

Notice of Availability of a Draft Environmental Impact Report

Date: March 3, 2026

To: Public Agencies and Interested Parties

Subject: Notice of Availability of a Draft Environmental Impact Report

Project Title: Livermore General Plan 2045

The City of Livermore, as lead agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (Draft EIR) for the City of Livermore General Plan 2045 Update and associated Livermore Municipal Code (LMC) and Livermore Development Code (LDC) amendments (proposed Project). In accordance with CEQA Guidelines Sections 15086 and 15087, the City has issued this Notice of Availability (NOA) to provide responsible agencies, trustee agencies, and other interested parties with notice that the Draft EIR is available for public review and comment.

Project Location

The EIR Study Area encompasses all land within the City Limit (17,019 acres), Urban Growth Boundary (16,593 acres), and Sphere of Influence (4,449 acres), totaling approximately 27 square miles in eastern Alameda County, California. The EIR Study Area is in the Livermore Valley, framed by rolling hills to the north, south, and east, bisected by Interstate 580, and situated west of the cities of Dublin and Pleasanton. State Route (SR) 84 also provides regional access to the city along the southwestern city boundary.

Project Description

The proposed Project would result in the adoption and implementation of General Plan 2045, which replaces the City of Livermore's current General Plan (with the exception of the 2023-2031 Housing Element, incorporated by reference), and the adoption of concurrent conforming amendments to the LMC and LDC. The proposed General Plan 2045 establishes a comprehensive policy framework to guide Livermore's physical development, resource conservation, and infrastructure provision over an approximately 20-year buildout horizon extending to 2045. The proposed Project includes updates to nine State-mandated and optional General Plan elements (Land Use, Mobility, Housing, Community Identity, Infrastructure, Community Services, Open Space and Conservation, Noise, Safety, and Economic Development) and revisions to the General Plan land use map to reflect regional growth forecasts. The proposed LMC and LDC amendments would be adopted simultaneously with the General Plan and include the establishment of a Scenic Resources Overlay District to maintain scenic views and gateways, as well as zoning amendments to achieve consistency with the proposed General Plan 2045 land use designations.

Future development consistent with the proposed Project would be concentrated primarily within the Urban Growth Boundary, emphasizing infill development on mostly vacant or under-developed land near existing or future transit and other infrastructure. Buildout projections for the 2045 horizon year estimate the addition of approximately 16,610 housing units (for a total of 49,640 units), 43,820 new residents (for a total population of 131,750), and 6,110 new jobs (for a total of 63,330 jobs) within the EIR Study Area.

The proposed Project does not approve or entitle any specific development projects; rather, it establishes the goals, policies, actions, and land use designations that will guide future discretionary decisions by City staff, the Planning Commission, and the City Council on a project-by-project basis. Subsequent development projects will be required to undergo separate environmental review and demonstrate consistency with the proposed General Plan 2045.

Environmental Topics Evaluated

The Draft EIR analyzes the following potentially significant environmental issue topics:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services, Parks, and Recreation
- Transportation
- Utilities and Service Systems
- Wildfire

A Notice of Preparation (NOP) of this Draft EIR was circulated for a 30-day public review period beginning March 7, 2023, to solicit comments regarding the scope and content of the environmental analysis to be prepared for the proposed General Plan 2045. The NOP was distributed to responsible agencies, trustee agencies, and interested organizations and individuals pursuant to CEQA Guidelines Section 15082. The NOP was posted on the project's website and made available for public review. Additionally, a public scoping meeting was held on March 21, 2023.

Public Review and Written Comments

The Draft EIR for the proposed Project is available for review on the project's website at: <https://imaginelivermore2045.org/>. Printed copies are also available at the City of Livermore City Hall and Civic Center Library located at 1052 S. Livermore Avenue and 1188 S. Livermore Avenue, respectively.

The City is interested in input and/or comments from the public and public agencies on the evaluation of environmental impacts that may result from adoption and implementation of the proposed Project. The 45-day review period for the Draft EIR begins on **March 3, 2026**, and ends **April 24, 2026**. Comments on the Draft EIR in response to this NOA must be received by **5:00 p.m.** on **April 24, 2026**. Please include the name, phone number, and address of a contact person in your public comment.

Please submit your comments by mail or e-mail to:

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Public comments can also be given in person on **March 17, 2026, at 7:00 p.m.** at the City of Livermore Planning Commission meeting located at: Civic Center Meeting Hall, City Council Chambers, 1016 S. Livermore Avenue.