

## 2. PROJECT DESCRIPTION

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This chapter of the Draft Environmental Impact Report (EIR) describes the proposed update to the Livermore General Plan (General Plan 2045) and associated amendments to the Livermore Municipal Code (LMC) and Livermore Development Code (LDC), hereinafter referred to together or separately as the “proposed Project.” This Draft EIR has been completed in accordance with the California Environmental Quality Act (CEQA; Public Resources Code Sections 21000 et seq.). CEQA requires that State and local public agencies analyze proposed projects to determine potential impacts on the environment and disclose any such impacts. As described in more detail in Chapter 1, *Introduction*, of this Draft EIR, consistent with CEQA Guidelines (California Code of Regulations Sections 15000 et seq.), this Draft EIR provides a programmatic analysis of the environmental impacts associated with implementation of the proposed Project, including the projected buildout of the proposed General Plan 2045. This Draft EIR is also intended to be used for purposes of tiering pursuant to CEQA Guidelines Section 15152 and streamlining provisions of the CEQA Statute and CEQA Guidelines. The City of Livermore (City) is the lead agency for the environmental review of the proposed Project.

This chapter provides a detailed description of the proposed Project, including the location, setting, and characteristics of the EIR Study Area; as well as the planning process; project objectives; the principal report components; and required permits and approvals.

### 2.1 BACKGROUND

California Government Code Section 65300 requires every city and county in California to have an adopted comprehensive long-range General Plan for the physical development of the county or city and, in some cases, land outside the city boundaries. The General Plan is the community’s overarching policy document that defines a vision for future change and establishes a “framework” for locating and designing new development, expanding the local economy, conserving and preserving environmental resources, improving public services and safety, minimizing hazards, and fostering community health. The General Plan, which includes a vision, guiding principles, goals, policies, and actions, functions as the City’s primary land use regulatory tool. It provides a basis for judging whether specific development proposals and proposed projects are consistent with the General Plan.

Pursuant to State law, a General Plan must contain eight mandated elements: land use, circulation, housing, conservation, open space, noise, safety, and environmental justice, which the latter is only required in some jurisdictions that meet specific criteria. The City of Livermore is not required to prepare an environmental justice element. Additional “optional” elements

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may be included in a General Plan at the discretion of the City or County. Typically, General Plans cover a time frame or forecast of 15 to 20 years. However, General Plan Housing Elements and Safety Elements are required to be updated every eight years to comply with State law. State legislation also requires consideration of General Plan policies on issues, such as climate change and air quality. The Governor's Office of Land Use and Climate Innovation updated the General Plan Guidelines in 2017 and released additional guidance for Environmental Justice Elements in 2020.

California Government Code Section 65860 requires all specific plans, master plans, and zoning in the city to be consistent with the General Plan. The City's General Plan Land Use Map is integrated with the City's Zoning Map, which shows the parcel-specific delineation of the zoning districts throughout the city and depicts permitted and conditionally permitted uses. A parcel's zoning district stems directly from its General Plan Land Use designation, with the zoning district acting to implement the General Plan by refining the specific uses and development standards for that parcel.

Similarly, the General Plan must be used as the basis for all planning-related decisions made by City staff, the Planning Commission, and the City Council. Other decision-making bodies that rely on the General Plan to guide future decisions include, but are not limited to, the Community Development Department and Public Works Department. The General Plan itself, however, does not approve or entitle any development project. Future project applicants have control over when they wish to propose a project, and final development approval decisions are made on a project-by-project basis by City staff, the Planning Commission, and/or the City Council.

## 2.2 OVERVIEW

The proposed General Plan 2045 builds off the current General Plan by:

- Adding new policy topics that capture the community's priorities and cover issues that were not anticipated.
- Updating the General Plan Land Use Map to reflect where future housing and jobs will be located. This revision incorporates regional forecasts for 2045, thus moving the planning horizon forward by 20 years from the 2025 horizon year of the current General Plan.
- Incorporating the topics that are now required by State legislation and revising relevant policies and actions to meet those requirements.

The proposed General Plan 2045 guides the economic and physical growth for Livermore as well as preservation of natural and agricultural resources over an approximately 20-year buildout horizon. It would replace the City's current General Plan, with the exception of the Housing Element. The City's Housing Element (2023 to 2031) was adopted by the City Council in March 2023, certified by the State Housing and Community Development Department on March 24,

2023, and is incorporated into the proposed General Plan 2045 by reference. The Housing Element underwent a separate environmental review as part of its adoption process.

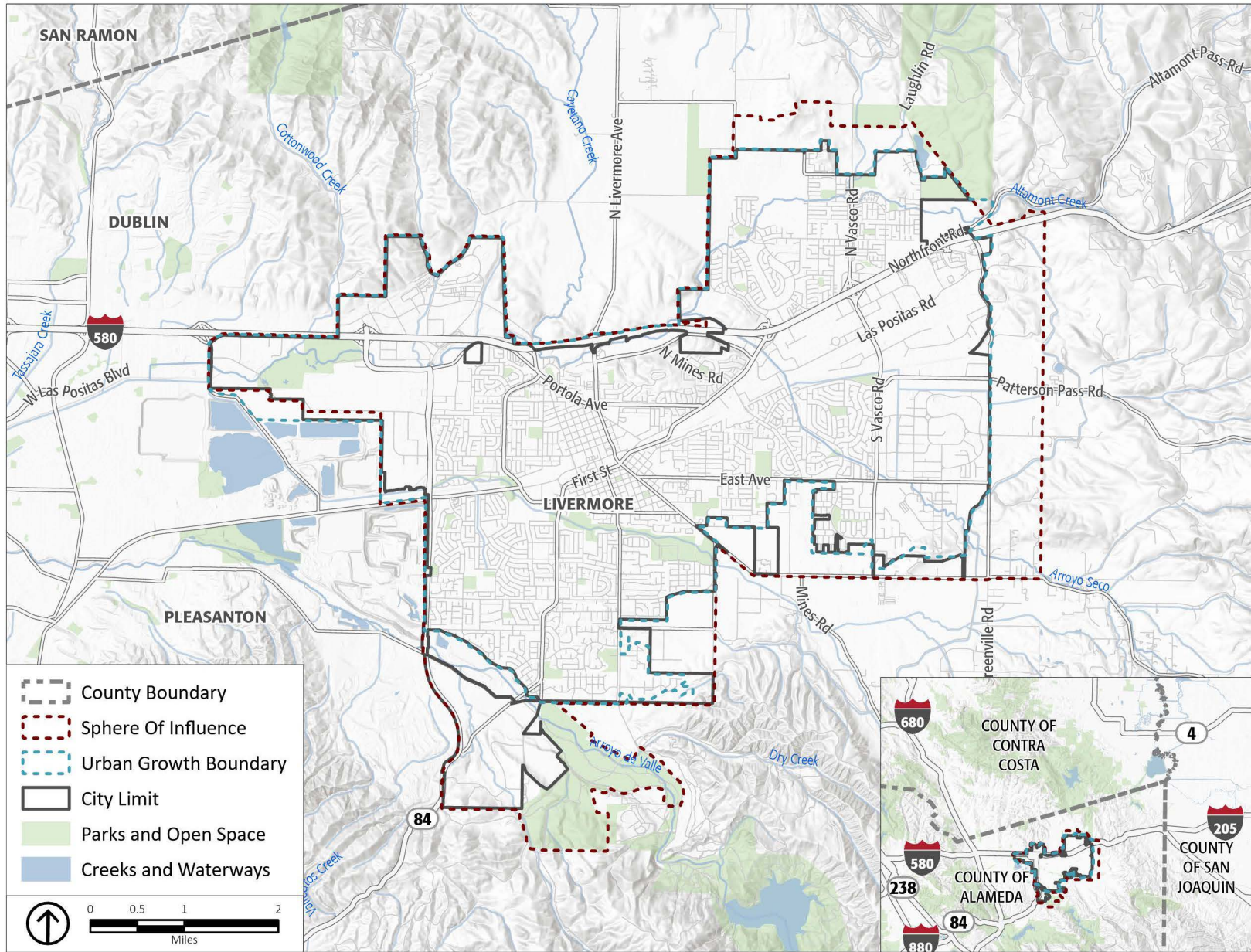
This EIR replaces the *Livermore General Plan and Downtown Specific Plan EIR* (SCH No. 2003032038), September 2003, which served as the first-tier programmatic EIR that examined the environmental effects of adopting and implementing the General Plan and Downtown Specific Plan update. As described further in this chapter, there will be no changes to the Downtown Specific Plan land use designations and zoning districts, or the specific downtown development projects evaluated in the subsequent CEQA documents that tiered from the 2003 EIR including the:

- *Livermore General Plan Climate Change Element Supplemental EIR* (SCH No. 2003032038), November 2008.
- *Downtown Specific Plan Amendments and Regional Performing Arts Theater Subsequent EIR* (SCH No. 2008092085), September 2009.
- *Downtown Specific Plan Amendment Addendum No. 1 to the Downtown Specific Plan Subsequent EIR* (SCH No. 2008092085), August 2018.
- *Downtown Specific Plan Amendment Addendum No. 2 to the Downtown Specific Plan Subsequent EIR* (SCH No. 2008092085), March 2019.
- *Downtown Specific Plan Amendment Addendum No. 3 to the Downtown Specific Plan Subsequent EIR* (SCH No. 2008092085), August 2020.
- *Downtown Specific Plan Amendments Addendum No. 4 to the Downtown Specific Plan Subsequent EIR* (SCH No. 2008092085), August 2020.

To the degree applicable, this EIR will replace/update general mitigation measures from the listed CEQA documents to ensure that this EIR can be used as a tiering document for future development projects in the Downtown Specific Plan area that are subject to CEQA. Please see Section 1.5, *Use of the General Plan EIR*, in Chapter 1, *Introduction*, of this Draft EIR, for a summary of the City's procedures for reviewing potential future development projects, which will be carried forward under the proposed General Plan 2045, if adopted.

## 2.3 LOCATION AND SETTING

As shown on Figure 2-1, *Regional and Vicinity Map*, Livermore is in eastern Alameda County in the San Francisco Bay Area. Livermore is situated in the Livermore Valley, which is framed by rolling hills to the north, south, and east and by the cities of Dublin and Pleasanton to the west. Livermore is bisected by Interstate 580 (I-580), which travels east to west through Alameda County. State Route (SR) 84 also provides regional access to the city along the southwestern city boundary. Public transit in Livermore is mainly provided by the Livermore Amador Valley Transit Authority (LAVTA) bus service and Altamont Corridor Express (ACE) passenger rail service.



Source: City of Livermore, 2022; Esri, 2025.

Figure 2-1  
**Regional and Vicinity Map**

Over the proposed Project’s 2045 buildout horizon, it is anticipated that a regional commuter rail service, operated by Tri-Valley – San Joaquin Valley Regional Rail Authority, will begin construction and operation to improve transit connectivity to and from Livermore. Livermore residents and visitors navigate the city by a variety of major, collector, and local streets, as well as regional and local pedestrian and bicycle routes.

## **2.4 PLAN BOUNDARIES AND EIR STUDY AREA**

This section explains the planning boundaries referenced in the proposed General Plan 2045 and the relationship of those boundaries to the EIR Study Area. The State of California encourages cities to look beyond their borders when undertaking the sort of comprehensive planning required of a General Plan.

### **2.4.1 PLAN BOUNDARIES**

Planning boundaries proposed for General Plan 2045 are shown on Figure 2-2, *General Plan 2045 Planning Boundaries and EIR Study Area*, and described in the following sections.

#### **2.4.1.1 CITY LIMIT**

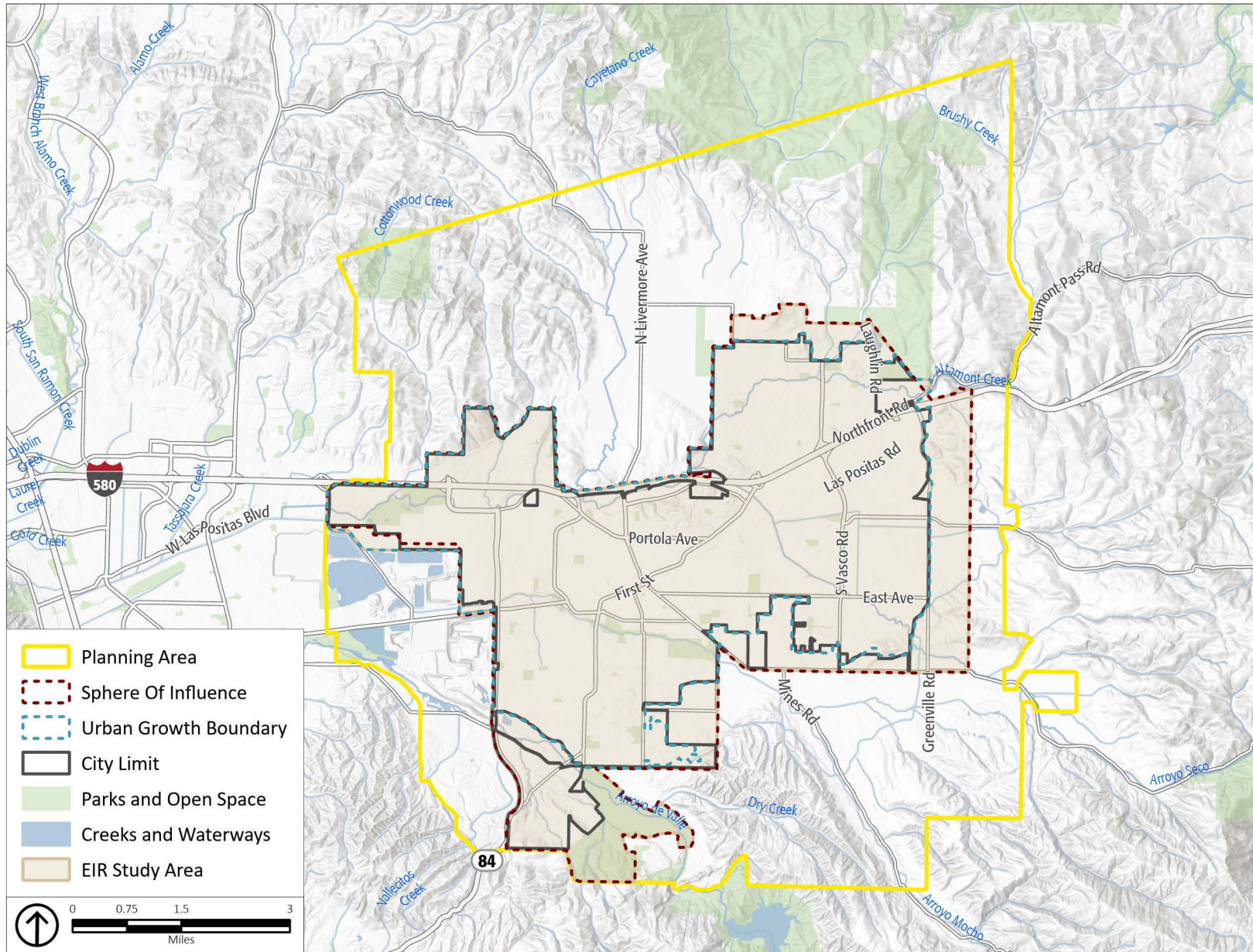
The boundary for the City Limit encloses the incorporated territory where the City currently has jurisdictional authority. All land outside of the City Limit is part of unincorporated Alameda County and is under County jurisdiction. The City Limit covers approximately 17,000 acres (about 27 square miles). Changes to the City Limit only occur through the process of annexation or detachment, which must go through a specific legal process that requires input from residents or property owners and are subject to the Alameda Local Agency Formation Commission (LAFCO) review and approval.

#### **2.4.1.2 URBAN GROWTH BOUNDARY**

The urban growth boundary (UGB) is intended to preserve open space and agricultural land outside the UGB. The UGB covers approximately 16,600 acres (about 26 square miles).<sup>1</sup> It was established through two initiatives. The South Livermore Urban Growth Boundary Initiative, passed by local voters in March 2000, established the UGB around the southern edge of the city.

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<sup>1</sup> The UGB is slightly smaller than the City Limit primarily because the rural residential and vineyard area along Vallecitos Road, Vineyard Avenue, and Kalthoff Common is within the City Limit but outside of the South Livermore UGB.



Source: City of Livermore, 2022; Esri, 2025.

Figure 2-2  
**General Plan 2045 Planning Boundaries and EIR Study Area**

In December 2002, the City Council passed the North Livermore Urban Growth Boundary Initiative, completing the UGB around the northern edge of the city. While both UGBs share goals of preserving agriculture and open space and preventing urbanization, the policies regarding development beyond each UGB and changes to each UGB are different.

### **2.4.1.3 SPHERE OF INFLUENCE**

The Livermore Sphere of Influence (SOI) is the area outside of the City Limit designated by the Alameda LAFCO to indicate land that has the potential to be annexed into the city. Livermore’s SOI lies largely along the lines of the City Limit but includes additional land in the north past Raymond Road, to the east past Greenville Road, to the south extending to Tesla Road, past Marina Avenue, and including certain portions of South Livermore Valley. The SOI covers approximately 4,449 acres of land (about 7 square miles).

### **2.4.1.4 PLANNING AREA**

The Planning Area encompasses land in Alameda County surrounding the city extending up to four miles beyond the City Limit to the north and south. While the Planning Area does not give the City any regulatory power, it signals to the County and to other nearby local and regional authorities that Livermore recognizes that development within this area has an impact on the future of the city. Under State law, the City is invited to comment on development or policy changes within the Planning Area that is subject to review by the County. However, the unincorporated portion of the Livermore Planning Area will remain under the jurisdiction of Alameda County.

## **2.4.2 EIR STUDY AREA**

As shown in Table 2-1, *EIR Study Area*, the EIR Study Area includes all land within the City Limit, UGB, and SOI. The EIR Study Area does not include the land outside the SOI but within the Planning Area. The EIR Study Area is shown on Figure 2-2.

**Table 2-1 EIR Study Area**

<b>Planning Boundaries</b>	<b>Acreage</b>	<b>Square Miles</b>
City Limit	17,019	27
Urban Growth Boundary	16,593	26
Sphere of Influence	4,449	7

Source: City of Livermore, 2022, *Existing Conditions Reports*, Chapter 1, *Introduction*, [https://imagineLivermore2045.org/wp-content/uploads/2022/03/01\\_Intro\\_Mar2022.pdf](https://imagineLivermore2045.org/wp-content/uploads/2022/03/01_Intro_Mar2022.pdf).

Note: Square miles are rounded.

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### 2.5 PROJECT OBJECTIVES

This section is prepared pursuant to CEQA Guidelines Section 15154, which requires the EIR to identify project objectives that state the underlying purpose of the proposed Project.

The proposed General Plan 2045 is the primary planning document for the City of Livermore. The overall purpose of the proposed General Plan 2045 is to create a policy framework that articulates a vision for the City's long-term physical form and development, while preserving and enhancing the quality of life for Livermore residents. Implementation of the proposed General Plan 2045 is guided by the General Plan Vision and Guiding Principles. The Vision describes the future of Livermore as a community with a big heart where families and individuals flourish, and people with diverse experiences and perspectives work together for the common good. The Vision promotes insightful land use policies and wise resource management to ensure services and infrastructure for a high quality of life that will enable Livermore to be safe and welcoming for all.

To achieve the City's vision, the proposed General Plan 2045 and the Land Use Map capitalize mostly on infill opportunities. Meeting the vision also requires extending the buildout horizon to 2045 and updating goals, policies, and actions so that they meet current State requirements and community priorities. As part of this process, the City has identified the following project objectives:

- Establish a comprehensive framework to guide Livermore's physical development, resource conservation, and provision of infrastructure and public services over a 20-year horizon.
- Focus future housing and job growth within the Urban Growth Boundary, emphasizing infill development over dispersed growth at lower densities.
- Plan for vibrant, mixed-use districts that have access to multi-modal transportation opportunities including regional rail and local transit services.
- Plan for diverse housing choices so that individuals and families of all income levels and lifestyles can find housing, while also meeting the State-mandated Regional Housing Needs Allocation requirements for the current and estimated future housing cycles through 2045.
- Accommodate a diverse range of jobs and businesses to support a thriving and resilient economy and to increase the opportunity for Livermore residents to work in Livermore.
- Promote Livermore's long-term fiscal sustainability by identifying development types, intensities, and locations that generate public revenues sufficient to fund infrastructure, services, and maintenance over time.
- Plan for future circulation and infrastructure improvements.
- Keep the community safe from natural and human-caused hazards, such as earthquakes, landslides, floods, and wildfires, including increased risks from climate change.

- Protect natural resources, such as agriculture, water, air, and biological resources, and preserve and improve open spaces, including open space for recreation, for habitat, or for public health and safety.
- Provide public services that support the health, welfare, and civic engagement of all members of the community.

## 2.6 PROPOSED PROJECT

As required by State law, the proposed Project includes multiple components to ensure that each element of the Livermore General Plan is internally (or horizontally) consistent (Government Code Section 65300.5), and the LMC and LDC is consistent with the General Plan (also known as vertical consistency) (Government Code Section 65860). This section provides a description of each project component.

### 2.6.1 GENERAL PLAN 2045

The proposed Project updates the current 2003-2025 General Plan goals, policies, and actions, and makes changes to land use designations to reflect current conditions, issues, resources, and community perspectives. For example, changes are needed to address the evolving state of the city and region and to address State housing needs and cover issues such as climate change resiliency and emerging transportation technologies. The proposed update also incorporates regional forecasts for 2045 that extend the planning horizon by approximately 20 years from the current 2025 horizon. This section provides a summary of the major components of the proposed General Plan 2045.

#### 2.6.1.1 CONTENTS AND ORGANIZATION

The proposed General Plan 2045 includes an introduction, overview of Livermore, nine separate chapters that identify the goals and policies for each given topic, an implementation plan that identifies the actions that help achieve the goals and policies, a glossary, and appendices. The chapters cover the State-mandated elements required by California Government Code Section 65302 as well as optional elements of particular interest to Livermore. The purpose of each General Plan chapter is as follows:

- **Chapter 1, *Introduction*.** Describes what a General Plan is, how it was developed, how it is organized, and how it will be maintained over time. The introduction also includes the City's Vision and Guiding Principles.
- **Chapter 2, *About Livermore*.** Discusses the physical setting, history, and demographics of Livermore.

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- **Chapter 3, *Land Use*.** Guides the future use and development of land in Livermore and the unincorporated area within its adjacent Sphere of Influence. This is a State-mandated Element.
- **Chapter 4, *Community Identity*.** Provides information on civic life and governance, arts and culture, the natural setting, urban design, gateways, lighting and glare, cultural, historical, and scenic resources, and guidance to identify, protect, and enhance these systems and features.
- **Chapter 5, *Mobility (Circulation)*.** Describes roadway safety, public transit systems, bikeways, pedestrian routes, existing and proposed roadways, parking facilities, air transportation, goods movement, and transportation technology. The Mobility Element further analyzes traffic conditions and improvements necessary to meet existing and projected needs. This is a State-mandated Element.
- **Chapter 6, *Housing*.** Identifies housing needs for residents of all income levels and establishes an action program to meet those needs, including planning for and requiring new affordable housing, preserving existing affordable housing, ensuring equal opportunity to access housing, collaborating regionally to address housing needs, and supporting energy efficiency in existing and new homes. The Housing Element is updated on a separate schedule from the rest of the General Plan to meet the requirements of State housing law. On March 13, 2023, the City Council adopted the updated Housing Element, covering the period from 2023 to 2031. It is available under separate cover on the City’s website. This is a State-mandated Element.
- **Chapter 7, *Infrastructure*.** Identifies strategies to maintain adequate service levels for water facilities and service, wastewater collection and treatment, and stormwater collection facilities. In addition, this element addresses how the City can support the provision of private utilities such as natural gas, electricity, and telecommunications.
- **Chapter 8, *Community Services*.** Addresses maintaining adequate access to services such as schools, childcare, solid waste, healthcare and healthy food, and libraries. This element also addresses services needed to support aging adults.
- **Chapter 9, *Open Space and Conservation*.** Provides guidance to preserve and protect open space and conserve natural and agricultural resources. This element also addresses park and recreation facilities in Livermore. This is a State-mandated Element.
- **Chapter 10, *Noise*.** Addresses noise to inform land use decision-making and quantifies current and projected noise levels from a variety of sources, explains impacts associated with noise, and includes guidance to address current and foreseeable noise problems. This is a State-mandated Element.
- **Chapter 11, *Safety*.** Provides policies to protect the community from risks associated with the effects of seismic hazards, other geologic hazards, flooding, and wildland and urban fires. This is a State-mandated Element.

- **Chapter 12, *Economic Development*.** Encourages the development of desired economic activities throughout the city and the fiscal vitality of the community. The Economic Development Element facilitates and maintains a balanced mix of economic activity and encourages the development of particular economic sectors in Livermore.
- **Chapter 13, *Implementation*.** Includes all General Plan actions, organized by element. The Implementation Plan describes the timing and responsible City department. The City Council has ultimate decision-making authority over which actions to prioritize during each five-year Strategic Plan planning cycle. The implementation plan will be maintained and updated over time to keep it current and to reflect progress towards realizing the General Plan’s vision.
- **Chapter 14, *Abbreviations, Glossary, Acknowledgements*.** Lists the abbreviations and definitions of key words and phrases used in the plan. This chapter also acknowledges those who participated in the General Plan update process.
- **Appendix A, *South and North Livermore Urban Growth Boundary Initiative*.** Contains the notice of election on the South Livermore Urban Growth Boundary Initiative in 2000 and the ordinance adopting the North Livermore Urban Growth Boundary Initiative in 2002.

### 2.6.1.2 GOALS AND POLICIES, AND ACTIONS

Each chapter of the proposed General Plan 2045 contains background information and a series of goals supported by policies and actions. CEQA Statute Section 21081.6(b) and CEQA Guidelines Section 15126.4(a)(2) establish that when a project examined in an EIR is a plan (such as a General Plan), policy, regulation, or other public project, mitigation measures may be incorporated into the plan, policy, regulation, or project design. Therefore, as this is a General Plan EIR, some policies and actions in the proposed General Plan 2045 are also required as a means to mitigate environmental impacts under CEQA. As previously described, Chapter 13, *Implementation Plan*, of the proposed General Plan 2045 includes all the actions that help achieve the goals and policies, organized by element. The following provides a description of goals, policies, and actions and explains the relationship between them:

- A *goal* is a description of the general desired result that the City seeks to create through the implementation of its General Plan.
- A *policy* is a specific statement that regulates activities in the city, guides decision making, and directs ongoing efforts as the City works to achieve a goal. A policy is ongoing and requires no further implementation. The General Plan’s policies establish the standards that will be used by City staff and the other decision makers in their review of land development projects and in decision making about City actions.
- An *action* is a measure, procedure, or technique intended to help reach a specified goal. The Implementation Plan describes the timing and responsible City department. The City Council has ultimate decision-making authority over which actions to prioritize during each five-year Strategic Plan planning cycle.

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Goals, policies, and actions that help reduce potential impacts are referenced and evaluated in the topical sections. Actions are referenced in the topical sections where they provide further reduction in addition those reductions associated with implementation of goals and policies.

**2.6.1.3 LAND USE DESIGNATIONS**

The proposed General Plan 2045 Land Use Map, as depicted on Figure 2-3, *Proposed General Plan 2045 Land Use Map*, shows the land use designations that establish the uses, density ranges, and development intensities allowed on each parcel of land.

Table 2-2, *Proposed General Plan 2045 Land Use Designations*, lists the land use designations and summary of the development standards for the proposed General Plan 2045. A complete description of each land use designation and the proposed land use map is provided in Chapter 3, *Land Use*, of the proposed General Plan 2045.

**Table 2-2 Proposed General Plan 2045 Land Use Designations**

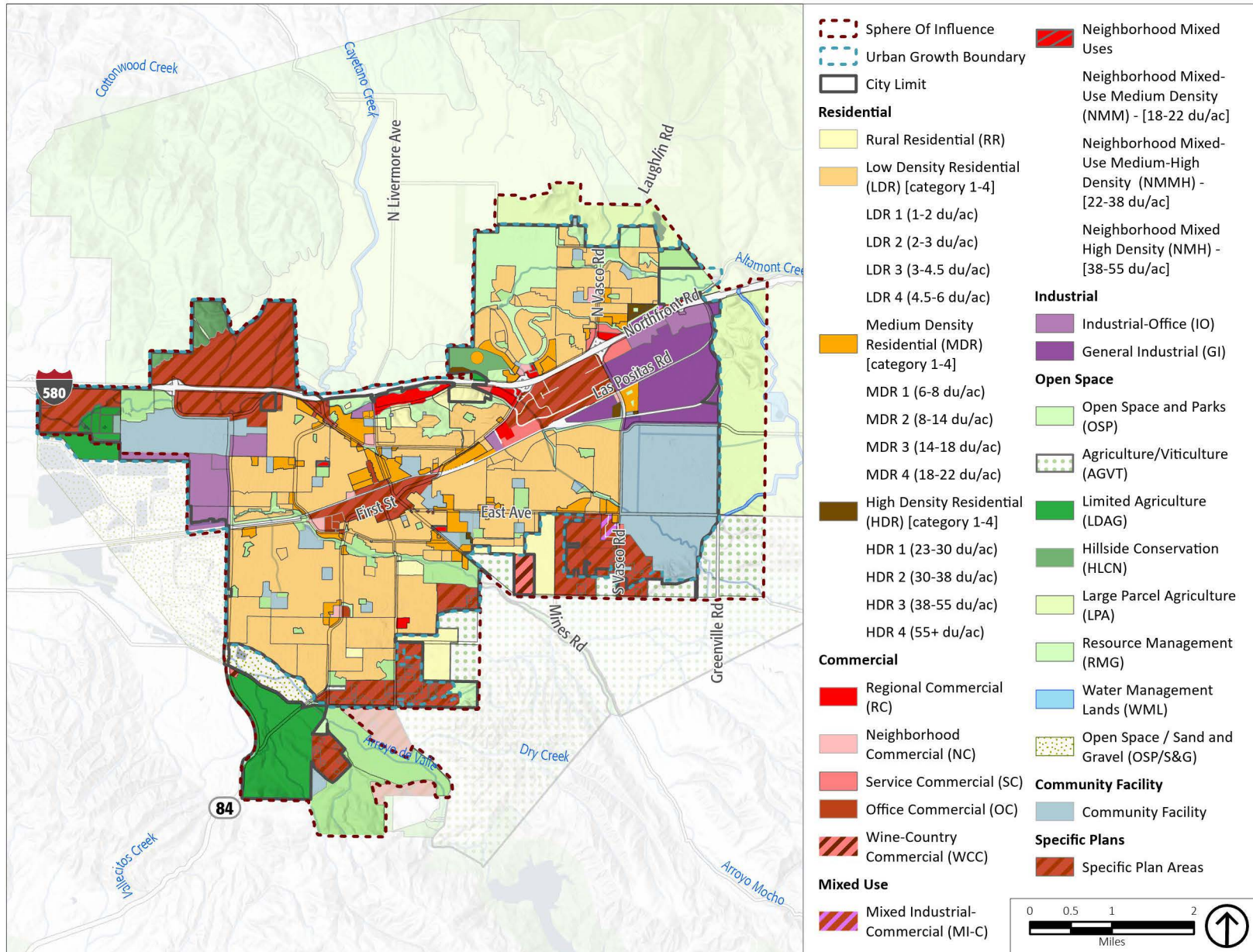
Land Use	Standards
<b>Residential</b>	
Rural (RR)	1.0 du/ac to 1.0 du/5.0 ac; Minimum lot size: 1 acre.
Low-Density (LDR)	1.0 to 6.0 du/ac; Organized in four categories: <ul style="list-style-type: none"> <li>▪ LDR-1: 1.0 to 2.0 du/ac</li> <li>▪ LDR-2: 2.0 to 3.0 du/ac</li> <li>▪ LDR-3: 3.0 to 4.5 du/ac</li> <li>▪ LDR-4: 4.5 to 6.0 du/ac</li> </ul>
Medium-Density (MDR)	6.0 to 22.0 du/ac; Organized in four categories: <ul style="list-style-type: none"> <li>▪ MDR-1: 6.0 to 8.0 du/ac</li> <li>▪ MDR-2: 8.0 to 14.0 du/ac</li> <li>▪ MDR-3: 14.0 to 18.0 du/ac</li> <li>▪ MDR-4: 18.0 to 22.0 du/ac</li> </ul>
High-Density (HDR)	23.0 to 55.0+ du/ac; Organized in four categories: <ul style="list-style-type: none"> <li>▪ HDR-1: 23.0 to 30.0 du/ac</li> <li>▪ HDR-2: 30.0 to 38.0 du/ac</li> <li>▪ HDR-3: 38.0 to 55.0 du/ac</li> <li>▪ HDR-4: 55.0+ du/ac</li> </ul>
<b>Commercial</b>	
Regional (RC)	1.0 FAR
Neighborhood (NC)	0.30 FAR
Service (SC)	0.30 FAR
Office (OC)	0.60 FAR
Wine-Country (WCC)	1.0 FAR

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**Table 2-2 Proposed General Plan 2045 Land Use Designations**

<b>Land Use</b>	<b>Standards</b>
<b>Mixed Use</b>	
Mixed Industrial-Commercial (MIC)	1.0 FAR
Neighborhood (NM)	Organized in three categories for medium, medium-high, and high density: <ul style="list-style-type: none"> <li>▪ NMUMD: 0.30 FAR for commercial and a density standard of 18.0 to 22.0 du/ac,</li> <li>▪ NMUMHD: 0.30 FAR for commercial and a density standard of 23.0 to 38.0 du/ac</li> <li>▪ NMUHD: 0.30 FAR for commercial and a density standard of 38.0 to 55.0 du/ac</li> </ul>
<b>Industrial</b>	
Office (IO)	1.0 FAR
General (GI)	1.0 FAR
<b>Open Space</b>	
Open Space and Parks (OSP)	Areas to be maintained as permanent or semi-permanent open space
Agriculture/Viticulture (AGVT)	100-acre site minimum; 1.0 du/100 ac
Limited Agriculture (LDAG)	20-acre minimum site
Hillside Conservation (HLCN)	1.0 du/20.0 ac to 1.0 du/100 ac
Large Parcel Agriculture (LPA)	100-acre minimum site
Resource Management (RMG)	100-acre minimum site size; 1.0 du/parcel
Water Management Lands (WML)	100-acre minimum site; 1.0 du/parcel
Open Space/Sand and Gravel (OSP/S&G)	Assigns priority uses for open space and sand and gravel.
<b>Other</b>	
<b>Community Facilities</b>	Areas for public agencies and institutions
<b>Specific Plans</b>	<ul style="list-style-type: none"> <li>▪ Downtown Specific Plan (DSP) (existing)</li> <li>▪ Isabel Neighborhood Specific Plan (INSP) (existing)</li> <li>▪ Midtown Specific Plan Area (MSPA) (new)</li> <li>▪ South Livermore Valley Specific Plan (SLVSP) (existing)</li> <li>▪ El Charro Specific Plan (ECSP) (existing)</li> </ul>

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Source: City of Livermore, 2025.

Figure 2-3  
Proposed General Plan 2045 Land Use Map

## 2.6.2 MUNICIPAL CODE AND DEVELOPMENT CODE AMENDMENTS

As part of the process of updating the General Plan, the City identified targeted procedural revisions to the LMC and additional regulatory language to be located in the LDC to implement General Plan policies and maintain consistency between the planning documents.

The specific LDC amendments include:

- Scenic Resources Overlay District – identify specific development and design standards to maintain scenic views and create inviting gateways and entryways into the Livermore community.
- Zoning Amendments – add, remove, or update permitted uses, and development standards, definitions, and procedures consistent with the General Plan Land Use Designations.

Proposed LMC and LDC amendments would be adopted simultaneously with (or shortly after) the proposed General Plan 2045 and are covered by this Draft EIR.

## 2.7 2045 DEVELOPMENT PROJECTIONS

This EIR analyzes the potential for growth to 2045, which represents an approximately 20-year buildout horizon. The buildout projections do not presume that every parcel is developed to the maximum level allowed under the proposed Project, referred to as “maximum theoretical buildout.” Based on historical development patterns, it is unlikely that the maximum theoretical buildout allowed under the proposed General Plan 2045 would occur because not every parcel will develop within the General Plan 2045 timeframe, and not every parcel that develops will be built out to the maximum allowed under the proposed General Plan 2045. Therefore, the maximum theoretical buildout is not a reasonably foreseeable outcome of the adoption of the proposed General Plan 2045. Instead, the development projections recognize regional demographic and economic forecasts, and the probable share of regional growth that would be captured by Livermore given its policies and land use regulations.

Horizon year (2045) projections in the EIR Study Area are shown in Table 2-3, *Proposed 2045 Buildout Projections in the EIR Study Area*. Most future development consistent with the proposed Project is expected to occur in areas where there is mostly vacant or under-developed land, near existing and/or future transit and other infrastructure, have already started transitioning to other uses, and/or include property owners that have expressed interest in considering redevelopment or change.

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**Table 2-3 Proposed 2045 Buildout Projections in the EIR Study Area**

<b>Category</b>	<b>Existing Conditions (2023)</b>	<b>Projected Growth 2023-2045 (Proposed Project)</b>	<b>Buildout Estimates (2045)</b>
Housing Units	33,030	16,610	49,640
Total Population	87,930	43,820	131,750
Jobs	57,220	6,110	63,330

Source: Esri 2024.

Note: Numbers are rounded from original sources.

The buildout projections in Table 2-3 include growth associated with current development projects, development of the sites in the City’s adopted and certified 2023-2031 Housing Element Sites Inventory, and development of accessory dwelling units (ADUs) and units under Senate Bill 9 as allowed under State housing law.<sup>2</sup>

## 2.8 INTENDED USES OF THE EIR

This EIR is intended to review potential environmental impacts associated with the adoption and implementation of the proposed Project and determine corresponding mitigation measures, as necessary. This EIR is a program-level EIR and does not evaluate the impacts of specific, individual developments that may occur over the buildout horizon. Each specific future project would conduct separate environmental review, as required by CEQA, to secure the necessary discretionary development permits. Therefore, while subsequent environmental review may tier off this EIR, this EIR is not intended to address impacts of individual projects. Subsequent projects will be reviewed by the City for consistency with the proposed General Plan 2045 and this EIR. Projects successive to this EIR include, but are not limited to, the following:

- Issuance of permits and other approvals necessary for implementation of the proposed Project
- Updates or amendments to the City’s Zoning Code and Development Code
- Updates to the City’s Strategic Plan
- Property rezoning consistent with the General Plan
- Approval and funding of major public projects and capital improvements
- Updates to utility infrastructure master plans, such as the Citywide Asset Management Plan, Urban Water Management Plan, Sewer Master Plan, and Storm Drain Master Plan

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<sup>2</sup> Senate Bill 9 (Chapter 162, Statutes of 2021) requires ministerial approval for housing developments with no more than two primary units in a single-family zone, and the subdivision of parcels in a single-family zone into two parcels.

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- Permit issuance and other approvals necessary for public and private development projects
- Development agreement processes and approvals
- Potential future annexation of land into the City Limit
- Development plan approvals, such as tentative maps, variances, conditional use permits, and other land use permits

## **2.8.1 REQUIRED PERMITS AND APPROVALS**

The proposed Project would require adoption by Livermore City Council. The Planning Commission will review the proposed Project and make recommendations to the City Council. While other agencies may be consulted during the General Plan update process, their approval is not required for the adoption of the proposed General Plan 2045. However, subsequent development under the proposed Project may require approval of State, federal, responsible, and trustee agencies that may rely on the programmatic EIR for decisions in their areas of permitting.

Project approvals required include:

- Certification of the General Plan 2045 EIR
- Adoption of the Findings of Fact and Statement of Overriding Considerations
- Adoption of the Mitigation Monitoring and Reporting Program
- Adoption of the General Plan 2045
- Adoption of the amendments to the LMC and LDC
- Adoption of any other ordinances, guidelines, programs, actions, or other mechanisms that implement General Plan 2045

## **2.9 REFERENCES**

Esri. 2024. ArcGIS Pro U.S. 2024 Dataset. <https://pro.arcgis.com/en/pro-app/3.4/help/analysis/business-analyst/us-2024-dataset.htm>.

**PROJECT DESCRIPTION**

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