

# 2 About Livermore



CITY OF  
**LIVERMORE**  
CALIFORNIA

Draft General Plan 2045



## 2. ABOUT LIVERMORE

*This chapter provides context about the City of Livermore in 2026 to inform the topics included in the General Plan. As the City plans for the next 20 years, it is helpful to understand the setting in which the General Plan was developed.*

### LIVERMORE'S PLANNING CONTEXT

#### Setting

Livermore is at the eastern edge of Alameda County, 43 miles east of San Francisco in the Tri-Valley area of California. Framed by scenic hillsides to the north, east, and south, most of the city is on the relatively flat valley floor. This unique geographic setting contributes to a distinct community identity that blends urban amenities with a traditional small-town feel. Livermore's regional setting is shown in **Figure AL-1**.

Incorporated in 1876, Livermore is known for its historic downtown, two national laboratories (Lawrence Livermore National Laboratory and Sandia National Laboratories' California site), wine industry, and strong sense of community. Downtown Livermore is the center of the city and heart of the community, complemented by diverse residential neighborhoods, commercial districts, and access to open space.

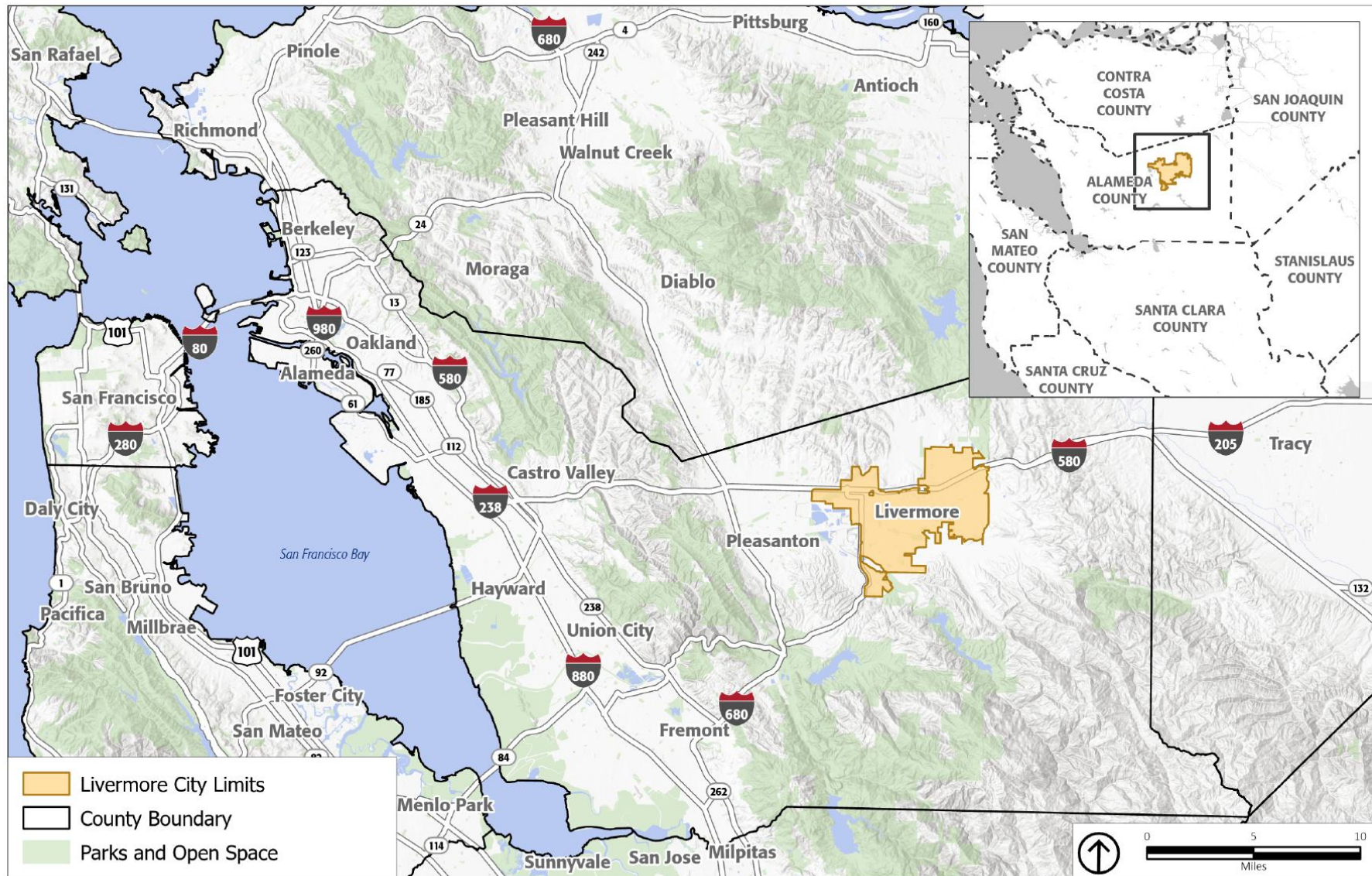
Livermore's transportation system plays a vital role in supporting the city's functionality, livability, and economic vitality. The city is served by an extensive and growing bike and pedestrian network, the Altamont Corridor Express (ACE) commuter rail, and the Livermore-Amador Valley Transit Authority (LAVTA) bus system, offering residents a range of convenient and sustainable mobility options. Interstate 580 and State Route 84 provide regional connectivity for commuters and goods movement, further enhancing access to jobs and services. These diverse transportation choices, combined with Livermore's emphasis on safety, well-maintained infrastructure, community amenities, and its small-town feel, contribute to a high quality of life and make the city an attractive location for both residents and employers. Together with high-quality public services and a supportive economic climate, Livermore's mobility network helps foster a thriving local economy and a connected, resilient community.

Livermore's location has shaped its development patterns and community identity. The city's land uses include medium- to high-density residential uses in key nodes such as the areas surrounding downtown, the Isabel Neighborhood, and Brisa Neighborhood with lower-density residential areas throughout much of the city. Commercial areas are concentrated downtown and distributed throughout Livermore, along major arterials and the Interstate 580 corridor. Industrial businesses that were once primarily located at the eastern and western edges of the city have begun to evolve and adapt to new conditions interfacing with new residential and commercial uses. A network of parks, open spaces, and community facilities is interlaced throughout the community. The city is surrounded by agricultural lands, particularly vineyards to the south, and open space that provides a visual and physical separation from neighboring communities, contributing to Livermore's distinct sense of place in the region.



*Livermore's vibrant downtown is the center of the city and heart of the community with concentrated commercial activities and regular community events.*

Figure AL-1 Regional Context



Source: City of Livermore, 2021; Esri, 2025; PlaceWorks, 2025

Note: This map is included for informational purposes and is not adopted as part of this General Plan.

## 2. About Livermore

### The Tri-Valley Region

The Tri-Valley, in the eastern San Francisco Bay Area, encompasses the Amador, Livermore, and San Ramon Valleys. The area includes the cities of Livermore, Pleasanton, Dublin, San Ramon, and the town of Danville, along with the unincorporated community of Blackhawk. Known for its family-friendly communities, strong schools, and economic opportunities, both jobs and population grew faster in the Tri-Valley than in the rest of the Bay Area between 2000 and 2020. The region benefits from regional connection to Silicon Valley and San Francisco but maintains a focus on industrial and manufacturing uses.



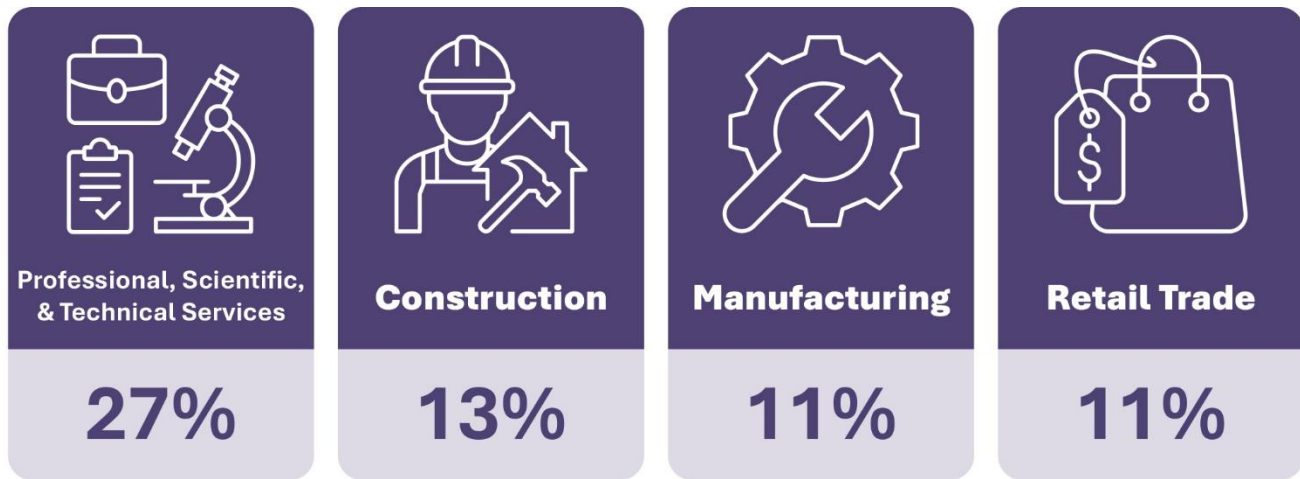
*A variety of local businesses in the downtown area create a welcoming atmosphere by serving both residents and visitors.*

Livermore is known for its strong sense of community as a “small town with a big heart.” The city’s extensive park system, award-winning libraries, and cultural venues like the Bankhead Theater provide gathering spaces that foster social connections and civic engagement. Annual events, such as the Livermore Rodeo, wine festivals, and downtown concerts, create opportunities for neighbors and visitors to come together. This local spirit is also evident in the city’s numerous volunteer organizations, neighborhood groups, and local businesses that contribute to Livermore’s welcoming atmosphere. These amenities and organizations have helped shape Livermore as a friendly, community-oriented place where residents take pride in their city.

### Economic Profile

Livermore has experienced steady population growth over the past several decades, though at a more moderate pace in recent years. With approximately 86,000 residents, Livermore is the most populous city in the Tri-Valley region. The community’s demographic composition reflects both established residents with deep roots in the area and newer residents drawn by employment opportunities, quality of life, and relative housing affordability compared to other parts of the Bay Area. This blend creates a diverse community with varying needs and priorities.

## Major Employment Sectors in Livermore



Livermore's economy is anchored by Lawrence Livermore National Laboratory and Sandia National Laboratories' California site, with "Professional, Scientific, and Technical Services" being the city's most significant industry category. Beyond these major institutions, Livermore's economy also supports thousands of jobs in construction, manufacturing, and trade, which together accounted for 35 percent of jobs in the city in 2022. This economic diversity has helped Livermore maintain stability even during regional economic fluctuations.

Livermore's industrial real estate market is the most significant in the Tri-Valley, with approximately 16 million square feet of space, including over 3 million square feet built since 2015. This industrial development includes manufacturing facilities, warehousing/logistics operations, and other specialized uses. The success of Livermore's industrial market is attributed to its scale, strategic location less than 35 miles from the Port of Oakland, proximity to the Bay Area's major airports, and access to the Bay Area and Central Valley labor force.

The retail landscape in Livermore has expanded dramatically since the opening of the San Francisco Premium Outlets in 2012, which created approximately 2,000 jobs and continues to generate significant sales tax revenue. The outlets and adjacent development now constitute a major regional destination. Additionally, Livermore's hospitality sector has grown substantially and is poised to have the largest inventory of restaurants and hotels in the Tri-Valley given the number of hotel rooms planned for construction.

## FUTURE GROWTH AND PROJECTED TRENDS



*As one of Livermore's main cultural hubs, the Bankhead Theater brings the community together through a wide range of cultural performances and community events.*

Livermore anticipates continued growth in both population and employment over the next 20-plus years. The General Plan will guide future development and conservation during that time, including new jobs and businesses, housing, parks and trails, and government facilities. As the city grows, balancing new development and retaining Livermore's unique identity will remain a priority. The General Plan guides how the city will accommodate this projected growth while preserving Livermore's unique attributes and quality of life.

### **Projected Residential Growth**

Livermore is home to many different household types, including multigenerational families, young professionals launching careers, growing families with school-age children, and long-time residents who want to age in place. While detached single-family homes have historically dominated Livermore's housing landscape, comprising about 68 percent of the housing stock, the City recognizes that today's residents and future community members need more housing options to fit different life stages. Diversifying housing options also helps create a more inclusive and economically sustainable community where teachers, firefighters, service workers, and other essential community members can afford to live. Recent investments in multifamily housing located downtown and elsewhere in the city illustrate the market potential that exists for denser housing types. These housing developments come at a critical time, as Livermore and the rest of the Bay Area grapple with challenges posed by a limited supply of housing.

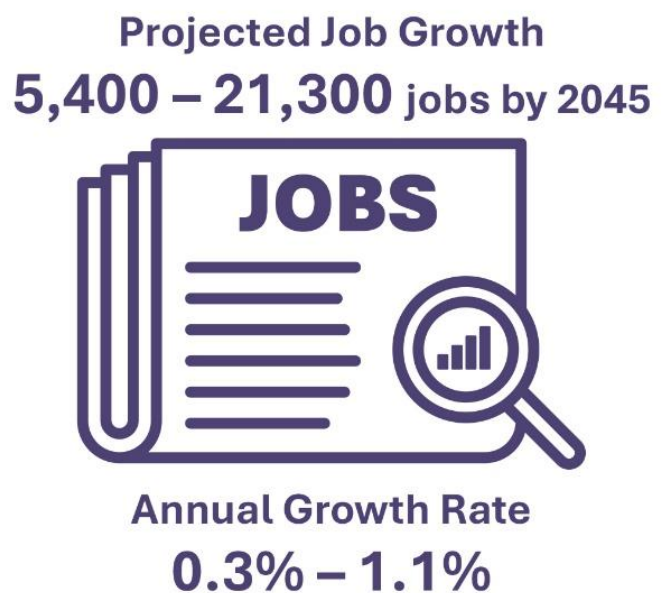
Every jurisdiction, including Livermore, must demonstrate how it can accommodate its fair share of housing for all income levels in the Housing Element. The Association of Bay Area Governments (ABAG), the regional planning agency for the Bay Area, assigns a State-mandated Regional Housing Needs Allocation (RHNA) to each jurisdiction to plan for its fair share of housing units. The RHNA is the number of new housing units the City needs to accommodate for every eight-year Housing Element cycle. Although this needs allocation is not a direct requirement to build units, the State places stringent requirements on cities to ensure they are doing everything possible to allow housing to be built and to remove common barriers to housing construction. The City developed General Plan 2045 anticipating that it could cover three Housing Element cycles:

- 6th cycle (January 2023 to January 2031)
- 7th cycle (January 2031 to January 2039)
- Part of the 8th cycle (January 2039 to January 2047)

### Future Job Growth

Looking ahead, Livermore has the opportunity for continued economic growth, provided that Livermore can offer the real estate, talent, and infrastructure needed to meet the needs of new and evolving industries.

Various economic forecasts project continued job growth for Livermore through 2045, though the pace and scale vary among different analytical models. Regional projections from sources like Plan Bay Area and Woods & Poole anticipate 30 to 35 percent job growth countywide by 2045, while more conservative estimates suggest slower expansion. Based on multiple forecasting models, Livermore could potentially add between 5,400 and 21,300 jobs by 2045, representing annual growth rates between 0.3 and 1.1 percent. By supporting diverse economic opportunities and leveraging its strategic location, Livermore can continue to provide jobs and services for residents while maintaining a balanced, sustainable economy.



## CONCLUSION



*The historic Carnegie Building, now the Carnegie Museum, stands as a landmark to celebrate Livermore's rich cultural and historical heritage.*

From its roots as a center for ranching and agriculture, Livermore's story is one of consistent reinvention. The legacy of its early settlers and visionaries, combined with groundbreaking scientific research from institutions like Lawrence Livermore National Laboratory and Sandia National Laboratories, has shaped a city that honors its past while embracing a forward-looking identity. Once powered solely by agricultural exports, Livermore's economy has transformed into a center for scientific research, advanced technology, and high-tech manufacturing. This economic evolution has created a desired place to live and raise families and further cemented Livermore's role as a critical engine of innovation in the Bay Area. As new technologies emerge, Livermore is poised to remain at the forefront of discovery, driving progress and shaping the future of both science and industry. Bringing together a vibrant downtown, world-class wineries, and a thriving arts scene, Livermore offers a diverse array of cultural experiences. However, beyond its attractions, the true essence of Livermore lies in its close-knit community. Ultimately, Livermore's history is a testament to its resilience, showing that even as its industries and population evolve, its spirit endures. With a foundation built on innovation, community, and adaptability, Livermore is not only prepared for the future, but actively shaping it.