIR would not occur as a result of the proposed Project.

The Project will still provide commercial development of a 30-room Wine Country Inn on Site 5D2. The contemplated land use in the Specific Plan, and analyzed in the EIR and Addendum, is still provided—a 30-room Commercial Inn with a 100-foot planted agricultural buffer along Arroyo Road. The Project would reduce the building area of the previously approved project by over 10,000 square feet. The Project meets the

landscape requirements of the Specific Plan by providing approximately 53,000 square feet of landscaping with a diverse palette of grasses, shrubs, and 82 new trees, and large shrub species among the various other species of shrubs, grasses, and groundcovers. Approximately 50 percent of the proposed plant pallets are California native species. Like the previously approved project, all landscaping improvements would be consistent with Section 13.25 of the Municipal Code, Water Efficient Landscape Ordinance. The 100-foot vineyard area along the eastern boundary of the site would maintain the rows of grape vines that are currently planted.

Site access will remain the same for the Project as previously analyzed in the EIR and Addendum. The site is accessed from Hansen Road consistent with the Specific Plan and previously approved project. Additionally, circulation in the Project will remain the same or better as previously analyzed. The Project eliminates the previously analyzed restaurant component, one of the primary trip-generating uses, and therefore represents a less intensive development scenario than what was evaluated in the EIR and subsequent technical studies.

Sewer services for the Project would be provided by the City of Livermore. New sewer lines would be constructed within the drive aisles of the project site and connect to the City's existing sanitary sewer line in Hansen Road.

Water services for the Project would be provided by the California Water Service Company (Cal Water). A new water line would connect to an existing stub at the north end of the project site and connect to the main water line in Hansen Road.

Like the previously approved project, stormwater at the project site would be captured by a series of new storm drains, directed at one of two new bio-retention basins located on the western and southeastern sides of the site. The treatment areas will provide detention and treatment of stormwater.

In addition to using water-efficient landscaping, the Project would implement several sustainable features. The proposed buildings would be all-electric. The Project would supplement on-site energy with solar panels. Additionally, the Project would use low-flow toilets and shower heads in the cottages, provide electric vehicle charging stations, use biodegradable laundry soap for washing machines, and replace paper towels with hand linens in the restrooms.

Overall, the proposed Project does not propose substantial changes to the project previously analyzed in the EIR, would result in no new significant environmental impact, and includes no new information of substantial importance that would generate new, more severe impacts or require new mitigation measures compared to those identified for the original 1997 EIR. As such, the proposed project would not result in conditions identified in CEQA Guidelines Section 15162 requiring supplemental

environmental review or a Subsequent EIR, and these are therefore not required for the proposed Project.

2. Section 15183(b): In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

   (1) Are peculiar to the project or the parcel on which the project would be located,

   (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent,

   (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or

   (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

   Response: The Project does not include new environmental effects that were not previously analyzed as significant effects in the prior EIR. The project site is identified in the South Livermore Valley Specific Plan as Site 5D2, designated for a 30-room Wine Country Inn and may have a restaurant with up to 100 seats. The 1997 South Livermore Valley Specific Plan EIR (SCH No. 1996052025) evaluated buildout of this site, and a 2019 Traffic Impact Study confirmed that the 2023 approved project (30-room inn and 77-seat restaurant) would not result in new significant transportation impacts beyond those identified in the EIR. In 2023, the City adopted an Addendum to the 1997 EIR, finding that no subsequent or supplemental EIR was required because no substantial changes to the project, circumstances, or new information of substantial importance existed.

   The Project will still provide commercial development of a 30-room Wine Country Inn on Site 5D2. The contemplated land use in the Specific Plan, and analyzed in the EIR and Addendum, is still provided—a 30-room Commercial Inn with a 100-foot planted agricultural buffer along Arroyo Road. The Project would reduce the building area of the previously approved project by over 10,000 square feet. The Project meets the landscape requirements of the Specific Plan by providing approximately 53,000 square feet of landscaping with a diverse palette of grasses, shrubs, and 82 new trees, and large shrub species among the various other species of shrubs, grasses, and groundcovers. Approximately 50 percent of the proposed plant pallets are California native species. Like the previously approved project, all landscaping improvements would be consistent with Section 13.25 of the Municipal Code, Water Efficient Landscape Ordinance. The 100-foot vineyard area along the eastern boundary of the site would maintain the rows of grape vines that are currently planted.

Site access will remain the same for the Project as previously analyzed in the EIR and Addendum. The site is accessed from Hansen Road consistent with the Specific Plan and previously approved project. Additionally, circulation in the Project will remain the same or better as previously analyzed. The Project eliminates the previously analyzed restaurant component, one of the primary trip-generating uses, and therefore represents a less intensive development scenario than what was evaluated in the EIR and subsequent technical studies.

Sewer services for the Project would be provided by the City of Livermore. New sewer lines would be constructed within the drive aisles of the project site and connect to the City's existing sanitary sewer line in Hansen Road.

Water services for the Project would be provided by the California Water Service Company (Cal Water). A new water line would connect to an existing stub at the north end of the project site and connect to the main water line in Hansen Road.

Like the previously approved project, stormwater at the project site would be captured by a series of new storm drains, directed at one of two new bio-retention basins located on the western and southeastern sides of the site. The treatment areas will provide detention and treatment of stormwater.

In addition to using water-efficient landscaping, the Project would implement several sustainable features. The proposed buildings would be all-electric. The Project would supplement on-site energy with solar panels. Additionally, the Project would use low-flow toilets and shower heads in the cottages, provide electric vehicle charging stations, use biodegradable laundry soap for washing machines, and replace paper towels with hand linens in the restrooms.

Overall, the proposed Project does not propose substantial changes to the project previously analyzed in the EIR, would result in no new significant environmental impact, and includes no new information of substantial importance that would generate new, more severe impacts or require new mitigation measures compared to those identified for the original 1997 EIR and analyzed in the Addendum. As a result, the Project remains fully within the scope of the prior environmental review, and no additional CEQA analysis is necessary.

Section 15183(d): This section shall apply only to projects which meet the following conditions:

(1) The project is consistent with:

a. A community plan adopted as part of a general plan,
b. A zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development, or

c. A general plan of a local agency, and

(2) An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan.

Response: The Project is consistent with the City's General Plan and the South Livermore Valley Specific Plan. The General Plan designates the site as South Livermore Valley - Vineyard Commercial (SV-VC), which allows development of a 30-room inn that may have a restaurant with up to 100 seats on the project site. The Specific Plan implements this General Plan designation, identifies the subject site as Site 5D2, and permits a Wine Country Inn with 30 guest rooms and may have a restaurant with up to 100 seats. The Project includes only the 30-room inn component and remains fully consistent with the permitted intensity, land use designation, and development parameters established in the Specific Plan.

An Environmental Impact Report (EIR) for the South Livermore Valley Specific Plan (SCH No. 1996052025) was certified in 1997. The EIR evaluated development of the Vineyard Commercial designation, including buildout of Site 5D2. Subsequent technical studies, including the 2019 Traffic Impact Study for the approved 30-room inn and 77-seat restaurant, confirmed no new significant impacts beyond those identified in the EIR. In 2023, the City adopted an Addendum to the 1997 EIR, determining that no supplemental or subsequent EIR was required because no substantial changes or new information of substantial importance existed.

The Project is consistent with the applicable General Plan and Specific Plan designations and remains within the scope of impacts previously analyzed in the certified 1997 EIR and 2023 Addendum. Therefore, additional CEQA analysis is not required.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore has considered the Record Evidence and adopted a resolution finding the project to be exempt from the California Environmental Quality Act, and directs the Planning Manager to file a Notice of Exemption with the Alameda County Clerk.

The documents that constitute the record of proceedings upon which this decision is based can be found in the Community Development Department, 1052 S. Livermore Avenue, in Livermore, California.

On the motion by Commissioner _____, seconded by Commissioner _____, the foregoing Resolution was passed and adopted at the Planning Commission meeting of May 19, 2026, by the following vote:

AYES:
NOES:
ABSENT:

Tracy Kronzak, Chairperson

By Stephen Riley, Planning Manager
Secretary to the Planning Commission

IN THE PLANNING COMMISSION OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION APPROVING SITE PLAN DESIGN REVIEW MODIFICATION (SPDRM) 25-030 (PROJECT) FOR THE WINE COUNTRY INN

The City received an application for Site Plan Design Review Modification (SPDRM) 25-030 to develop a 3.2-acre vacant parcel with a Wine Country Inn consisting of 24 single story cottage style buildings with a total of 30 guest bedrooms, a small meeting space, guest kitchen, lobby building, guest pool, and a caretaker's unit ("the Project"). The Project includes a total of approximately 19,100 square feet of building area, 39 paved parking spaces, 8 bicycle parking spaces, landscaping with 82 new trees, and related on- and off-site improvements. The Project modifies the previously approved Site Plan Design Review (SPDR) 23-001 entitlement authorizing a two-story, 29,345 square foot building with a 77-seat restaurant. The new proposal reduces the building area by 10,245 square feet and does not include a restaurant. No changes are proposed to Conditional Use Permit (CUP) 23-002 for the approved caretaker's residence.

In 1997, the City certified an EIR for the South Livermore Valley Specific Plan ("Specific Plan"), which identified the project site and assumed the development of a Wine County Inn with 30 guest rooms and may have a restaurant with up to 100 seats. In 2023, the City adopted an Addendum to the 1997 EIR, determining that no supplemental or subsequent EIR was required because no substantial changes or new information of substantial importance existed.

On May 22, 2023, the City Council approved Site Plan Design Review (SPDR) 23-001 and Conditional Use Permit (CUP) 23-002 authorizing a 30-room, 29,345-square foot two-story inn with a 77-seat restaurant, and a conditionally permitted caretaker's unit. The entitlement approvals established the land use permissions and development framework for the proposed inn consistent with the Specific Plan and applicable zoning standards.

On December 18, 2025, the applicant applied to modify the existing entitlement (SPDR 23-001) with a lower intensity, single story cottage style inn that includes 30 guest rooms, a lobby, a guest services building, a pool, and the previously approved caretaker's unit. This modification shifts the project toward a more lodging focused, visitor serving facility without a restaurant. The project site is vacant and located at the southwest corner of Arroyo Road and Hansen Road (APN 99-460-8).

On May 19, 2026, the Planning Commission held a duly noticed public meeting to review the Project and staff recommendations, all public comments and testimony, and findings.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Livermore that prior to taking action on the Project, and at a properly noticed public meeting, the Planning Commission reviewed written and oral staff reports, took testimony, and received into the record all pertinent documents related to the Project (collectively, the

"Record Evidence"). The Planning Commission's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

BE IT FURTHER RESOLVED with respect to the Site Plan Design Review Modification application, that, based upon the information presented, the Planning Commission of the City of Livermore finds the Project:

1. Be allowed within the subject zone.

   Response:

   The Project is consistent with the City's General Plan and the South Livermore Valley Specific Plan. The General Plan designates the site as South Livermore Valley - Vineyard Commercial (SV-VC), which allows development of a 30-room inn and may have a restaurant with up to 100 seats on the project site. The Specific Plan implements this General Plan designation, identifies the subject site as Site 5D2, and permits a Wine Country Inn with 30 guest rooms and may have a restaurant with up to 100-seats. The Project includes only the 30-room inn component and remains fully consistent with the permitted intensity, land use designation, and development parameters established in the Specific Plan.

   The site is zoned Planned Unit Development 01-001 (PUDA 01-001), which further implements the Specific Plan and permits a 30-room wine country inn by right. Further, the previously approved caretaker's residence is authorized under Conditional Use Permit (CUP) 23-002, in conformance with the provisions set forth in (PUDA) 01-001.

   The Project is consistent with the applicable General Plan and Specific Plan designations and remains within the scope of impacts previously analyzed in the certified 1997 Environmental Impact Report (EIR) for the South Livermore Valley Specific Plan (SCH No. 1996052025) and 2023 Addendum to the EIR. No changes are proposed to the South Livermore Valley Specific Plan nor have substantial changes to the Project occurred that require major revisions to the Previous 1997 EIR (SCH No. 1996052025) prepared for the Specific Plan or the 2023 Addendum prepared for the previously approved project. Substantially more severe impacts beyond those identified and analyzed in the Previous EIR would not occur as a result of the proposed Project. Therefore, additional CEQA analysis is not required.

2. Be designed such that:

   a. The project will not be detrimental to the public health, safety, or general welfare, and not detrimental to adjacent property;
   b. Architectural design and functional plan of the structure(s) and related improvements are of reasonable aesthetic quality and compatible with adjacent developments;

c. Structure(s) and related improvements are suitable for the proposed use of the property and provide adequate consideration of the existing and contemplated uses of land and orderly development in the general area of the subject site; and
d. The project's site plan and design is consistent with the City's Design Standards and Guidelines.

Response: The contemplated land use in the Specific Plan, and analyzed in the EIR and Addendum, is still provided—a 30-room Commercial Inn with a 100-foot planted agricultural buffer along Arroyo Road on Commercial Site 5D2. The Project would reduce the building area of the previously approved project by over 10,000 square feet. The site layout follows the prototypical Inn layout envisioned in the Specific Plan (pp. 12-13), including building orientation to preserve south-facing views, vineyard integration, appropriate placement of parking and service areas and a central paseo with shade and public gathering spaces. The Project's architecture incorporates Specific Plan required design elements, including dormers, eaves, and horizontal massing. The Project's building materials and colors are natural wood, stone, and darker roof tones, which also comply with Specific Plan requirements and match the wine-country agricultural character of the area.

The Project meets the landscape requirements of the Specific Plan by providing approximately 53,000 square feet of landscaping with a diverse palette of grasses, shrubs, and 82 new trees, and large shrub species among the various other species of shrubs, grasses, and groundcovers. Approximately 50 percent of the proposed plant pallets are California native species. Like the previously approved project, all landscaping improvements would be consistent with Section 13.25 of the Municipal Code, Water Efficient Landscape Ordinance. The 100-foot vineyard area along the eastern boundary of the site would maintain the rows of grape vines that are currently planted.

Site access will remain the same for the Project as previously analyzed in the EIR and Addendum. The site is accessed from Hansen Road consistent with the Specific Plan and previously approved project. Additionally, circulation in the Project will remain the same or better as previously analyzed. The Project eliminates the previously analyzed restaurant component, one of the primary trip-generating uses, and therefore represents a less intensive development scenario than what was evaluated in the EIR and subsequent technical studies.

The Project is consistent with the South Livermore Valley Specific Plan and PUDA 01-001 development and design standards, which regulate building placement, access, circulation, and site improvements to ensure orderly and safe development. Therefore, based on these elements, the Project would not be detrimental to public health, safety, general welfare, or adjacent properties, is compatible with existing and planned land uses, and complies with applicable City design standards.

3. Be designed to include the following criteria, as applicable:

    a. Compliant with Chapter 9.07 of the Development Code (Site Plan and Design Review), Municipal Code Title 15 (Buildings and Construction), and any other applicable City regulations and policies;
    b. Efficient site layout and design;
    c. Compatible and appropriate scale to neighboring properties and developments.
    d. Efficient and safe public access (both pedestrian and vehicular) and parking;
    e. Appropriate and harmonious arrangement and relationship of proposed structures and signs to one another and to other development in the vicinity, based on good standards of design;
    f. Appropriate relationship to land use and development of adjacent properties, including topographic and other physical characteristics of the land;
    g. Proper site utilization and the establishment of a physical and architectural relationship to existing and proposed structures on the site;
    h. Compatible architectural style with the character of the surrounding area, both to avoid repetition of identical design where not desired, and to ensure compatibility in design where desired;
    i. Harmonious relationship with existing and proposed developments and the avoidance of both excessive variety and monotonous repetition;
    j. Compatible in color, material, and composition of the exterior elevations to neighboring visible structures;
    k. Appropriate exterior lighting which provides for public safety and is not of a nature that will constitute a hazard or nuisance to adjacent properties;
    l. Compatible in scale and aesthetic treatment of proposed structures with public areas;
    m. Appropriate open space and use of water efficient landscaping; and
    n. Consistent with the General Plan and any applicable Specific Plan.

    Response: The Project complies with Chapter 9.07 of the Development Code, Municipal Code, and all applicable City codes and regulations and will be further reviewed for compliance at the building permit stage. The site plan demonstrates an efficient layout with the parking area located in the northern portion of the stie, accessed via Hansen Road, and cottage buildings distributed throughout the center of the site oriented around a central paseo with shade and public gathering spaces, surrounded by landscaping and integrated into a vineyard setting. The building arrangement provides an efficient layout, clear circulation pattern and safe pedestrian and vehicular access consistent with City Standards.

    The Project height ranges from approximately 12 to 18 feet tall and are single-story structures that are an appropriate scale in relationship to the site's slope and terrain, the surrounding area, and conform to the maximum height allowed by the South Livermore Valley Specific Plan. The architectural design complies with Specific Plan requirements for wine country style and features the use of natural materials such as wood, stone, and earth tone colors, as well as dormers, gables, trellises, and

horizontal massing. The project is appropriate in scale, and the proportions of buildings provide simplicity of form and comply with the desired styles for the wine country theme in the area. The Project's architectural style is appropriate for the agricultural setting of the site. It is compatible with other architectural styles found in South Livermore, yet distinct enough to avoid monotonous repetition. The architectural details such as wood doors, enhanced shutters around the windows, wooden decks that wraparound the cottages, vertical siding in a variety of colors, and lighting sconces contribute to the character of the buildings.

The Project application included a photometric lighting plan demonstrating adequate lighting levels in the parking lot and pedestrian areas while avoiding glare and light spillovers beyond the project site to constitute a hazard or nuisance to adjacent properties. Finaly, the Project's open space areas, landscape design and plant palette would comply with the Water Efficient Landscape Ordinance.

As explained in the Planning Commission staff report, the Project is consistent with the applicable General Plan and Specific Plan designations and remains within the scope of impacts previously analyzed in the certified 1997 EIR and 2023 Addendum. Therefore, additional CEQA analysis is not required.

BE IT FURTHER RESOLVED that the Livermore Planning Commission, based upon its own independent review of the Record Evidence and considerations, and based on the above findings which are necessary to protect the public health, safety, and general welfare, hereby approves Site Plan Design Review Modification (SPDRM) 25-030, subject to the Conditions of Approval attached hereto as Exhibit A.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore has considered the Record Evidence and adopted a resolution finding the project to be exempt from the California Environmental Quality Act, and directs the Planning Manager to file a Notice of Exemption with the Alameda County Clerk.

The documents that constitute the record of proceedings upon which this decision is based can be found in the Community Development Department, 1052 S. Livermore Avenue, in Livermore, California.

On the motion by Commissioner _____, seconded by Commissioner _____, the foregoing Resolution was passed and adopted at the Planning Commission meeting of May 19, 2026, by the following vote:

AYES:
NOES:
ABSENT:

Tracy Kronzak, Chairperson

by Stephen Riley, Planning Manager
Secretary to the Planning Commission

EXHIBIT A – Conditions of Approval

CONDITIONS OF APPROVAL

Site Plan Design Review Modification (SPDRM) 25-030

Development of a 3.2-acre vacant parcel with a Wine Country Inn consisting of 24 single story cottage style buildings with a total of 30 guest bedrooms, a small meeting space, guest kitchen, lobby building, guest pool, and a caretaker's unit. The project includes a total of approximately 19,100 square feet of building area, 39 paved parking spaces, 8 bicycle parking spaces, landscaping with 82 new trees, and related on and-off site improvements. SPDRM 25-030, modifies the previously approved project Site Plan Design Review (SPDR) 23-001 for a two story, 29,345 square foot building with a 77-seat restaurant. The new proposal reduces the building area by 10,245 square feet and does not include a restaurant. No changes are proposed to Conditional Use Permit (CUP) 23-002 for the approved caretaker's residence. The previous conditions of approval for the caretaker's unit are incorporated as part of SPDRM 25-030. The project site is vacant and located at the southwest corner of Arroyo Road and Hansen Road (APN 99-460-8).

A. PROJECT AUTHORIZATION

1. The project shall be in conformance with all City ordinances, rules, regulations, and policies. The conditions listed below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

2. Approval is limited to the conformance of the land with commercial use (30-room Wine Country Inn) and the Livermore Development Code (LDC) and South Livermore Valley Specific Plan (SLVSP) requirements. Use of the property shall be limited to those permitted by the SLVSP, PD-SLVSP (PUDA 01-001), and LDC as it exists now or may be amended in the future.

3. This approval is not an authorization to commence construction. Building construction, alterations, repairs, or occupancy shall not be permitted without prior approval of the Building Division through issuance of any required permits.

4. Site Plan Design Review Modification (SPDRM) 25-030 shall expire on May 19, 2028, unless a request for extension has been filed.

B. PROJECT SPECIFIC CONDITIONS

Prior to the occupancy of the first building, the applicant shall demonstrate conformance to the following conditions to the satisfaction of the Planning Division. The applicant shall respond in writing to all conditions contained herein and in attachments to this document. Responses shall clearly describe how each condition will be met. When the response references construction drawings, the page number and detail reference, if applicable, shall be noted.

1. Prior to occupancy of the first building, the property owner, entity, or authorized party shall record a deed restriction on the property, with the Alameda County Clerk, restricting any future changes to the use of the property as a 30-room commercial inn with a caretaker's unit.

    a. The deed restriction shall apply to the current owner(s) and future owner(s) of the property.

    b. The deed restriction shall include the property address, APN, and recorded map.

    c. The deed restriction may include the option of adding a restaurant up to 100-seats with approval of a separate Planning entitlement and Building Permit, if proposed in the future.

2. Parking shall be contained on site. Inn related parking shall not occur within the surrounding residential neighborhoods.

3. Special events are not permitted without prior review and approval of a Temporary Use Permit.

4. Noise generated by the project shall be in conformance with the Noise Element of the General Plan.

5. No construction allowed between the following time periods:

    a. 6:00 p.m. Saturday to 7:00 a.m. Monday;
    b. 8:00 p.m. to 7:00 a.m. on Monday, Tuesday, Wednesday, and Thursday;
    c. 8:00 p.m. Friday to 9:00 a.m. Saturday; and
    d. All City-observed holidays.

6. The project shall maintain the planted 100-foot agricultural buffer along Arroyo Road with a minimum of five rows of vines.

7. The project shall provide sight visibility at the driveway locations to the satisfaction of the City Engineer.

8. The development must include a minimum of 8 bicycle-parking stalls on site. Bicycle parking stalls shall provide two points of contact.

9. The project shall be required to provide on-site plantings for a total of 82 trees.

10. The trash enclosure shall be screened from public view along Hansen Road, with a minimum of three trees of which two trees shall be 24" inch box trees.

11. Provide plans for installing sleeve(s) under the proposed driveway for irrigation mainline and wires (post-entitlement).

12. Ensure all new landscape on-site is privately owned and maintained.

13. The lighting plan shall provide sufficient illumination at one-foot candle .

14. The lighting plan shall provide a minimum of one footcandle of light in the parking lot.

15. Prior to occupying the first building, and upon installation of all light fixtures, staff shall inspect site lighting levels. If necessary, adjustments to lighting levels shall be made to ensure that there is no off-site glare that impacts the surrounding vineyard area and the residences to the northwest of the project site, consistent with City standards.

16. Prior to occupying the first building, the applicant shall submit a Landscape Documentation Package to ensure consistency with the City's Water Efficient Landscape Ordinance.

17. Any signs associated with the project will require a separate application and approval.

18. Per Livermore Municipal Code section 12.51, if public art will be installed a site plan shall be submitted showing the location of the artwork, complete with landscaping, lighting and other appropriate accessories to complement and protect the artwork, along with the artist's concept and representation, such as a drawing, photograph, or maquette of the artwork. Indicate what medium or materials will be used and include maintenance plans for the artwork. As outlined in the Muni Code, Building permits shall not be issued until the Commission has approved the request to install public art, and the certificate of occupancy shall not be issued until the approved work of art has been installed and an agreement has been recorded against the property to maintain the art for a minimum of thirty years. If an in-lieu contribution will be provided in place of artwork, the public art in-lieu contribution shall be paid at the time of issuance of each building permit.

19. During construction the applicant is required to implement the following basic construction dust control measures:

    a. Water all active construction areas at least twice daily;

    b. Pave, apply water three times daily, or apply non-toxic soil stabilizers

on all unpaved access roads, parking areas, and staging areas at construction sites;

c. Sweep all paved access roads, parking areas, and staging areas at construction sites daily with water sweepers; and

d. Sweep streets daily with water sweepers, if visible soil material is carried onto adjacent public streets.

20. Prior to approval of any grading plans, the project applicant shall show on the plans via notation that the contractor shall ensure that all heavy-duty diesel-powered equipment (e.g., rubber-tired dozers, scrapers, cranes, etc.) to be used in the construction of the project (including owned, leased, and subcontractor vehicles) shall, at a minimum, meet U.S. Environmental Protection Agency standards for Tier 4 engines or equivalent. The plans shall be submitted to the Community Development Department for review and approval.

21. The applicant shall retain the services of a professional paleontologist to educate the construction crew that will be conducting grading and excavation at the project site. The education shall consist of an introduction to the geology of the project site and the kinds of fossils that may be encountered, as well as what to do in case of a discovery. Should any vertebrate fossils (e.g., teeth, bones), an unusually large or dense accumulation of intact invertebrates, or well-preserved plant material (e.g., leaves) be unearthed by the construction crew, then ground-disturbing activity shall be diverted to another part of the project site and the paleontologist shall be called on-site to assess the find and, if significant, recover the find in a timely matter. Finds determined significant by the paleontologist shall then be conserved and deposited with a recognized repository, such as the University of California Museum of Paleontology. The alternative mitigation would be to leave the significant finds in place, determine the extent of significant deposit, and avoid further disturbance of the significant deposit. Proof of the construction crew awareness training shall be submitted to the City's Community Development Department in the form of a copy of training materials and the completed training attendance roster.

22. Prior to issuance of grading permits, the project applicant shall complete an analysis of on-site soils to determine whether substantial concentrations of organochloride pesticides or other soil contaminants are present above the applicable direct exposure Environmental Screening Levels (ESLs) set by the Regional Water Quality Control Board. If contaminants are not detected above applicable ESLs, then further mitigation is not required. If contaminants are detected above the applicable ESLs, then the soils shall be remediated by off-hauling to a licensed landfill facility. Such remediation activities shall be performed by a licensed hazardous waste contractor (Class A) and contractor personnel that have completed 40-hour OSHA hazardous training. The results of soil sampling and analysis, as well as verification of proper remediation and disposal, shall be submitted to the Community Development Department for review and approval.

23. Two parking spaces shall be provided for the caretaker's residence, apart from the required parking for the Inn.

24. The caretaker's residence shall not be rented by guests staying at the Inn or utilized as a short-term rental.

GENERAL CONDITIONS OF APPROVAL

1. The location and planted screening of backflow preventers, fire service connections, and other ground utilities shall be shown on the landscape plan during Building Permit review.

2. All roof-mounted or ground mounted equipment, including HVAC units, production equipment, vents, microwave dishes, antennas, or similar devices shall be screened from public view by restricting the maximum height of such devices to that of the surrounding building parapet.

3. Development shall conform to the final approved plans that are reviewed and approved by the Planning Commission. Building Permit Plans will need to reflect any changes made by the review authority or are required by the City at the time of Building Permit submittal.

4. The Community Development Director may approve minor amendments to the permit, provided that the permit is still in substantial conformance with the original approval.

5. The development impact fees and project processing fees due in connection with the permit shall be based upon the fees in effect at the time the fee is paid.

6. To the extent permitted by law, the project applicant shall defend, indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorney's fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

Building Department

1. Project shall comply with the requirements of the California Building Code.

2. Structures shall be required to comply with all Federal, HUD, or other requirements.

Fire Department

1. The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approval DO NOT include: 1.) Installation of the on-site fire mains and fire hydrants. Specific installation drawings submitted by the licensed underground fire protection contractor shall be submitted to the Fire Prevention Bureau for approval; and 2.) Backflow prevention or connections to the public water mains.

2. FIRE HAZARDS: The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.

3. FIRE CODE: All construction shall conform to the requirements of the 2025 Livermore Fire Code and local ordinances. All required permits shall be obtained prior to work commencement.

4. SITE SAFETY: Site safety during construction shall be in accordance with Fire Code chapter 33.

5. FIRE SPRINKLERS: Automatic fire sprinklers shall be installed in all occupancies in accordance with the 2025 Livermore Building, Fire and Residential Codes with local amendments and ordinances.

6. EMERGENCY RESPONDER RADIO: Emergency responder radio coverage shall be provided in accordance with section 510 of the Fire Code.

7. FIRE PROTECTION FACILITIES: Prior to any construction framing, the applicant shall provide adequate fire protection facilities, including, but not limited to a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.

8. WATER FLOW AND CONTROL VALVES: All fire sprinkler system water flow and control valves shall be complete and serviceable prior to final inspection. Prior to the occupancy of a building having a fire alarm system, the Fire Department shall test and witness the operation of the fire alarm system.

9. ELECTRICAL CONDUIT: Electrical conduit shall be provided to each fire protection system control valve including all valve(s) at the water connections. The Livermore-Pleasanton Fire Department requires electronic supervision of all valves for automatic sprinkler systems and fire protection systems.

10. LISTED: All commercial, industrial, and multi-family residential occupancies shall have valve tamper and water flow connected to a listed Central Station Service in accordance with NFPA 72. Fire Department plan check includes specifications, monitoring, installation, and alarm company certificates. Fire alarm control panel and remote annunciation shall be at location(s) approved by the Fire Prevention Bureau. All systems shall be point identified by individual device and annunciated by device type and point.

11. HAZARDOUS MATERIALS: Should any operation or business activity involve the use, storage or handling of hazardous materials, the firm shall be responsible for contacting the Livermore-Pleasanton Fire Department prior to commencing operations. Please contact the Hazardous Materials Coordinator at 925/454-2361.

12. FIRE HYDRANTS: Fire hydrants shall be installed at spacing not greater than 300 feet in industrial and commercial developments. Fire hydrants shall be installed at spacing not greater than 400 feet in residential developments.

    a) FIRE LANE MARKING: On-site access ways, turn arounds, and internal drives shall be designated as fire lanes and identified as such by red curb striping and posted with signs at locations approve by the Fire Department. Signs shall be according to State standards and read “No Parking – Fire Lane” and must be shown on the plans. The red curb striping, sign location(s), and sign language shall be included in the building permit submittal for review and approval by the Livermore-Pleasanton Fire Department prior to building permit issuance.

    b) The following schedule for NO PARKING signs shall apply:

Width	*Requirements*
36 feet or greater	No requirements
Between 28 and 36 feet	Post one side
Between 20 and 28 feet	Post both sides
Less than 20 feet	Not permitted
Cul-de-Sac	Not permitted

13. EMERGENCY VEHICLE ACCESS ROADS: Access roads shall have 13 feet, 6 inches unobstructed vertical clearance, 20 feet of unobstructed width (26 feet where occupied building floors exceed 30 feet height), and inside turning radius of 31 feet and outside turning radius of 51 feet. Unobstructed shall mean a clear travel way, excluding parking width, and designed for an emergency vehicle weight of 70,000 pounds under all weather conditions. Unobstructed width shall not include the width of rolled curbs, sidewalks, or non-drivable surfaces. All exterior portions of buildings must be within 200 feet of an access road. Yard and parking area may be able to be located farther than 200 feet from access roads,

depending on the specific use.

14. PREMISES IDENTIFICATION: Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be 12-inch high by 1-inch stroke. In all cases address numerals shall be of contrasting background and clearly visible in accordance with the Livermore-Pleasanton Fire Department Premises Identification Standards. This may warrant field verification and adjustments based upon topography, landscaping or other obstructions.

15. FINAL INSPECTION: Prior to request for final inspection, all access roads, on-site access and fire hydrants shall be provided. All fire hydrants shall be accepted, inspected and tested to applicable City Standards.

Engineering – Development /Transportation

1. Please see the Engineering Conditions of Approval dated April 28, 2026, on the following page.

CITY OF LIVERMORE
ENGINEERING CONSIDERATIONS

Date: April 28, 2026

LOCATION: **Hansen Road – Livermore Valley Wine County Inn**
DEVELOPER: **Michelle Boss – LWCI, LLC**
PLANNING REFERRAL #: **SPDRM25-030**

Note: Specific conditions are shown in large type. *Standard conditions that apply to this project are shown in italic type.*

1. DEFINITIONS:

For the purpose of this agreement, the following words shall have the meanings respectively ascribed to them by this section:

Developer:	*Person(s) or Corporation(s) that will obtain permits for construction*
Improvement Plans:	*Construction drawings for required public and private improvements*
Services:	*Utility lateral, or any portions of a conduit cable or duct, between a utility distribution line and the site it serves*
Project:	*The work to be performed by Developer*

2. SITE PLAN APPROVAL

A. The project shall be in conformance with all City Ordinances, rules, regulations, and policies. The conditions listed below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

B. Approval or conditional approval of this SPDRM shall not supersede these Engineering Considerations and any applicable City Standards nor limit the City's Engineer's ability to require workable designs on future grading and improvement plans based upon these Engineering considerations and the City's Standard engineering specifications and details.

3. SPECIFIC CONDITIONS:

The Developer shall comply with the following conditions:

A. The fire service and fire sprinklers shall be connected to the potable water system.

B. There are private easements on this site and it is the Developer's responsibility to not interfere with the use of these easements.

C. The Developer shall obtain approved plans from PG&E prior to issuance of building permit. All transformers shall be located in a Public Utility Easement or City Right of Way.

D. The retaining wall footings shall not cross into Public Utility Easements or Right of Way at any location.

E. The Developer shall submit a soils report prepared by a Registered Civil Engineer that meets the requirements of Section II (S) of the 2025 Development Plan Check and Procedures Manual.

4. STORM WATER SITE DRAINAGE AND TREATMENT REQUIREMENTS:

A. General

1. This site is subject to the National Pollutant Discharge Elimination System (NPDES) Program. Prior to the issuance of the initial grading or building permit, the Developer shall provide evidence that the site is covered by the statewide General Permit to Discharge Storm Water associated with construction activity. This requires confirmation that a Notice of Intent (NOI) and the applicable fee was sent to the State Water Resources Control Board. In addition, the grading plans need to state: "All grading shall be in accordance with the Storm Water Pollution Prevention Plan prepared by the Developer per the Notice of Intent on file with the State Water Resources Control Board".

2. Necessary interceptor ditches shall be concrete. Field inlets and storm drainage pipe may be necessary in conjunction with concrete interceptor ditches as secondary drainage releases. All interceptor ditches shall be privately maintained.

B. Storm Drainage Requirements

Additionally, per the City's Facilities Planning Guidelines (dated June 2005), the flows must have the following characteristics:

For a 10-year design discharge: a hydraulic grade line (HGL) is no higher than 1.25 feet below the top of curb elevation at any manhole or inlet.

For a 100-year design discharge: a HGL does not exceed the top of curb elevation. (This is required for item 3 above.)

For additional detail on these guidelines, the applicant should refer to the following resources: City of Livermore Storm Drain Master Plan & City of Livermore Facilities Planning Guidelines (both available at the Engineering counter at City Hall).

C. Stormwater Drainage Maintenance Funding

The cost to maintain all private storm drainage infrastructure installed with this project shall be funded by the Developer.

D. Stormwater Treatment, Detention and Trash Capture Requirements

1. The Developer shall treat the storm water runoff from this site prior to having the storm water enter the City's storm water distribution system. Stormwater Treatment, Low Impact Development, and Trash Capture, is required by the Regional Water Quality Control Board. The Developer shall complete and or update the required Stormwater Quality Checklist. The Developer shall provide a storm water treatment plan with calculations indicating treatment that meets the latest requirements indicated in Section C.3 of the City's NPDES Permit with the Regional Water Quality Control Board. Approval of this plan and calculations by the City is required prior to the approval of the building permit.

2. If this project is greater than one acre, the Developer shall provide a Hydrograph Modification Plan (HMP) with calculations in accordance with the Alameda Countywide Cleanwater Program (ACCWP) Bay Area Hydrology Model (BAHM) guidelines. The software for the design of control measures to meet the Flow Duration Control is available to download from www.bayareamodel.org. *For additional information you may contact Debbie Salgado in the City's Engineering Department at (925-960-4558)*

3. Prior to building permit approval, the applicant shall enter into a maintenance agreement with the City of Livermore for all storm water treatment devices deemed necessary on this site. If the stormwater treatment devices will be maintained by more than one property owner a cleanout will be necessary at the property lines to allow the property owners to maintain their portion of the private stormwater treatment system. If the stormwater treatment device will be maintained by a Business Association then the cleanouts or manholes at each of the property lines may not be needed. The stormdrain treatment devices shall be shown on an exhibit and included in the Operations and Maintenance Agreement. The Operations and Maintenance Agreement shall be recorded prior to occupancy.

E. Stormwater Treatment Infrastructure Maintenance Funding

The cost to maintain all storm water treatment, detention and low impact development infrastructure installed with this project shall be funded by the Developer.

5. REQUIRED ON-SITE SOURCE CONTROL STORMWATER MEASURES:

The Regional Water Quality Control Board adopted Order R2-2022-0018 issuing the Alameda Countywide NPDES municipal storm water permit for the Alameda Countywide Clean Water Program. The 17 member agencies, including Livermore, are subject to this permit and all its requirements including the following:

> *"The Permittees shall, as part of their continuous improvement process, submit enhanced new development and significant redevelopment Performance Standards that summarize source control requirements for such projects to limit pollutant generation, discharge, and runoff, to the maximum extent practicable…"*

In accordance with this requirement, the following source control measures are included as part of these Conditions of Approval shall be implemented as a part of this project.

A. Structural Control Measures

1. Illegal Dumping to Storm Drain Inlets and Waterways

   On-site storm drain inlets shall be clearly marked with the words "No Dumping! Flows to Bay" on a stainless steel marker. The stainless steel markers are available for purchase from the Water Resources Division. For ordering information, please call 925-960-8100. For projects with newly-developed, privately-maintained streets, agency staff will verify that storm drain inlets have been marked before the final sign-off on the project's building permit or encroachment permit.

2. Interior Floor Drains

   Approved interior floor drains shall be plumbed to the sanitary sewer system and shall not be connected to storm drain system. The applicant shall contact the Water Resources Division for specific connection and discharge requirements.

3. Parking Garages (Not Used)

4. Pesticide/Fertilizer Application and Irrigation

   a. Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where possible, minimize the use of fertilizers and pesticides that can contribute to storm water pollution, and incorporate appropriate Bay-Friendly Landscaping principles.

   b. If a landscaping plan is required as part of a development project application, the plan shall meet the following conditions related to reduction of pesticide use on the project site:

I. Where feasible, landscaping shall be designed and operated to treat storm water runoff by incorporating elements that collect, detain, and infiltrate runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified.

II. Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.

III. Existing native trees, shrubs, and ground cover shall be retained and incorporated into the landscape plan to the maximum extent practicable.

IV. Unless otherwise specified, proper maintenance of landscaping shall be the responsibility of the property owner.

V. Integrated pest management (IPM) principles and techniques shall be encouraged as part of the landscaping design. Some examples of IPM principles and techniques include the following:

i. Select plants that are well adapted to soil conditions at the site.
ii. Select plants that are well adapted to sun and shade conditions at the site. Consider future conditions when plants reach maturity. Consider seasonal changes and time of day.
iii. Provide irrigation appropriate to the water requirements of the selected plants.
iv. Select pest and disease resistant plants.
v. Plant a diversity of species to prevent a potential pest infestation from affecting the entire landscaping plan.
vi. Use “insectary” plants in the landscaping to attract and keep beneficial insects.

VI. Landscaping shall also comply with City of Livermore’s “Water Efficient Landscape Ordinance”. However, areas of a site used for bio-swales or other landscaped areas that function as a storm water treatment measure shall be exempt from the Water Efficient Landscaping requirements.

VII. An efficient irrigation system shall be installed in areas requiring irrigation. An example of an efficient irrigation system is one that includes a weather-based (automatic, self-adjusting) irrigation controller with a moisture and/or rain sensor shutoff, and in which sprinkler and spray heads are not permitted in areas less than 8 feet wide.

5. Pool, Spa, and Fountain Discharges

a. New or rebuilt swimming pools, hot tubs, spas and fountains must have a connection to the sanitary sewer to facilitate draining. This connection could be a drain in the pool to the sanitary sewer or a cleanout located close enough to the pool so that a hose can readily direct the pool discharge into the sanitary sewer cleanout.

b. When draining is necessary, a hose or other temporary system shall be directed into a sanitary sewer cleanout, or vegetated areas that are large enough to accommodate the volume without allowing the discharged water to flow to the storm drain system or receiving water body.

6. Food Service Equipment Cleaning

a. Food service facilities (including grocery stores) shall have a sink or other container for cleaning floor mats, equipment, and hood filters, which is connected to a grease interceptor prior to discharging to the sanitary sewer system. The cleaning area shall be large enough to allow for the largest type of equipment that must be cleaned at the facility. The cleaning area shall be indoors or in a roofed area outdoors and must be plumbed to the sanitary sewer. The discharge of wastewater from these washing activities to the storm drain system is prohibited. Outdoor cleaning areas shall be designed to prevent storm water run-on from entering the sanitary sewer and to prevent wastewater runoff to the storm drain from washing activities. Signs shall be posted indicating that all food service equipment washing activities shall be conducted in this area.

b. An oil and grease interceptor with a minimum size of 750 gallons is required for all food service facilities (including restaurants and grocery stores). Facilities that do not have any cooking or any other grease generating processes may request an exemption from this requirement.

7. Refuse Areas

a. New or redevelopment projects shall provide a roofed and enclosed area for dumpsters, recycling containers, compactors, and food waste containers. The area shall be designed to prevent water run-on to the area, to prevent runoff from the refuse area and to properly contain litter and trash. Dumpster leakage from covered food/trash compactor enclosures shall drain to the sanitary sewer via connection to an approved oil and grease interceptor device.

b. Runoff from trash enclosures, recycling areas, and/or food compactor enclosures or similar facilities shall not discharge directly to the storm drain system. Trash enclosure areas shall be designed to avoid run-on to the trash enclosure area. In most cases, drains are not permitted within trash enclosure areas. A drain, however, must be provided for compactors. If a drain is required in or beneath dumpsters, compactors, and tallow bin areas, it shall be connected to a grease removal device prior to discharging to the sanitary sewer.

8. Outdoor Process Activities/Equipment [1]

   a. Process activities shall be performed either indoors or in roofed outdoor areas. If performed outdoors, the area shall be designed to prevent the "run-on" of storm water drainage, as well, as the runoff from the area with process activities.

   b. Process equipment areas shall drain to the sanitary sewer system. The applicant shall contact the Water Resources Division for specific connection and discharge requirements.

9. Outdoor Equipment/Materials Storage

   a. All outdoor equipment and materials storage areas shall be covered and/or bermed, or shall be designed with Best Management Practices (BMP) that effectively minimize the potential runoff and contact of storm water to pollutants.

   b. Storage areas containing non-hazardous liquids shall be covered by a roof and be contained by berms, dikes, liners, vaults or similar spill containment devices.

   c. All on-site hazardous materials and wastes, as defined and/or regulated by the California Public Health Code must be used, managed, and stored in compliance with the applicable Livermore Pleasanton Fire Department's requirements and regulations.

10. Vehicle/Equipment and Commercial/Industrial Cleaning

    a. Wastewater from vehicle and equipment washing operations shall not be discharged to the storm drain system. Auto dealerships, however, may rinse off vehicle exterior surfaces for appearance purposes, provided only a minimum volume of water is used without soap or other cleaning agents.

    b. Commercial/industrial facilities having vehicle/equipment cleaning needs shall either provide a roofed, bermed area for washing activities or discourage vehicle/equipment washing by removing hose bibs (faucets) and installing signs prohibiting such uses. Vehicle/equipment washing areas shall be paved, designed to prevent run-on to or runoff from the area, and plumbed to drain to the sanitary sewer via an oil water separator with a minimum size of 750-gallons or an approved equivalent pretreatment device.

    c. Commercial car wash facilities shall be designed and operated such that no runoff from the facility is discharged to the storm drain system. Wastewater from the

[1] Examples of businesses that may have outdoor process activities and equipment include machine shops and auto repair shops, and industries that have pretreatment facilities.

facility shall discharge to the sanitary sewer via an oil water separator with a minimum size of 750-gallons or an approved equivalent pretreatment device.

d. All facilities, which discharge wastewater generated from vehicle or equipment washing, must obtain a wastewater discharge permit from the City of Livermore's Water Resources Division prior to the commencement of the discharge.

11. Vehicle/Equipment Repair and Maintenance (Not Used)

12. Fuel Dispensing Areas (Not Used)

13. Loading Docks (Not Used)

14. Fire Sprinkler Test Water

    Provisions shall be made in the project design and construction to allow for the discharge of fire sprinkler test water to an onsite vegetated area. If this is not feasible, provide for discharge to the sanitary sewer in accordance with current plumbing codes.

15. Miscellaneous Drain or Wash Water

    a. Boiler drain lines shall be connected to the sanitary sewer system and may not discharge to the storm drain system.

    b. For small air conditioning units, air conditioning condensate shall be directed to landscaped areas as a minimum BMP. For large air conditioning units, in new developments or significant redevelopments, condensation lines shall be connected to the sanitary sewer system, wherever feasible.

    c. Roof drains shall discharge and drain away from the building foundation to landscaped areas wherever feasible.

    d. Washing and/or steam cleaning activities must be performed at an appropriately equipped facility that drains to the sanitary sewer as specified in Section J. Any outdoor washing or pressure washing must be in compliance with the City's Stormwater Management Program requirements and managed in such a way that there is no discharge of soaps or other pollutants to the storm drain system. The applicant shall contact the Water Resources Division for specific discharge requirements.

16. Architectural Copper Installation

    Projects with architectural copper should, if possible, purchase copper materials that have been pre-patinated at the factor. Whether patination is done offsite or onsite,

applicant should consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. If patination is done on-site, implement one or both of the following:

a. Collect rinse water in a tank and pump to the sanitary sewer. Contact the City of Livermore Water Resources before discharging to the sanitary sewer.

b. Collect the rinse water in a tank and haul off-site for proper disposal.

B. OPERATIONAL BMPS

This section details Best Management Practices (BMP) that private property owners and/or the occupants of private property must implement following the construction of projects. Ultimately, the responsibility for implementation of these BMPs rests with the property owners. The City of Livermore's Source Control Program routinely performs inspections of industrial and commercial sites to verify BMP implementation and effectiveness.

1. Paved Sidewalks and Parking Lots

   Sidewalks and parking lots shall be swept regularly to minimize the accumulation of litter and debris. Wash water resulting from the pressure washing of parking lots must be captured, pretreated (if necessary) to meet local discharge limits, and discharged to the sanitary sewer. Wash water resulting from the pressure washing of sidewalks may be allowed to drain to the storm drain system provided that (a) no soap or other cleaning agents are used, and (b) all debris are trapped and collected to prevent entry into the storm drain system. Under no circumstances shall wash water containing any soap or other cleaning agents be discharged to the storm drain system.

2. Private Streets, Utilities and Common Areas (Not Used)

3. Vehicle/Equipment Repair and Maintenance

   a. No person shall dispose of; or permit the disposal, directly or indirectly, of vehicle fluids, hazardous materials, or rinse water from parts cleaning operations into storm drains.

   b. No vehicle fluid removal shall be performed outside a building, or on asphalt or ground surfaces, whether inside or outside a building, except in such a manner as to ensure that any spilled fluid will be in an area of secondary containment. Leaking vehicle fluids shall be contained or drained from the vehicle immediately.

   c. No person shall leave unattended drip parts or other open containers containing vehicle fluid, unless such containers are in use or in an area that cannot discharge to the storm drain.

4. Fueling Areas (Not Used)

5. Loading Docks

   The property owner shall ensure that BMPs are implemented to prevent potential storm water pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control, and spill clean-up.

6. On-site Storm Drains

   All on-site storm drains must be inspected and, if necessary, cleaned at least once a year immediately prior to the rainy season.

7. Architectural Copper Cleaning, Treating or Washing

   When cleaning, treating or washing architectural copper features, implement one or both of the following:

   a. Collect rinse water in a tank and pump to the sanitary sewer. Contact the City of Livermore Water Resources before discharging to the sanitary sewer.

   b. Collect the rinse water in a tank and haul off-site for proper disposal.

6. STREETS:

Hansen Road is a rural collector street in the South Livermore Valley Specific Plan. In order to accommodate the transportation needs for this project, the applicant shall provide the following modifications on Hansen Road:

1. The developer shall modify the existing striping by adding a striped left-turn pocket for vehicles traveling westbound on Hansen Road to enter the site to the end of the existing median. The striped median shall be 10' wide and incorporate a 102' turn pocket with a 10' turn lane.

2. The developer shall modify the existing striping on Hansen to the east of the property frontage to adjust the travel lane width to accommodate the new striped left-turn pocket. The striped median should leave the lane width of the west bound lane of Hansen Road at 17' wide and the east bound lane width at minimum of 12.5'.

3. The eastern driveway onto Hansen Road shall be a right-turn-only driveway to prevent patrons from turning left onto Hansen Road when exiting the property. The western driveway shall be an exit only driveway.

7. STANDARD CONDITIONS:

A. The Developer shall field verify the locations of all existing utility systems (water, sewer, drainage, electric, gas, etc.) that are necessary for this project.

B. The Developer shall extend necessary utilities to this site so that this project can be connected to them.

C. Submit plans of all existing and proposed public improvements, sanitary sewer and water services, and on-site storm drainage, for review and approval prior to building permit issuance.

D. Construct underground utility services (electric, phone, etc.) to the site. These services are typically from the utility mains that are located along a site's street frontage(s). The Developer shall note this work on the approved site plans.

E. Construct functional systems for on-site and off-site storm drainage, sanitary sewerage, and water.

F. Intercept and dispose of existing drainage upgrade from the site by an approved storm drainage system to avoid off-site ponding or the concentration of the natural run-off along the periphery of the site. Complete sufficient off-site investigation to insure that the plans clearly delineate existing conditions.

G. Avoid conflict with flood hazard areas per the City Code.

H. Install a two-way cleanout behind the curb on all 4-inch sewer laterals. Install a one-way cleanout on all 6-inch laterals to provide for cleaning the laterals from the cleanout to the sewer main.

I. Install fire hydrants per Fire Marshal's recommendation.

J. Through M Not Used

N. A separate water meter(s) shall be provided for the irrigation of the landscaping.

O. Contact the California Water Service Company (the provider of water to this part of the City) at (925) 447-4900 regarding water service requirements, requests, or questions. Water service installations and removals shall be coordinated with both the California Water Service Company and the City's public works inspector. All water system designs, including water service laterals, shall be approved by Cal Water prior to building permit approval.

P. The fire service backflow preventer(s) shall be effectively screened from the public right-of-way while at the same time preserving ease of maintenance access to the backflow preventer(s). Screening shall be as specified on City Standard Detail W-10A, B and C. The fire service backflow preventer(s) shall meet the performance standards of the backflow preventer shown in City Standard Detail W-10A, B and C. The fire service(s) shall be located so that the fire service backflow preventer(s) can be screened without blocking sight distance at driveways and intersections.

Q. Provide adequate sight distance at all driveways and intersections. Monument signs and landscaping at driveways shall be located so that they don't restrict the sight distance of exiting drivers. Landscaping and mounding in the sight distance area along the street shall be kept to a maximum height of 2.5 feet above the top of street curb. Tree branches in the area shall be trimmed to be a minimum of 8 feet above the top of the street curb.

R. All new driveways widths shall comply with Note 4 on City Detail ST-8.

S. Either avoid conflicts between proposed driveways and existing utility facilities, such as storm inlets, fire hydrants, streetlights and utility vaults, or relocate the existing utility facilities.

T. Through V Not Used

W. Modify signing and striping as necessary.

X. Install a "Right Turn Only" standard sign on the site facing traffic exiting the site from the eastern driveway.

Y. Add a one-way sign in the median island opposite the driveway.

Z. If the project is on a corner lot and the sidewalk does not already have a standard access ramp then the applicant shall construct a City standard access ramp.

AA. Begin pavement widening where a City standard pavement section exists. Perform tests prior to improvement plan preparation to determine where an adequate street section exists.

BB. Not Used

CC. Install a mailbox for each unit at a location and of a design approved by the Livermore Post Office and the City. The Developer shall submit a mailbox plan (locations and sizes) that has been approved by the Livermore Post Office with the first submittal of the improvement plans. The first submittal of the improvement plans shall show the mailboxes in the Livermore Post Office approved locations.

DD. Show all necessary erosion control measures on the improvement plans. In addition, the following notes shall be included on the improvement plans:

a. Construction Operations - Dust shall be controlled. Wastewater generated during construction shall not be discharged to the storm drain system. This includes waste from painting, sawcutting, concrete work, etc. The contractor shall make arrangements to eliminate discharges to the storm drain system and, if necessary, provide an area for on-site washing activities during construction. Materials that could contaminate storm runoff shall be stored in areas that are designed to prevent exposure to rainfall and to not allow storm water to run onto the area.

b. Pavement Cleaning - Flushing of streets/parking lots to remove dirt and construction debris is prohibited unless proper sediment controls are used. Preferably, areas requiring cleaning should be swept.

EE. Prepare all public improvement plans in conformance with the latest edition of the following City of Livermore documents:

a. Standard Specifications and Details
b. Development Plan Check and Procedures Manual

FF. Submit for approval a cost estimate for the public improvements.

GG. Not Used

HH. Submit a certificate of insurance in the form and with the coverages required by the City.

II. Obtain an Encroachment Permit from the City's Permit Center at (925) 960-4440, prior to starting any public improvements. Construct all public improvements per City standard details and specifications.

JJ. The sewer connection fee will be based on the actual sewer use as determined by the Water Resources Division.

KK. Replace any broken or displaced curbs, gutters, sidewalks and driveways. The Engineering Division at (925) 960-4500 will mark the location of these defective facilities upon request by the Developer.

LL. Complete all public improvements prior to occupancy, except that the Developer may formally request to defer items that are not related to public safety. Any request to receive occupancy prior to the completion of all public improvements shall be submitted in writing to the City Engineer and shall include the reasons that justify the request, and the number of weeks after occupancy that are needed to complete the improvements. If

the request is approved by the City Engineer, the Developer may submit a cash bond in the amount of 200% of the cost of the deferred improvements with a letter that states that if the Developer has not completed the improvements by the date established by the City Engineer, the Developer will forfeit the entire cash bond to the City. The Developer's letter shall also state that the Developer understands that the City will use the forfeited funds to complete the improvements, and that the Developer also understands that the City will retain any unspent portion of the funds for administrative expenses.

MM. Submit descriptions, plats and deed documents for all necessary right-of-way and easement dedications for review and approval. The City will only accept right-of-way and easement dedications after the improvements required over said dedications have been completed by the Developer and approved by the City. The Developer shall not receive approval for occupancy until required dedications have been accepted.

8. DEVELOPMENT FEES:

A. Pay current development fee rates as adopted by the City Council. (They may be adjusted from time to time to reflect the cost of providing a facility.) The fees shall be those that are in effect on the date the City receives a complete application for a building permit. The City's "Development Fees" information sheet has the following fees that apply to this project:

City Storm Drainage
County Storm Drainage – Building
County Storm Drainage - Public Improvements
Sanitary Sewer Connection
Encroachment Permit
Inspection for Public Improvements
Building Permit
Park Facilities Fee
City Water Connection
Alameda County Water Connection, Zone 7
Tax on Construction
Low Income Housing Impact (Commercial and Industrial)
Traffic Impact Fee
Improvement Plan Check Fee
Tri-Valley Transportation
Art in Public Places
General Plan Cost Recovery
Social and Human Services
School Impact Fees (contact the Livermore School District at (925) 606-3200.)

9. INFORMATION FOR THE DEVELOPER:

There are City Municipal Code requirements regarding the quality of water that is discharged to the sanitary sewer and the storm drainage systems. The Developer should contact the City's Water Resources Division at (925) 960-8100.

FL:DES:JSR

S:\Development Projects\Planning Eng Conditions of Approval\SPDR\SPDR25 and SPDRM25\SPDR35-030 Engineering Considerations – Wine Country Inn.docx

LIVERMORE
CALIFORNIA

PLANNING COMMISSION STAFF REPORT **ITEM NO. 8.1**

DATE: May 19, 2026

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: Supplemental materials received prior to the meeting.

RECOMMENDED ACTION

DECISION TYPE

Not Applicable

SUMMARY

4.1	Project review to develop a 3.2-acre vacant parcel with a Wine Country Inn consisting of 24 single story cottage style buildings with a total of 30 guest bedrooms, a small meeting space, guest kitchen, lobby building, guest pool, and a caretaker's unit. The project includes a total of approximately 19,100 square feet of building area, 39 paved parking spaces, 8 bicycle parking spaces, landscaping with 82 new trees, and related on- and off-site improvements. The new proposal modifies the previously approved project Site Plan Design Review (SPDR) 23-001 for a two story, 29,345 square foot building with a 77-seat restaurant. The new proposal reduces the building area by 10,245 square-feet and does not include a restaurant. No changes are proposed to Conditional Use Permit (CUP) 23-002 for the approved caretaker's residence. The project site is vacant and located at the southwest corner of Arroyo Road and Hansen Road (APN 99-460-8. Materials Received: Public Comment Letters

DISCUSSION

ATTACHMENTS

1. Supplemental Materials

Prepared by: Michele Donley
Division Clerk

From: Lori Souza
To: Planning Web Email
Subject: Comment in support of item 4.1
Date: Monday, May 18, 2026 11:38:58 AM

You don't often get email from [redacted]. Learn why this is important

Exercise Caution: This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Livermore Planning Commission,

I am writing in full support of the proposed Wine Country Inn project located on the currently vacant site at the southwest corner of Arroyo Road and Hansen Road (APN 99-460-8).

It has been 29 years since Livermore adopted the South Livermore Valley Specific Plan, and this site has been designated for this type of use since the plan's inception. I have been a Livermore resident for 47 years, including the past 22 years living near the proposed Wine Country Inn location.

This is a well-conceived project that will complement and enhance the wine country character of the South Livermore Valley. The use of individual cottages, rather than traditional connected hotel-style rooms, is an especially attractive feature that reflects evolving preferences within the hospitality industry. I believe this thoughtful design will strengthen the region's hospitality offerings, which are currently in short supply.

I respectfully request that you accept the staff recommendations to:

- Adopt a resolution finding that the project is within the scope of the prior certified Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) Section 15162 (Subsequent EIRs and Negative Declarations), and statutorily exempt from CEQA pursuant to Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

- Adopt a resolution approving Site Plan Design Review Modification (SPDRM) 25-030.

Thank you for your consideration.

Lori Souza

From: Ajith Welihinda
To: Planning Web Email
Subject: Subject: Opposition to Wine Country Inn Modification SPDRM 25-030, 3459 Arroyo Road
Date: Monday, May 18, 2026 11:45:27 AM

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Exercise Caution: This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Chair and Planning Commissioners,
I respectfully oppose approval of the proposed Wine Country Inn modification at 3459 Arroyo Road as currently designed.
I live in the Las Olivas neighborhood near the project site. This area is not an ordinary commercial location. It is a quiet residential and wine-country setting surrounded by vineyards, trails, wineries, and open space, with Sycamore Grove Park nearby. The value of this area to Livermore is not only economic; it is scenic, cultural, recreational, and residential.

The City's own materials describe the project as a Wine Country boutique hotel on an approximately 3.2-acre vacant parcel, with 24 detached villa-style cottages totaling 30 rooms, plus guest facilities and parking. The issue is not whether the site can ever have a wine-country hospitality use. The issue is whether this particular design is compatible with this particular location.
The answer is no.

The current proposal appears to move away from the concept of a high-quality, integrated boutique inn and toward a scattered collection of small detached units. That design may reduce building square footage compared with the prior version, but smaller does not automatically mean better. A collection of small units can still create an incompatible visual and land-use impact if the architecture, materials, spacing, landscaping, screening, and site planning do not rise to the standard of the surrounding area.

The South Livermore Valley Specific Plan context matters. The 2023 City staff report stated that commercial development under the Specific Plan is intended to enhance the experience of visitors to South Livermore wine country, and that permitted commercial uses are those supporting wine-related tourism. A project at this site should therefore look and function like a premium wine-country amenity. It should not appear temporary, modular, under-designed, or out of scale with the quiet residential and vineyard setting around it.

I ask the Planning Commission to make the following findings before any approval is considered:

First, the Commission should require clear evidence that the revised design is compatible with the residential neighborhood, vineyard setting, trail system, and South Livermore scenic corridor.

Second, the Commission should require high-quality architectural standards, durable materials, roof forms, façade articulation, landscape buffers, lighting controls, and screening sufficient to prevent the site from appearing like a cluster of prefabricated lodging units.

Third, the Commission should require enforceable operational conditions, including limits on extended stays, events, noise, lighting, service activity, trash handling, and parking overflow, so the project cannot gradually function like short-term residential lodging or an event compound.

Fourth, the Commission should require a transparent environmental explanation. The City's project page says a Notice of Exemption will be filed for this project. Before relying on an exemption, the Commission should ensure the record addresses aesthetics, traffic and pedestrian safety, lighting, noise, parking, drainage, emergency access, and the changed physical form of the project.
Finally, the Commission should not approve a project simply because some hospitality use was previously

contemplated. Design review exists precisely so that the City can say: this version is not good enough for this site.

I respectfully request that the Commission deny the Site Plan Design Review Modification as proposed, or continue the item and require a comprehensive redesign that is truly consistent with the South Livermore wine-country setting and compatible with the surrounding neighborhood.

Sincerely,
Ajith Welihinda
Las Olivas residents

From: Dishna Welihinda
To: Planning Web Email
Subject: Opposition to Wine Country Inn Modification SPDRM 25-030, 3459 Arroyo Road
Date: Monday, May 18, 2026 1:58:51 PM

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Exercise Caution: This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Chair and Planning Commissioners,

I am writing to respectfully oppose approval of the proposed Wine Country Inn modification at 3459 Arroyo Road in its current form.

My family and I live in the Las Olivas neighborhood, close to the project site. This part of Livermore is special. It is not just another commercial area. It is a quiet residential and wine-country setting, surrounded by vineyards, wineries, open space, trails, and nearby Sycamore Grove Park. The character of this area is one of the things that makes South Livermore unique.
I understand that the site has been considered for a wine-country hospitality use, and I am not objecting to that concept in general. My concern is with this specific revised design and whether it is appropriate for this specific location.

As proposed, the project appears to shift away from the idea of a cohesive, high-quality boutique inn and toward a dispersed layout of detached lodging units. Even if the revised project is smaller in square footage than a prior version, that does not automatically make it compatible with the neighborhood. A smaller project can still create significant visual, operational, and land-use impacts if the design, materials, landscaping, lighting, and site layout do not meet the standard this location deserves.

The South Livermore wine-country setting should be treated with care. Any hotel or inn at this site should enhance the visitor experience while also respecting the surrounding residential neighborhood, vineyards, trails, and scenic corridor. A project here should look permanent, thoughtfully designed, and consistent with the character of South Livermore. It should not resemble a group of prefabricated or temporary lodging units placed on a sensitive site.
Before any approval is granted, I ask the Planning Commission to require a much stronger showing that the project is compatible with its surroundings. In particular, the Commission should require:

A design that clearly fits the residential, vineyard, trail, and wine-country context of the area;
High-quality architecture, durable materials, appropriate rooflines, façade variation, strong landscaping, and meaningful visual screening;

Strict lighting controls so the project does not create unnecessary glare or nighttime impacts;
Adequate landscape buffers to protect nearby homes, roads, trails, and scenic views;
Clear and enforceable operating conditions addressing noise, parking, trash, deliveries, service activity, extended stays, events, and any overflow impacts;
A complete environmental explanation that addresses aesthetics, traffic and pedestrian safety, parking, drainage, noise, lighting, emergency access, and the changed physical form of the project.

I am also concerned that, without strong conditions, the project could gradually operate in a way that feels less like a true boutique wine-country inn and more like short-term residential lodging or an event-oriented compound. That would not be appropriate for this location.
The Planning Commission should not approve this modification simply because some hospitality use has previously been contemplated for the property. The purpose of design review is to determine whether the actual project before the Commission is suitable for the site. In this case, I do not believe the current proposal meets that standard.

For these reasons, I respectfully request that the Planning Commission deny the Site Plan Design Review Modification as proposed, or continue the item and require a comprehensive redesign that is truly compatible with the South Livermore wine-country setting and the surrounding residential neighborhood.

Sincerely,

Dishna Welihinda
Las Olivas resident

LIVERMORE
CALIFORNIA

PLANNING COMMISSION STAFF REPORT **ITEM NO. 8.2**

DATE: May 19, 2026

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: Supplemental materials received prior to the meeting.

RECOMMENDED ACTION

DECISION TYPE

Not Applicable

SUMMARY

4.1	Project review to develop a 3.2-acre vacant parcel with a Wine Country Inn consisting of 24 single story cottage style buildings with a total of 30 guest bedrooms, a small meeting space, guest kitchen, lobby building, guest pool, and a caretaker's unit. The project includes a total of approximately 19,100 square feet of building area, 39 paved parking spaces, 8 bicycle parking spaces, landscaping with 82 new trees, and related on- and off-site improvements. The new proposal modifies the previously approved project Site Plan Design Review (SPDR) 23-001 for a two story, 29,345 square foot building with a 77-seat restaurant. The new proposal reduces the building area by 10,245 square-feet and does not include a restaurant. No changes are proposed to Conditional Use Permit (CUP) 23-002 for the approved caretaker's residence. The project site is vacant and located at the southwest corner of Arroyo Road and Hansen Road (APN 99-460-8. Materials Received: Public Comment Letters

DISCUSSION

ATTACHMENTS

1. Supplemental Materials

Prepared by: Michele Donley
Division Clerk

Jennifer Castellanos

From: [redacted]
Sent: Thursday, April 23, 2026 4:57 PM
To: Planning Web Email
Subject: Letter of Support – Wine Country Inn Project (May 5 Planning Commission)

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from [redacted] Learn why this is important

Exercise Caution: This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commission Members,

We are writing as Livermore residents and neighbors of the proposed **Wine Country Inn** project to express our support for the development.

As members of the neighborhood where the Inn will be located, we are genuinely excited about the addition of a thoughtfully designed, high-quality place for visitors to stay. Livermore continues to grow as a destination, and having an attractive inn will enhance the experience for those coming to enjoy our wineries, downtown, and surrounding open spaces.

From what we have seen of the proposed design, we appreciate the attention to architecture, site layout, and landscaping. It appears to be carefully considered and well-aligned with the character of the area.

On a personal level, we look forward to having a nearby option for friends and family to stay when they visit. With various celebrations in the past, it's been difficult to accommodate them close to our house.

We believe this project will support local businesses and contribute positively to the broader community by encouraging more people to experience all that Livermore has to offer.

Sincerely,

Kate Walsh & Jake Walsh
[redacted]

April 10, 2026

Planning Commission
City of Livermore
1052 S. Livermore Avenue
Livermore, CA 94550

Re: Letter of Support for Wine Country Inn (SPDRM25-030)
Location: 3459 Arroyo Road, Livermore

Dear Honorable Planning Commissioners,

On behalf of the SPARC Board of Directors including myself, I am writing to express our strong support for the proposed Wine Country Inn project.

For nearly 20 years, SPARC has been proud to contribute to the cultural life and economic vitality of Livermore through professional theater productions and arts education programs. One of our signature programs, *Shakespeare in the Vineyard*, draws audiences each July to local wineries, including our current partnership with Darcie Kent Vineyards. Each season, we welcome visitors from across the Bay Area and beyond—many of whom seek accommodations that reflect the beauty and character of Livermore's wine country. The current lack of upscale lodging options presents an ongoing challenge for our patrons and limits the full potential of these cultural experiences.

The proposed Wine Country Inn directly addresses this need. The thoughtfully scaled design—24 individual guest cottages with shared amenities—feels well suited to the site and consistent with the rural and agricultural character of the area. Rather than a large, conventional hotel, this project offers a more intimate, destination-oriented experience that aligns with Livermore's identity and supports small-group gatherings, family events, and cultural tourism.

We are particularly excited about the opportunity to collaborate on "Stay and Play" packages, pairing lodging with local arts and winery experiences. Projects like this strengthen the connection between Livermore's agricultural, cultural, and hospitality sectors, creating a more vibrant and economically resilient community.

The Wine Country Inn also represents meaningful investment in Livermore's future. It will support the local agritourism economy, generate jobs and tax revenue, and attract visitors who will patronize local businesses, wineries, and restaurants. We also appreciate the project's

commitment to sustainability, including all-electric operations, use of repurposed materials, and native, pollinator-friendly landscaping—values that reflect the community's long-term environmental stewardship.

Finally, we commend the project's local and woman-owned leadership and its emphasis on engaging local businesses in both development and operations. This approach ensures that the benefits of the project remain rooted in the community.

We believe the Wine Country Inn will be a valuable addition to Livermore—enhancing the visitor experience, supporting local arts and agriculture, and contributing positively to the character of the region. We respectfully urge the Planning Commission to approve this project.

Thank you for your consideration.

Sincerely,



Lisa Tromovitch
Executive/Artistic Director
Shakespeare and Performing Arts Regional Company - SPARC

VISIT TRI-VALLEY CALIFORNIA

April 3, 2026

City of Livermore – Planning Division

Attn: Planning Commission

1052 S. Livermore Avenue

Livermore, CA 94550

planning@livermoreca.gov

RE: Letter of Support – Wine Country Inn

Site Plan Design Review Modification (SPDRM25-030)

Dear Chair and Members of the Planning Commission,

On behalf of **Visit Tri-Valley**, the official destination marketing organization for the Tri-Valley region (including Livermore, Pleasanton, Dublin and Danville), we are pleased to express our support for the proposed **Wine Country Inn** project located at **3459 Arroyo Road** in Livermore, California. This letter is submitted in support of the applicant's request for approval of the **Site Plan Design Review Modification (SPDRM25-030)**.

The Wine Country Inn proposes the development of a cottage-style hotel featuring guest accommodations, a commercial pool, small meeting space, a small commercial kitchen, guest check-in facilities, and caretaker unit. The request represents an elegant modification to a previously approved site plan design review (SPDR23-001), with no changes proposed to CUP23-002 for the approved caretaker unit.

Visit Tri-Valley believes this project aligns strongly with Livermore's tourism and economic development goals. Overnight visitation is a key driver of economic impact in the Tri-Valley, generating visitor spending over $151.M in accommodations alone*, that supports local businesses (another $90M in spending and $20M in local tax receipts), employment (4,480 jobs), and transient occupancy tax revenues. Additional high-quality lodging—particularly in close

proximity to Livermore Wine Country—helps meet market demand, supports longer visitor stays, and strengthens the region's competitiveness as a destination for leisure travelers and small group meetings.

The proposed Wine Country Inn represents a thoughtful addition to Livermore's hospitality offerings and is extremely compatible with the surrounding area. VTV welcomes the opportunity to shine a light on all of Livermore's lodging options and this addition will add the necessary wine country infrastructure element to host higher-end clientele clamoring for this type of lodging.

For these reasons, **Visit Tri-Valley respectfully supports approval** of the Site Plan Design Review Modification (SPDRM25-030).

Thank you for your consideration.

Sincerely,

Tracy Farhad

President & CEO

Visit Tri-Valley

Cc: Board Chair, Executive Committee

*Dean Runyan 2024 Economic Impact Report for Visit Tri-Valley

Docusign Envelope ID: 7E975D58-87EE-8ECA-83D0-13276F68CA2A

MONY NOP
REAL ESTATE TEAM

April 13th, 2026

Planning Commission
City of Livermore
1052 S Livermore Ave
Livermore, CA 94550

Subject: Letter of Support for the Livermore Wine Country Inn

Dear Honorable Planning Commissioners,

I am writing to express my strong support for the proposed Livermore Wine Country Inn project. As a local business owner in Livermore, I have had countless interactions with visitors from outside the area who express a genuine interest in exploring our beautiful wine country. However, one concern I hear repeatedly is the lack of high-quality boutique accommodations within Livermore itself.

Many visitors would prefer to stay overnight in close proximity to our vineyards, restaurants, and local attractions, rather than seeking lodging in neighboring cities. The addition of a thoughtfully designed boutique hotel like the Livermore Wine Country Inn would directly address this unmet need and significantly enhance the overall visitor experience.

Beyond simply providing accommodations, this project represents an important opportunity to strengthen Livermore's growing agritourism industry. By allowing guests to stay within our wine country, the Inn would encourage longer visits, increased spending at local businesses, and deeper engagement with our wineries and agricultural assets. This kind of development supports not only tourism, but also the long-term vitality of our local economy.

The proposed site plan reflects a careful integration with the surrounding vineyard landscape, including features such as outdoor gathering spaces, vineyard views, pedestrian connectivity, and amenities that align with the character of our wine country. These elements demonstrate a commitment to creating a destination that is both attractive to visitors and respectful of the area's rural charm.

In my view, the Livermore Wine Country Inn would help elevate Livermore's profile as a premier destination—placing our city more firmly "on the map" alongside other well-known wine regions. It would signal that Livermore is not just a place to visit for the day, but a place to stay, explore, and return to.

I respectfully encourage the Planning Commission to approve this project. It represents a meaningful investment in Livermore's future and aligns with the community's goals of supporting local business, tourism, and sustainable economic growth.

Thank you for your time and consideration.

Sincerely,

DocuSigned by:
Mony Nop
35E8EF62589140B...

Mony Nop
President/CEO
Mony Nop Real Estate Inc.

144 South K Street | Livermore | CA | 94550
[redacted]

FROM THE DESK OF

Purple Orchid Resort and Spa

April 28, 2026

Project Name: Wine Country Inn
Permit Type: Site Plan Design Review Modification (SPDRM25-030)
Location: 3459 Arroyo Road

Dear Livermore City Council,

I hope it is not to late to submit my overwhelming support for the Livermore Wine Country Inn. As the only boutique Inn currently in the Livermore Valley, The Purple Orchid Resort and Spa limited with only 10 rooms, we have seen first hand the need for more experience driven lodging options. Additional rooms will not only keep our thriving Bay Area visitors coming back but attracting new destination travel to stay and enjoy our community. Not only do I believe boutique lodging is the missing link to the valley, but vital in assisting in the sustainability of our vineyards, wineries, downtown restaurants and retailers, as much of their success will dependent on such projects for today and future success.

I along with my wife Rhiannon Eddy, owners of the The Purple Orchid, have been in full support of both Michelle Boss and the Wine County Inn since its inception. One difficulty in opening a boutique hotel in this market is how to make it fanatically feasible with the limitations set forth. I believe the Wine Country Inn and its most recent design found a way to bring construction and overall cost down while upholding a luxury standard that will make the community proud. 24 additional rooms does not tip the scales of becoming a sought after “All Around” destination, however it is a giant step in the right direction.

In Closing, we as a Bay Area Agri-tourism Destination need projects like the Wine Country Inn to come to market. If projects like this are denied it would be a major set back in the vision of so many that believe in this valley, its culture, and what we have to offer.

Sincerely,

Derek Eddy

Proprietor Purple Orchid Resort and Sp

Tri-Valley Conservancy
PRESERVE LAND. CONNECT COMMUNITIES. ENRICH LIFE.

Board of Directors
Jennifer Yeamans, Chair
Gina Bonanno, Vice-Chair
Scott Akin, Secretary
James Folta, Treasurer
Lou Astbury
David Best
Charles Marker
Tamara Reus
Cynthia Ross
Mark Triska
Harrison Wood

Executive Director
Rebecca Spector

April 30, 2026

City of Livermore Planning Commission
City Hall of Livermore
1052 S. Livermore Ave.
Livermore, CA 94550

Re: Livermore Valley Wine Country Inn (SPDR19-004/CUP 19-006)

Dear Planning Commission,

The Tri-Valley Conservancy's (TVC) mission is "*to promote economically sustainable vineyards and orchards, and increase permanently protected, biologically diverse open spaces*", and the City of Livermore has been one of our highly valued partners in our pursuit of meeting this objective.

One of TVC's top priorities is ensuring the prosperity of the South Livermore Valley Wine Country. In recent years, local wineries and vineyard operations have struggled, with many vines being removed and not yet replanted. TVC believes that the fulfillment of the goals of the South Livermore Valley Area Plan (SLVAP), is important for sustaining agricultural operations in the area and reversing this trend. This includes supporting agritourism through overnight lodging and amenities.

The need for additional lodging opportunities in the South Livermore Valley Area has been well-documented as a way to attract agri-tourism. As stated in the South Livermore Valley Specific Plan (SLVSP) "*the South Livermore Valley Area Plan (SLVAP) encourages the development of new wineries and other tourist-related projects that will attract tourists and increase recognition of the South Livermore Valley as a premium wine-producing region*."

The Livermore Valley Wine Country Inn proposal is located on one of the parcels identified within the SLVSP "*to provide for limited small-scale commercial development that supports and enhances the South Livermore Valley's image as a premium wine producing region*." It further identifies "*a Wine Country Inn with no more than 30 guest rooms."*

This project is calendared to go before the City of Livermore Planning Commission on May 5, 2026. We are submitting this letter in support of the proposed Livermore Valley Wine Country Inn. We believe it will support the goals of the SLVAP and SLVSP and enhance the South Livermore Valley.

Sincerely,

Rebecca Spector

Rebecca Spector
Tri-Valley Conservancy Executive Director

From:	Victoria Mahoney
To:	sspurewai@livermoreca.gov; Jarrett Rasmussen; citycouncil@livermoreca.gov; planningcommission@livermoreca.gov; citycouncil@livermoreca.gov; communitydevelopment@livermoreca.gov; Planning Web Email; CityManager
Cc:	Victoria Mahoney
Subject:	SPDR 25-030
Date:	Tuesday, May 19, 2026 3:18:20 PM
Attachments:	image001.png

You don't often get email from [redacted]. Learn why this is important

Exercise Caution: This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Livermore Planning Team,

I hope this message finds you well. I'm writing to share our perspective on the proposed change in venue for SPDR 25-030.

We were very encouraged by the original concept of a boutique hotel at this location. This type of development would be a meaningful addition to our winery community and would help further position Livermore as a desirable destination, supporting tourism and enhancing the character of our town.

By contrast, we were disappointed to learn of the alternative proposal to allow small residential homes on the property. As residents living just a few blocks away on Lagiss Drive, we pass this area daily—both by car and during evening walks—and feel closely connected to its future. While smaller homes can initially present well, experience shows that in more condensed developments, long-term consistency in upkeep and pride of ownership can be difficult to maintain. Over time, this can impact the overall character of the surrounding area.

Given this site's proximity to high-value homes, historic wineries, and a destination golf course, we are concerned that this type of development could gradually detract from the distinct quality and appeal of South Livermore. The area's open feel, scenic beauty, and elevated character are what attracted us—and many others—to invest here.

After 31 years in Pleasanton, we thoughtfully chose to make Livermore our home and have since encouraged many friends to do the same. The unique environment in South Livermore, particularly in the Los Olivos area, is worth preserving. Introducing smaller, higher-density housing at this location does not seem aligned with that vision.

We strongly encourage the planning committee to maintain the original zoning and consider the long-term benefits to the community rather than short-term gains. Thoughtful development will ensure Livermore continues to grow in a way that enhances its reputation and appeal.

If helpful, I would be more than willing to connect members of my network in the hospitality industry to support the boutique hotel concept and help bring that vision to life—similar to the success seen in communities like Paso Robles.

Thank you for your time and for considering community input. I share these thoughts in the spirit of supporting Livermore's long-term success and character.

Warm regards,
Vikki Mahoney



EDGEWOOD PARTNERS INSURANCE CENTER
CA LICENSE 0B29370

Victoria Mahoney
Principal
Employee Benefits
[redacted]

From: Paul Mansfield
To: Planning Web Email; Sukhamrit Purewal; Stephen Riley; jacobandersonpc@gmail.com; yfintschenkopc@gmail.com; nadinehorner010@gmail.com; charitysteelepc@gmail.com; tracy@tracykronzak.com
Subject: List of concerns after review of packet for 25-030
Date: Tuesday, May 19, 2026 2:10:56 PM

[You don't often get email from ppkk@comcast.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Exercise Caution: This message is from outside the City email system. Do not open links or attachments from untrusted sources.

5/19/2026

Dear Livermore Planning Commission,

Thank you serving on this commission and thank you for giving me the opportunity to share my concerns.

After going over the packet, it is clear to me the commission needs to delay making a decision tonight. A number of items need to be added, removed, or clarified.

1. In Exhibit A, under Standard Conditions, Condition "CC" states:
"Install a mailbox for each unit at a location and of a design approved by the Livermore Post Office and the City. The Developer shall submit a mailbox plan (locations and sizes) that has been approved by the Livermore Post Office with the first submittal of the improvement plans. The first submittal of the improvement plans shall show the mailboxes in the Livermore Post Office approved locations."

Condition CC helps to justify and validate the concern that these units will turn into long term housing or extended stay.

To be fair, staff tried to assure me that, despite the plural references such as "locations" and "mailboxes", Condition CC referred only to the caretaker's unit.

If this is the case, then the Conditions for Approval document should state that explicitly. I request you change it tonight before you vote. If that cannot be accomplished, then I request that you delay your votes for a future meeting. Making the language clear will prevent any confusion that may arise in the future regarding the commissions intent for this hotel.

2. I request that a new restriction be placed on Conditions for Approval that specifically prohibits stays of longer than 29 consecutive nights, and prohibits stays of more than 180 days at the facility for any 12 month period. Stays longer than 29 days have a number of problems.
a. It eliminates the transient occupancy tax revenue (TOT) that Livermore would get otherwise, for shorter stays.
b. It confers the status of tenant to the guest.
c. Extended-stay guests are a different demographic than wine country short-stay guests. They are less likely to purchase wine, and in that way defeat the original intent of a wine country inn.

If you cannot add this new restriction tonight, I request that you delay your votes for a future meeting.

3. I've read the letters that were sent to you in advance of this meeting and I want to highlight some of the points that were made that resonated with me as well as some additional thoughts that I have had. I've paraphrased to keep the list as short as possible.

a) This plan for ADU's with kitchenettes does not meet the SLVSP vision of a Wine Country Inn. The kitchenettes encourage longer stays which in turn reduces the amount of wine that can be purchased.

b) The decentralized design of this plan reduces guest accountability and at the same time makes supervision and the enforcement of rules much harder, especially at night. There does not appear to be a fence planned for the north and east sides creating even more security challenges.
c) This plan has only one way for firefighters to get in to a complex with 29 structures.
d) Fire pits on this very gusty, wind-prone hillside are a really bad idea.

Until each of these items is addressed specifically in the Conditions for Approval, I recommend a delay before voting on this project.

4. The Arroyo Road scenic corridor is part of Livermore's collective treasure. Walkers, joggers, bikers, and commuters are able to enjoy it any day, or every day, for free. It should be protected.

Thank you so much for your careful consideration of all these concerns.

Kind regards,
Paul Mansfield
Livermore