



GENERAL PLAN 2045 VISION AND GUIDING PRINCIPLES

The 2045 General Plan Vision and Guiding Principles express a shared idea of Livermore's future for the next 20 years. Developed through a community process, the Vision describes the future of Livermore as the community would like it to be in 2045 and sets the tone for the entire document.



Vision

In 2045, Livermore will be a community with a big heart where families and individuals flourish, and people with diverse experiences and perspectives work together for the common good. Insightful land use policies and wise resource management will ensure services and infrastructure for a high quality of life and enable Livermore to be safe and welcoming for all.

Guiding Principles



Prosperity

Excellent city services and infrastructure support a thriving local economy with a wide spectrum of local jobs, including those in science and technology, arts and trades, agriculture, and tourism.



Homes

Individuals and families of all types and income levels can find diverse housing choices close to jobs, exceptional schools, shopping, entertainment, and well-maintained parks.



Vibrancy

People enjoy a vibrant downtown, commercial districts, cultural venues, wineries and breweries, and parks throughout the city and surrounding areas to work, shop, dine, and have fun.



Equity

Everyone can easily participate in civic life and have a voice in city decisions. We enable access to services and opportunities and provide for those who have been underserved so that everyone can be healthy and flourish.



Mobility

A wide variety of convenient, comfortable zero-emission modes of transportation and interconnecting routes enable everyone to easily travel to meet their daily needs for work, errands, and play.



Diversity

Neighbors feel connected to each other and their city, welcome and celebrate everyone, and respect differing viewpoints to foster a close-knit community where civic life and opportunity thrive.



Sustainability

We live sustainably to preserve our vital resources, work to clean up our environment, protect open spaces and habitats, and integrate nature into the urban environment.



Continuity

We honor our complex heritage, which began with the indigenous peoples, who were the original stewards of this land, and followed by the increasingly diverse community that is our future.



Resiliency

We prepare for emergencies and a changing climate, help those affected, and ensure the durability of our homes, businesses, and supporting infrastructure, while maintaining sufficient financial reserves.



Arts

We foster a vibrant and thriving cultural arts community so that the arts, in all their beauty and variety, will enhance the lives of residents and visitors alike.

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LAND USE ELEMENT

The Land Use Element plans for:

- The efficient use of land and maintenance of the Urban Growth Boundary.
- A balanced mix of residential, mixed-use, commercial, industrial, agricultural, public, and quasi-public land uses.
- Climate resilience and sustainable development.
- Special planning areas, including Downtown, South Livermore, Isabel Neighborhood, El Charro, Midtown, Vasco Row, and East of Greenville.
- Coordination with regional agencies.
- Maintains and protects agricultural land uses adjacent to the city.
- Supports tourist-serving uses such as lodging, shopping, and dining.
- Designates land for commercial, office, and industrial uses to attract new businesses.
- Establishes a land use pattern that supports walking, biking, and transit use.



Policy Highlights from the Land Use Element

Prosperity

- Provides sufficient commercial and industrial land for economic growth.
- Promotes balanced development for employment opportunities.
- Supports the South Livermore Valley wine and agricultural region.



Mobility

- Facilitates transit-supportive development in residential and commercial areas.



Homes

- Plans for a range of housing types, sizes, and affordability levels for all residents.



Sustainability

- Includes strategies to reduce greenhouse gas emissions.
- Requires climate-resilient and green building practices.
- Protects and enhances agricultural lands.



Vibrancy

- Maintains Downtown Livermore's diverse uses and activities.
- Plans for mixed-use neighborhoods with shopping, cultural, employment, and visitor destinations.



Continuity

- Honors Livermore's foundation: historic Downtown, residential neighborhoods, vineyards, and ranches.
- Preserves the community's heritage of open space and agricultural lands.

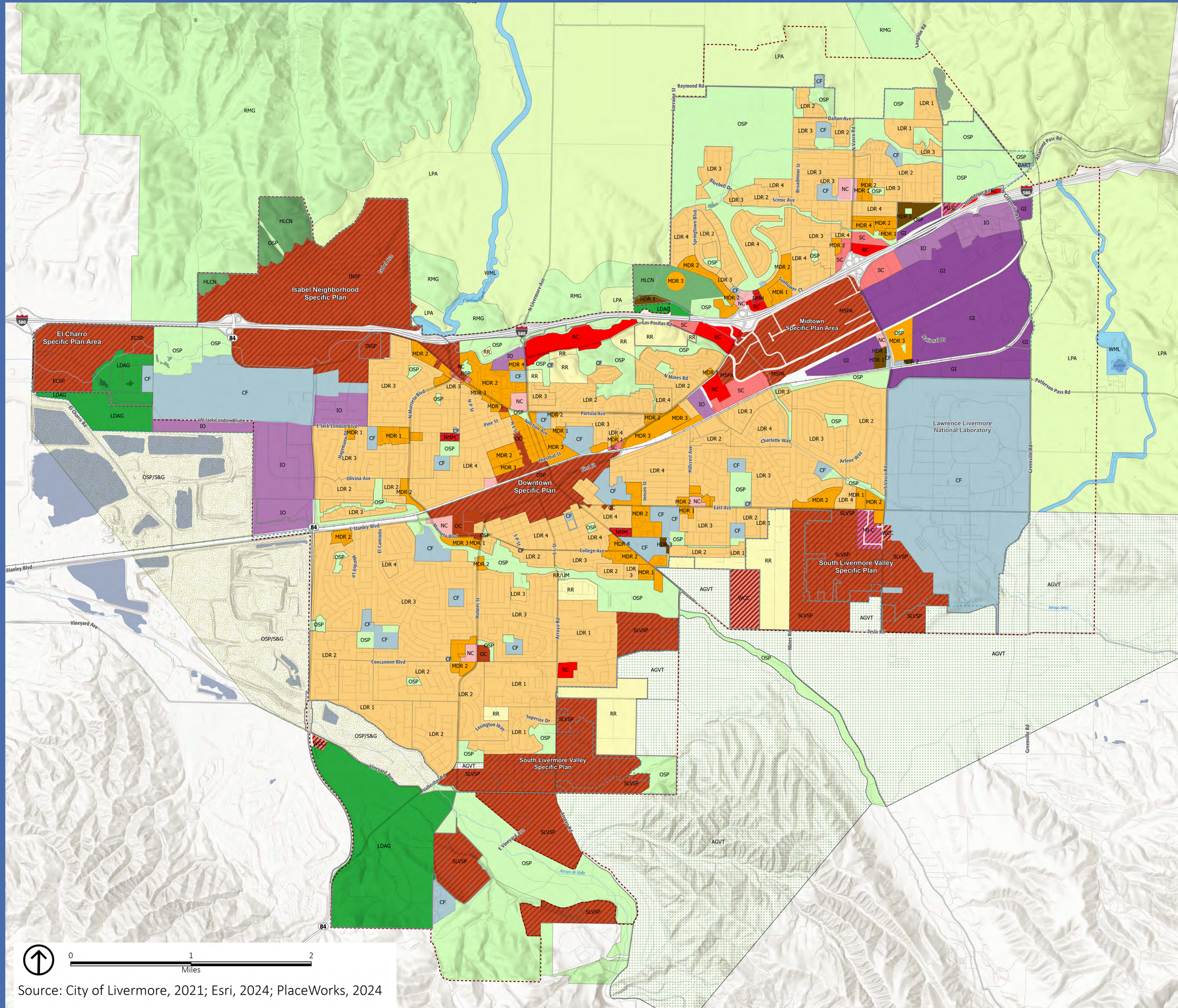


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DRAFT GENERAL PLAN 2045 LAND USE MAP



- Sphere Of Influence
- Urban Growth Boundary
- City Limits
- Residential**
- Rural Residential (RR)
- Low Density Residential (LDR) [category 1-4]
 - LDR 1 (1-2 du/ac)
 - LDR 2 (2-3 du/ac)
 - LDR 3 (3-4.5 du/ac)
 - LDR 4 (4.5-6 du/ac)
- Medium Density Residential (MDR) [category 1-4]
 - MDR 1 (6-8 du/ac)
 - MDR 2 (8-14 du/ac)
 - MDR 3 (14-18 du/ac)
 - MDR 4 (18-22 du/ac)
- High Density Residential (HDR) [category 1-4]
 - HDR 1 (23-30 du/ac)
 - HDR 2 (30-38 du/ac)
 - HDR 3 (38-55 du/ac)
 - HDR 4 (55+ du/ac)
- Commercial**
- Regional Commercial (RC)
- Neighborhood Commercial (NC)
- Service Commercial (SC)
- Office Commercial (OC)
- Wine-Country Commercial (WCC)
- Mixed Use**
- Mixed Industrial-Commercial (MI-C)
- Neighborhood Mixed Uses
 - Neighborhood Mixed-Use Medium Density (NMM) - [18-22 du/ac]
 - Neighborhood Mixed-Use Medium-High Density (NMMH) - [22-38 du/ac]
 - Neighborhood Mixed High Density (NMH) - [38-55 du/ac]
- Industrial**
- Industrial-Office (IO)
- General Industrial (GI)
- Open Space**
- Open Space and Parks (OSP)
- Agriculture/Viticulture (AGVT)
- Limited Agriculture (LDAG)
- Hillside Conservation (HLCN)
- Large Parcel Agriculture (LPA)
- Resource Management (RMG)
- Water Management Lands (WML)
- Open Space / Sand and Gravel (OSP/S&G)
- Community Facility**
- Community Facility
- Specific Plans**
- Specific Plan Areas



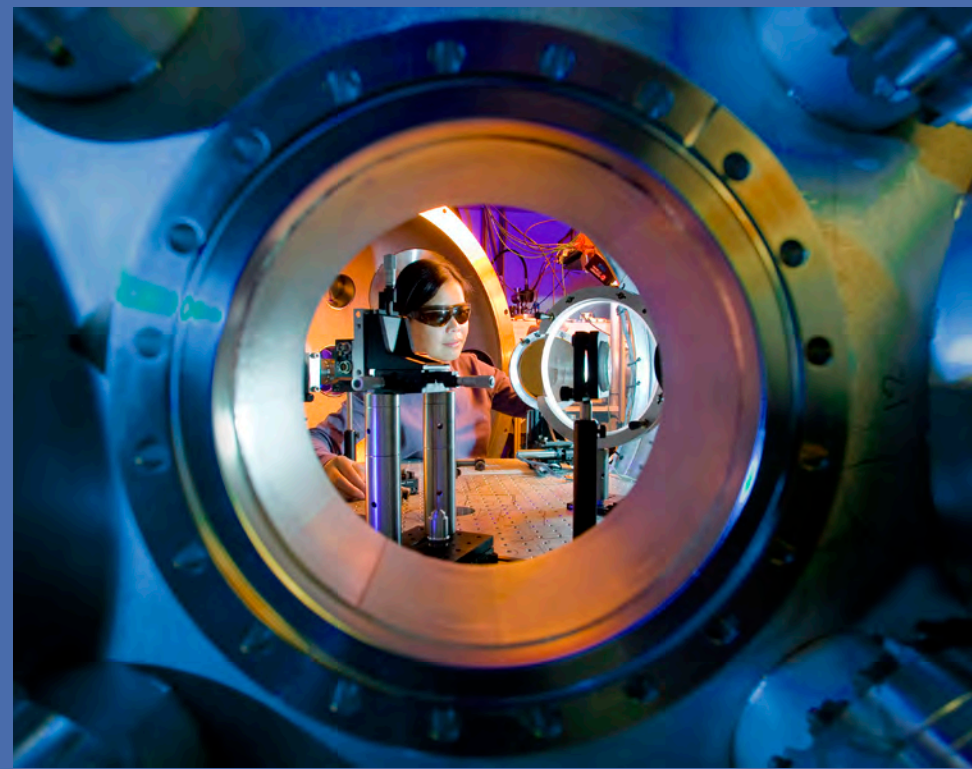
Source: City of Livermore, 2021; Esri, 2024; PlaceWorks, 2024



COMMUNITY IDENTITY ELEMENT

The Community Identity Element plans for:

- Civic engagement and artistic and cultural expression.
- The preservation of historic, cultural, and paleontological resources.
- The protection of scenic resources.
- Minimizing light pollution during nighttime.
- Livability, connectivity, and sense of place through urban design.
- Supports agricultural uses as a defining feature of Livermore's culture and identity.
- Expands opportunities for food tourism.



Policy Highlights from the Community Identity Element

Vibrancy

- Builds social resilience through civic community engagement.
- Supports community events, festivals, and celebrations that promote neighborhood identity.
- Creates heritage tourism opportunities for local businesses.



Sustainability

- Preserves Livermore's natural setting and scenic amenities.
- Minimizes light pollution and obtrusive glare.
- Requires sustainable design features in new development.



Diversity

- Emphasizes Livermore as a safe and welcoming community for people of all backgrounds.
- Provides community gathering spaces for everyone.



Continuity

- Facilitates public space design and educational programs to celebrate science and innovation.
- Preserves historical resources and the community's architectural character.



Arts

- Expands public art opportunities.
- Integrates art and culture in City projects.
- Supports comprehensive arts programming.



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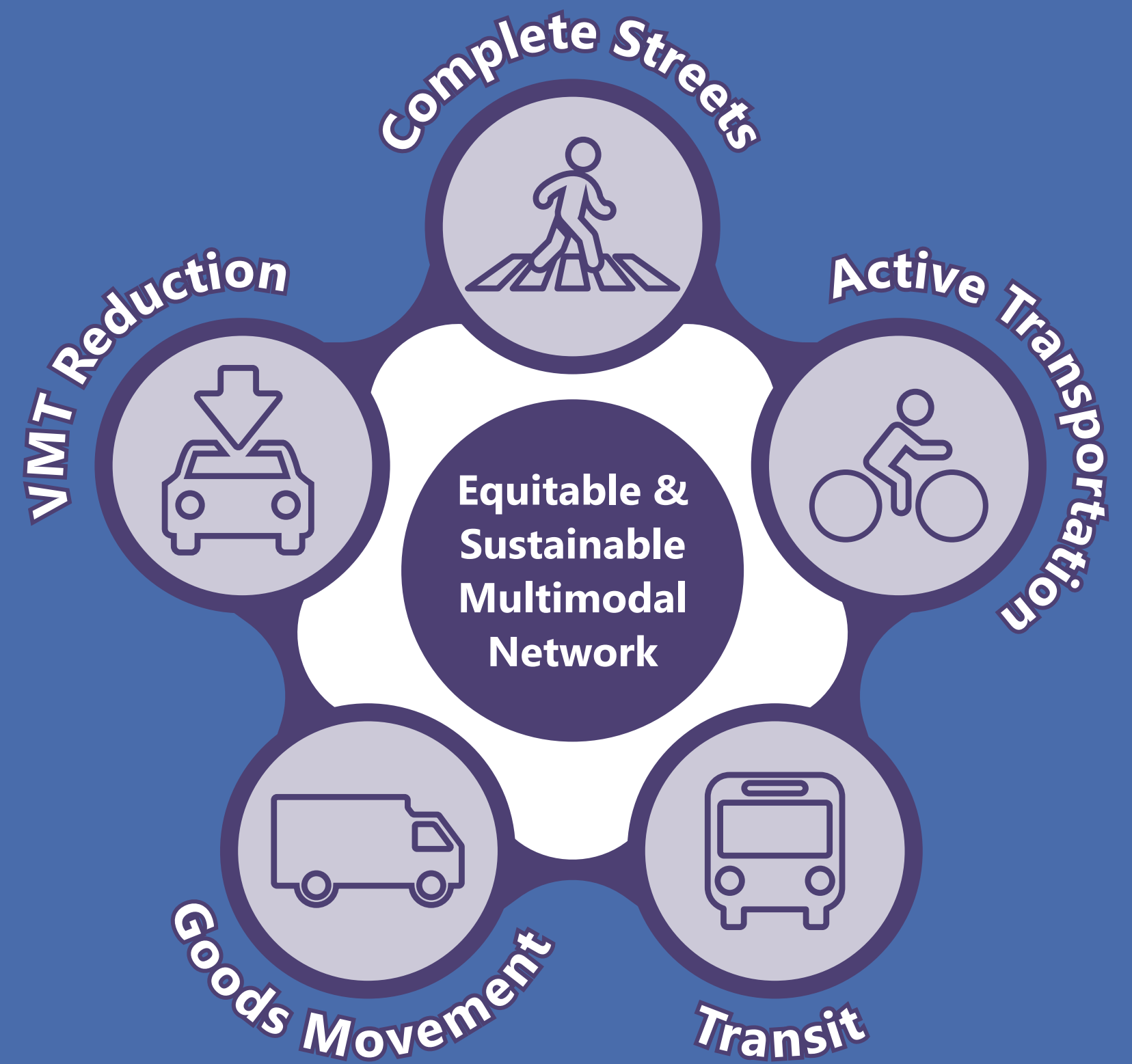




MOBILITY ELEMENT

The Mobility Element plans for:

- A safe, efficient, and well-connected roadway circulation system.
- All transportation modes, including walking, biking, transit, and other travel modes.
- Adequate parking and effective curbside management.
- Air transportation and efficient goods movement.
- Integration of emerging transportation technologies.
- Designs rural roadways to support agricultural character.



Policy Highlights from the Mobility Element

Mobility

- Reduces single-occupancy vehicle trips.
- Enhances access to walking, biking, and reliable transit service.



Equity

- Plans for complete streets that balance the needs of all users, especially vulnerable users and underserved communities.
- Prioritizes public transit that is safe and accessible for all residents.



Resiliency

- Implements Vision Zero and Safe Systems approaches to eliminate traffic fatalities.
- Supports intelligent transportation systems and data-driven decisions.



Sustainability

- Reduces transportation-related emissions through zero-emission vehicles and supporting infrastructure.
- Uses Vehicle Miles Traveled as a performance measure.



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INFRASTRUCTURE ELEMENT

The Infrastructure Element plans for:

- Building and maintaining City water, wastewater, stormwater, and other infrastructure and assets.
- Collecting, diverting, and disposing of solid waste.
- Coordinating private utilities.
- Coordinating the extension of sewer service to South Livermore Valley.
- Facilitating economic development by providing adequate infrastructure.



Policy Highlights from the Infrastructure Element

Prosperity

- Uses a fiscally sustainable approach.
- Requires sufficient infrastructure capacity before approving new development.



Equity

- Plans for community outreach in advance of improvements.
- Ensures private utilities offer timely, fair access to everyone in the community.



Resiliency

- Minimizes climate change impacts to infrastructure.



Sustainability

- Expands water conservation practices.
- Promotes green stormwater infrastructure.
- Reduces solid waste generation.



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COMMUNITY SERVICES ELEMENT

The Community Services Element plans for:

- Adequate school facilities.
- Resources and facilities that support the care and development of children.
- Healthcare services and healthy food access.
- Libraries that provide educational resources, programming, and technology access.
- Services and facilities that support seniors and aging adults.
- Encourages the use of walking, biking, and transit to school, locating childcare facilities near transit, and improving transit access to healthy food.



Policy Highlights from the Community Services Element

Prosperity

- Supports childcare that enables parents to work.
- Promotes educational partnerships and STEAM programming for children and adults.



Equity

- Facilitates educational facilities and childcare services that meet the needs of residents across all income levels.
- Ensures community services are accessible to all residents regardless of age, ability, or background.



Diversity

- Provides services and resources for seniors, people with disabilities, and caregivers.
- Offers library services and programs for a diverse community.



Sustainability

- Supports local community gardens, home food production, and agriculture.



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OPEN SPACE AND NATURAL RESOURCES CONSERVATION ELEMENT

The Open Space and Natural Resources Conservation Element plans for:

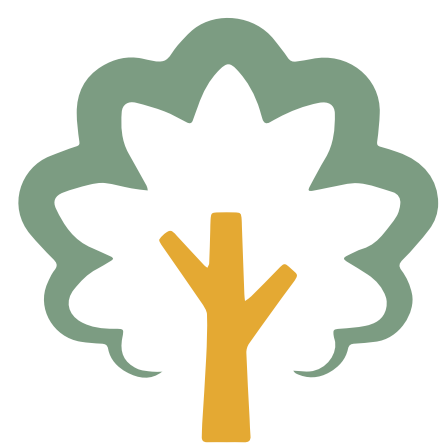
- Conserving Livermore’s open spaces and natural areas.
- Protecting sensitive habitats, special-status species, and wildlife corridors.
- Improving water and air quality.
- Conserving agricultural lands, including vineyards and rangelands.
- Providing parks, trails, and recreational opportunities.
- Reducing greenhouse gas emissions and implementing renewable and efficient energy sources.
- Managing and conserving mineral resources.



Policy Highlights from the Open Space and Natural Resources Conservation Element

Prosperity

- Supports agritourism through diversification of agricultural products.



Vibrancy

- Maintains public access to open spaces for recreational opportunities.
- Fosters diverse open space systems.



Resiliency

- Supports grid resilience and renewable energy infrastructure.
- Facilitates renewable energy and battery storage systems at critical City facilities.



Sustainability

- Conserves open spaces, biological resources, and wildlife habitats.
- Protects water quality in creeks, arroyos, and groundwater basins.
- Reduces air pollution and greenhouse gas emissions.
- Implements sustainable agricultural and land management practices.



Equity

- Prioritizes preservation and restoration of natural landscapes to improve community health.
- Establishes equitably located, accessible clean air centers on poor air quality days.



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NOISE ELEMENT

The Noise Element plans for:

- Mitigating harmful noise sources.
- Protecting sensitive populations like children and seniors from major noise sources.



Policy Highlights from the Noise Element

Homes

- Separates noise-sensitive residential uses from major noise sources.



Equity

- Provides protection for all community residents from excessive noise exposure regardless of location.
- Encourages affordable mitigation measures.



Mobility

- Addresses noise impacts from traffic, rail, and airport operations.



Noise Mitigation Strategies

Land Use Planning



(setbacks, zoning)

Physical Mitigation



(sound walls, berms, insulation)

City Regulation



(Noise Ordinance, construction hours)

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SAFETY ELEMENT

The Safety Element plans for:

- Coordinated emergency management and response to protect residents and critical infrastructure.
- Reducing the risks associated with wildfires, seismic and geologic hazards, flooding and inundation, drought, severe weather, and extreme temperatures.
- Managing the health and environmental risks of hazardous materials.
- Ensuring ongoing safe operations at the Livermore Municipal Airport.
- Reduces the impacts of potential hazards due to climate change to agricultural uses.



Policy Highlights from the Safety Element

Resiliency

- Implements comprehensive emergency management planning and hazard mitigation measures.
- Ensures the durability of homes, businesses, and supporting infrastructure during hazard events.
- Builds community capacity to prepare for, respond to, and recover from hazards.



Equity

- Prioritizes vulnerable neighborhoods for climate adaptation measures.
- Provides hazard risk information to the community.



Homes

- Ensures that critical facilities are resilient to hazard impacts.
- Establishes community resilience hubs during emergencies.



Mobility

- Maintains safe and accessible evacuation routes for all community members.
- Coordinates with transportation authorities and neighboring jurisdictions on evacuation planning.



Sustainability

- Improves resilience to extreme heat through energy-efficient and environmentally regenerative development features.



Continuity

- Protects resources and infrastructure for future generations.
- Implements long-term hazard mitigation planning.



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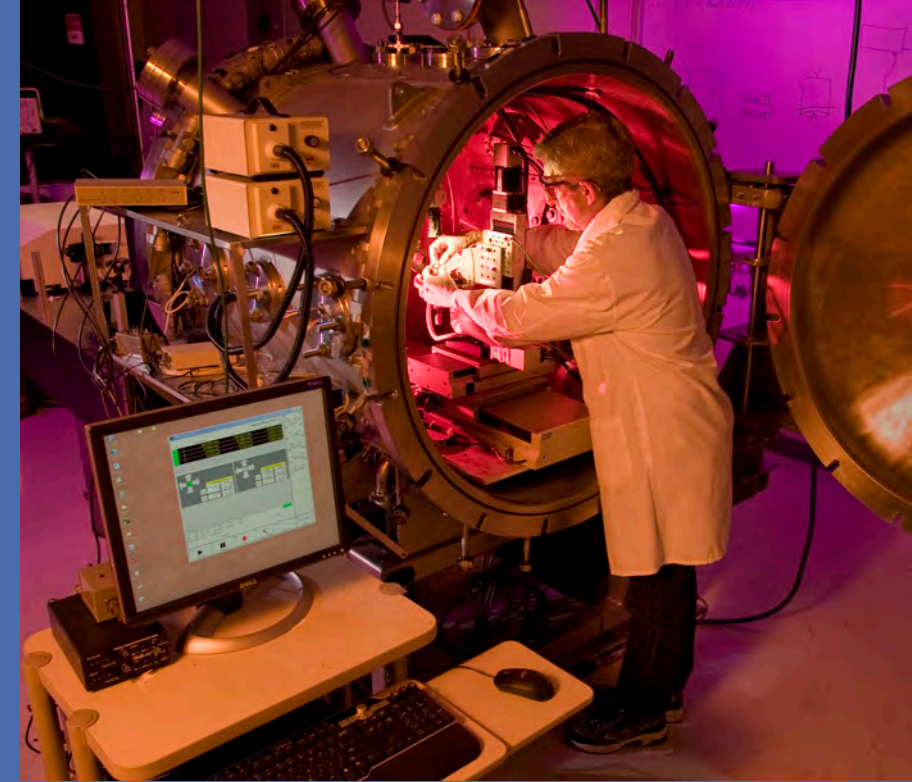




ECONOMIC DEVELOPMENT ELEMENT

The Economic Development Element plans for:

- Diversifying the local economy.
- Supporting existing and emerging sectors for job growth.
- Coordinating land use planning to foster real estate investment.
- Facilitating Livermore's innovation economy and the growth of the local workforce.
- Promoting local culture, amenities, and quality of life to facilitate economic growth.
- Advancing long-term fiscal sustainability.
- Supporting investments in tourist-serving amenities, including in South Livermore Valley.



Policy Highlights from the Economic Development Element

Resiliency

- Adapts to changing conditions and economic challenges.



Homes

- Ensures adequate land capacity for housing development for the current and prospective workforce.



Arts

- Promotes Livermore's cultural attributes and creative economy.



Vibrancy

- Promotes Livermore's identity as a premier destination to live, work, and play.
- Encourages tourism, business travel, and visitor attractions.



Equity

- Ensures economic development considers the benefits to, and impacts on, all residents.
- Includes diverse stakeholders, partnerships, and viewpoints in economic development partnerships.



Prosperity

- Supports entrepreneurship, innovation, and business attraction and retention programs.
- Establishes economic development districts.
- Maintains sufficient land capacity for commercial growth.



Diversity

- Supports a range of business types, sectors, and employment opportunities.
- Leverages diverse organizations' capacity, knowledge, and perspectives.



Share your ideas at:

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TELL US WHAT YOU THINK!

The Draft General Plan is just that – a draft. We want to hear your input. How well does it reflect your ideas? What policies and actions should be a top priority for the City? This board describes the many ways to provide feedback to make the General Plan even stronger.

Attend an Upcoming Meeting



The City will hold public meetings on Draft General Plan 2045. There will be time for public comment at each meeting.

- **General Plan Advisory Committee:**
April 2026
- **Planning Commission:**
April 2026
- **City Council:**
May 2026

The City Council will review community, GPAC and Planning Commission input, and provide direction about how to finalize the General Plan. No final decisions will be made at this meeting. The final adoption hearings for the General Plan will come in July 2026.

For meeting details visit:

<https://www.livermoreca.gov/departments/city-clerk/city-council-meeting-calendar-agendas>.

Share Your Ideas Online



Use this QR code to review and comment on the Draft General Plan:



You can comment on the background text, images, tables, maps, policies, or actions, and you can leave as many or as few comments as you like.

Email Us!



Email your feedback on Draft General Plan 2045:
GPUupdate@livermoreCA.gov

Concerned About the Environmental Impacts of Future Development?



The Draft Environmental Impact Report (EIR) for the General Plan can be reviewed at www.ImagineLivermore2045.org. The EIR will help the community and decision makers understand the anticipated pros and cons of the General Plan before it is adopted.

Share your ideas at:

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LIVERMORE HABITAT CONSERVATION PLAN

What is an HCP ?

A Habitat Conservation Plan (HCP) is a planning tool that helps communities carry out projects while protecting plants, wildlife, and their habitats. It allows projects to move forward in areas where protected species occur by planning conservation actions in advance.

Why is the HCP needed ?

Livermore has habitats of several listed and at-risk plant and wildlife species in and near the City limits. The HCP will allow the City to carry out necessary infrastructure improvement, operation, and maintenance activities while also coordinating impacts mitigation into a landscape-level conservation program.



Monarch butterfly

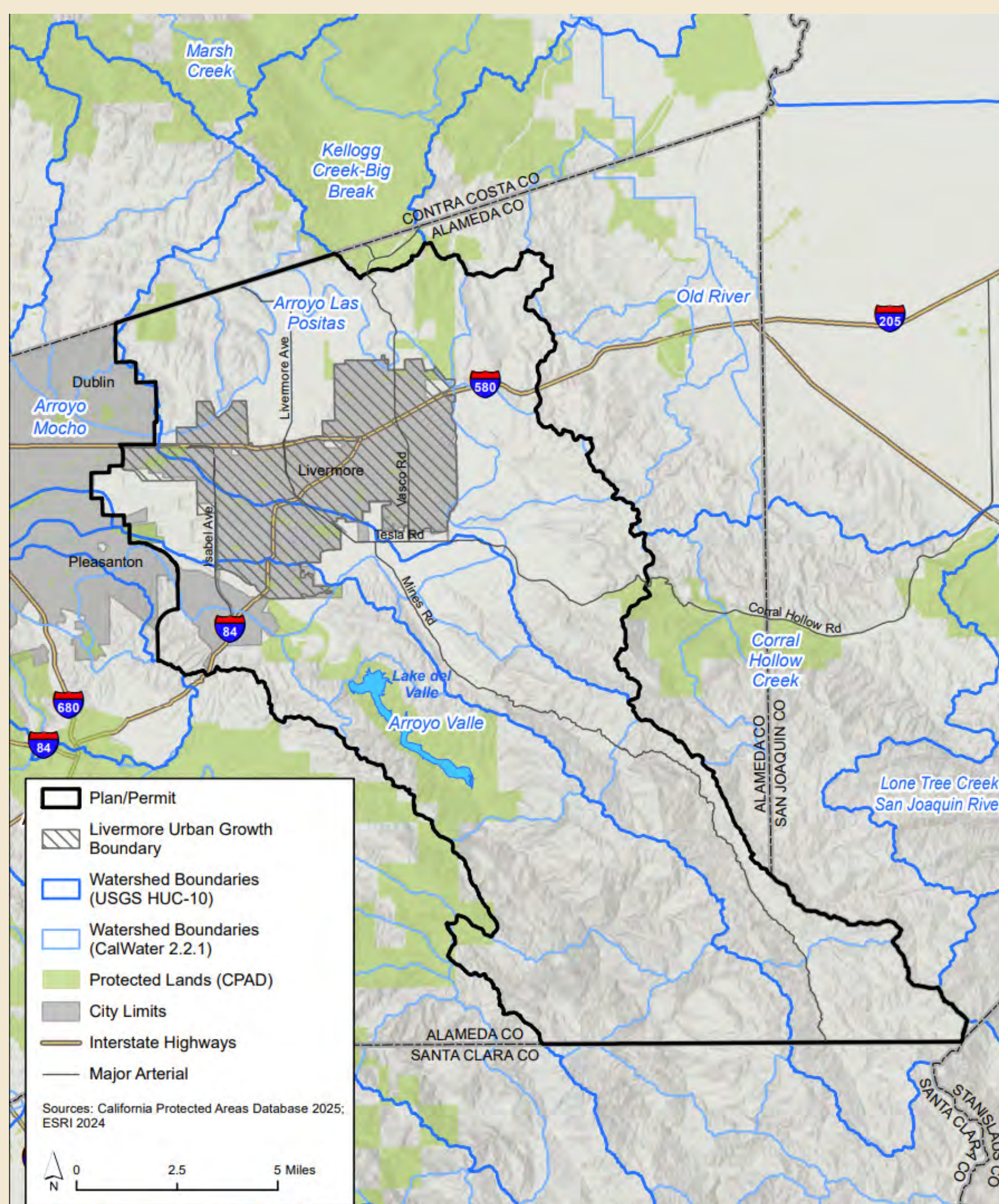


California red-legged frog



Palmate-bracted bird's beak

HCP Plan Area



Benefits of HCPs:



Encourage smart, sustainable development



Streamline the permitting process



Provide permanent conservation for covered species and their habitats



Provide additional benefits for non-covered species from conservation strategy