

FOR SALE

±120 ACRE DEVELOPMENT OPPORTUNITY

FOLEY ROAD
LIVERMORE, CA



- SITE:** Souza Realty & Development is pleased to offer this rare opportunity to acquire ±120 acres of land within the South Livermore Valley Specific Plan. The zoning allows for the development of twenty acre homesites and a vineyard-related commercial project. The affluent population in the area provides a buyer with a unique opportunity to purchase residential acreage in an escalating market. With sweeping views of the Livermore Valley and Mount Diablo and its proximity to Ruby Hill and the executive estates along Kalthoff Common, the property's location offers living in a rural setting with the nearby urban amenities of the East Bay and beyond.
- APNs:** 099-1354-003 and 099-1354-004-01
- ZONING:** City of Livermore: "PD-SLVSP"; (Planned Development District--South Livermore Valley Specific Plan)
- GENERAL PLAN DESIGNATION:** Ag Preserve with Residential Development and Vineyard Commercial Opportunities
- COMMERCIAL ASPECT:** Subject to a conditional use permit, a boutique winery may be located on each of the six proposed single-family lots within each two acre building envelope. In addition, the eight acre commercial site may be developed as a medium sized winery or a wine country complex including a winery, an inn and a restaurant.
- PRICE:** \$6,250,000



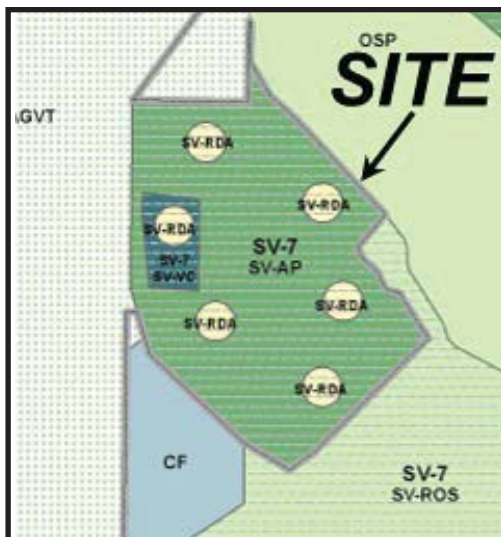
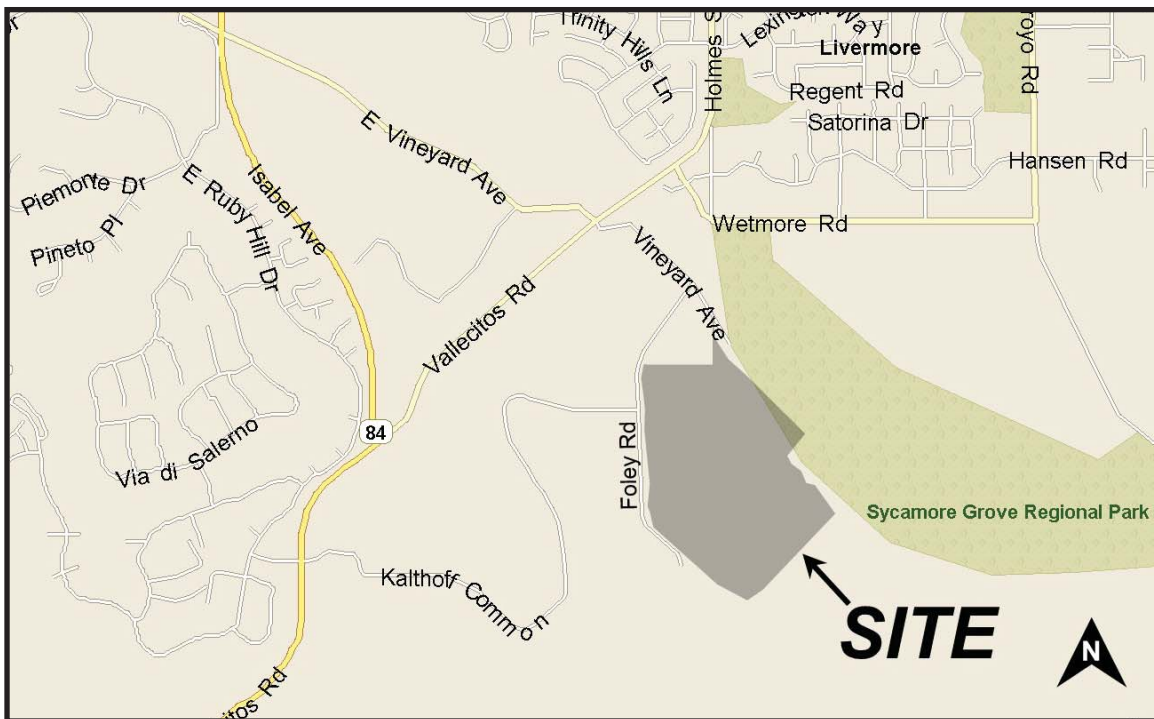
SOUZA
REALTY &
DEVELOPMENT

For further information, please contact:

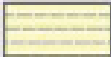
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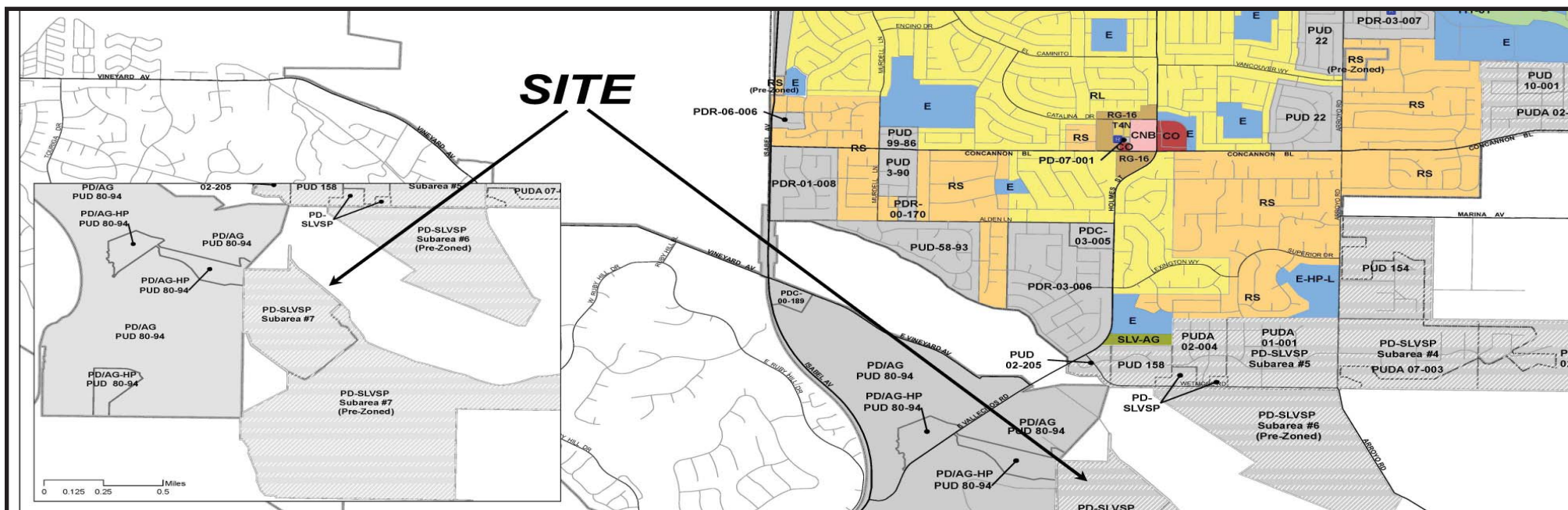


South Livermore Valley Specific Plan

-  Residential Development Area (SV-RDA)
-  Agricultural Preserve (SV-AP)
-  Regional Open Space (SV-ROS)
-  Vineyard Commercial (SV-VC)



CITY OF LIVERMORE ZONING



Residential

-  Rural Residential (RR)
 - RR-1 40,000 sq. ft. minimum lot size
 - RR-3 125,000 sq. ft. minimum lot size
 - RR-5 210,000 sq. ft. minimum lot size
-  Low Density Residential (RL)
-  Suburban Residential (RS)
-  Suburban Multiple Family Residential (RG)
 - RG-10
 - RG-12
 - RG-14
 - RG-16
-  Multiple Family Residential (MFR)

Commercial

-  Downtown Specific Plan (DSP)
-  Commercial Service (CS)
-  Professional Office (CP)
-  Commercial Office (CO)
-  Highway Commercial Service (CHS)
-  Neighborhood Business Commercial (CNB)

Mixed Use

-  Neighborhood Mixed Use (NMU)
 Transect Zone - T3 Neighborhood (T3N)
 Transect Zone - T4 Neighborhood (T4N)
 Transect Zone - T4 Neighborhood Open (T4N-O)

Industrial

- Research and Development (I-1)
- Light Industrial (I-2)
- Heavy Industrial (I-3)

Airport

-  Airport Service (AIR-SE)
 Airport Operations (AIR-OP)

Other

-  Education and Institutions (E)
-  Open Space (OS)
 -  Open Space Agricultural (OS-A)
 -  Open Space Flood Plain (OS-F)
 -  Open Space Rural Residential (OS-R)
-  South Livermore Valley Agricultural (SLV-AG)

Planned Development

- | | |
|------------|---|
| PD | Planned Development |
| PUD/PUDA | Planned Unit Development/Amendment Permit |
| PD/AG | Planned Development Agricultural |
| PDC | Planned Development Commercial |
| PDI | Planned Development Industrial |
| PDOS | Planned Development Open Space |
| PDR | Planned Development Residential |
| PD-ECS-RC | Planned Development El Chorro Specific Plan Regional Commercial |
| PD-ECS-HRC | Planned Development El Chorro Specific Plan Highway Regional Commercial |
| PD-ECS-OS | Planned Development El Chorro Specific Plan Open Space |
| PD-SLSP | Planned Development South Livermore Valley Specific Plan |

Overlay Districts

- | | |
|------|----------------------------------|
| HP-L | Historic Preservation (Landmark) |
| HP-H | Historic Preservation (Heritage) |

Miscellaneous / Other

- Transferable Development Credits (TDC) Receiver Site
- Urban Growth Boundary
- City Limits
- I-580 Plan Lines that Reserves Right-of-Way for Future I-580 Expansion

Last Updated August 24, 2017
Prepared May 25, 2017