



CITY COUNCIL STAFF REPORT

ITEM NO. 7.3

DATE: July 27, 2026

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Hearing to consider resolutions to certify the General Plan Environmental Impact Report and approve Livermore General Plan 2045 establishing a long-term vision, goals, policies, implementation actions and land use designations to guide future decision-making related to growth, development, and resource conservation through 2045, and introduce an ordinance and waive the first reading to adopt conforming Zoning Map Amendments ensuring consistency with the General Plan Land Use Map.

RECOMMENDED ACTION

Planning Commission and Staff recommend the City Council:

- Adopt a resolution certifying the General Plan 2045 Final Environmental Impact Report (EIR);
- Adopt a resolution approving Livermore General Plan 2045, subject to the revisions identified in the Errata Sheet dated July 7, 2026 (GPA 21-003);
- Introduce an Ordinance and waive the first reading adopting conforming amendments to the Livermore Zoning Map (ZMA 26-001); and
- Adopt a resolution retaining Existing General Plan Scenic Corridor Policies under separate cover until new Scenic Resources standards are considered and adopted at a future date to be determined (POL 26-002).

SUMMARY

The Livermore General Plan 2045 (General Plan) establishes a long-term vision, goals, policies, and implementation actions to guide decision-making over the next 20 years. Developed through an extensive public engagement process from 2021 to 2026, the General Plan addresses State-required and locally significant topics such as land use, housing, mobility, infrastructure, and economic development. The General Plan builds on longstanding priorities such as open space, Downtown and South Livermore vitality, and multimodal transportation, while introducing new emphasis on climate resilience, environmental justice, and healthy communities.

In May 2026, the City Council reviewed the Draft General Plan, approved revisions recommended by the Planning Commission, and directed Staff to proceed with adoption with additional minor revisions. Since

that time, Staff prepared minor amendments to the Land Use Map and policy language to provide greater clarity and respond to needs of property owners. The proposed General Plan is supported by a Final Environmental Impact Report (EIR) and is intended to provide a balanced decision-making framework while accommodating State-mandated housing requirements, managing community resources, and advancing Livermore's long-term vision. The General Plan and Final EIR are available at www.ImagineLivermore2045.org. Planning Commission and Staff recommend Council certify the General Plan EIR, adopt the General Plan with the proposed revisions, and amend the Livermore Zoning Map for consistency.

DISCUSSION

GENERAL PLAN 2045 OVERVIEW

The General Plan includes a vision, description of key community issues, goals, and policies that guide how the City will address those issues and is supported by maps and diagrams. The General Plan covers all State-required topics and additional locally important themes identified by the community. The document also includes an Implementation Plan, which identifies specific actions the City can take to prioritize work programs, allocate resources, and ensure decisions are aligned with the community's long-term vision. Together the General Plan's, goals, policies, and actions provide guidance and manage resources over the next 20 years.

COUNCIL DIRECTION ON DRAFT GENERAL PLAN 2045

On May 11, 2026, the City Council received a presentation on the Draft General Plan 2045, including a summary of the community feedback and General Plan Advisory Committee (GPAC) and Planning Commission recommendations. For a summary, please refer to the May 11, 2026, City Council Staff Report, Attachment 1. The City Council directed Staff to incorporate the Planning Commission recommended revisions in addition to additional Council edits, into General Plan 2045, which are summarized in Attachment 12 (Exhibit C - General Plan Errata Sheet).

RECOMMENDED GENERAL PLAN ADJUSTMENTS

Planning Commission and Staff recommend additional updates to the General Plan to improve clarity, support future development, and better align land use designations with existing conditions, which are also included in Attachment 12 (Exhibit C - General Plan Errata Sheet).

Midtown: The Planning Commission recommends redesignating approximately 40 acres owned by McGrath RentCorp to Service Commercial to support ongoing business operations while preserving flexibility for future redevelopment consistent with Council direction. In addition, the Commission recommends adding a new General Plan policy clarifying that existing zoning will remain in effect until a Midtown Specific Plan is adopted, reducing uncertainty for property owners and the real estate community. Finally, Staff will present a proposed amendment to the existing Development Agreement with McGrath RentCorp as a separate item for City Council consideration, which offers the property owner certainty, flexibility, and continuity of operations.

Las Colinas/Adventus: The Planning Commission recommends revising the land use designations to include a combination of Medium Density Residential (MDR2/MDR3) floating designation and a High Density Residential (HDR1) designation. These designations would provide greater flexibility for housing

types, improve compatibility with surrounding development, and create additional opportunities for affordable housing. The General Plan requires a future Neighborhood Plan to establish the site's layout, building design, circulation, and inform appropriate transitions and neighborhood compatibility. A proposed Development Agreement will be presented separately for City Council consideration.

305 South Vasco Road and 5958 Brisa Street: The Planning Commission recommends changing the land use designation for an approximately 3.6-acre vacant site from Neighborhood Commercial to General Industrial. Because the property is surrounded by industrial uses and is restricted from residential development through existing agreements, the redesignation would better support employment-generating uses and improve compatibility with adjacent properties.

Camden Commons/Cole Commons: The Planning Commission recommends correcting a mapping error by changing the land use designation for the existing townhome development from Neighborhood Mixed-Use High Density to Medium Density Residential 3 (MDR3). This correction aligns the General Plan with the site's existing residential use.

CONFORMING AMENDMENTS TO LIVERMORE ZONING MAP

Planning Commission recommends conforming amendments to the Zoning Map to maintain consistency between the City's Zoning Map and the General Plan upon its adoption, as required by State law. The proposed amendments are based on the Draft General Plan Land Use Map authorized by the City Council in February 2025, which included updated land use categories, property owner requests, and Staff-recommended adjustments to better align land use designations with existing uses. In addition, the proposed Zoning Map amendments incorporate the land use map refinements described above and identified in the Errata Sheet (Midtown, Las Colinas, and 305 Vasco Road Areas). Attachment 15 (Exhibit B - Proposed Zoning Map) illustrates the proposed Zoning Map, and Attachment 3 (Proposed Change Areas) identifies the areas where zoning alignments are proposed.

SCENIC RESOURCES IMPLEMENTATION

General Plan 2045 includes policies that support the protection of scenic resources while balancing community and economic development objectives. During the General Plan update process, the City Council directed that the General Plan retain high-level policy statements and that implementing regulations be removed from the General Plan and incorporated into the appropriate planning documents such as the Livermore Development Code. The Scenic Resources Policies and Actions identify future amendments to the Development Code to establish scenic overlay districts and implementing regulations. Until such time as a Scenic Overlay or other implementing regulations are adopted, Planning Commission recommends maintaining the existing Scenic Corridor Policies as a separate document (Attachment 18: Exhibit B - Scenic Resources Policy).

FINAL ENVIRONMENTAL IMPACT REPORT

As required by the California Environmental Quality Act (CEQA), Staff have prepared a Final Environmental Impact Report (Final EIR) (Attachment 6: Exhibit B - Link to General Plan 2045 Final EIR) for General Plan 2045, in response to public and agency comments received on the Draft EIR.

On March 3, 2026, the City issued a Notice of Availability and circulated the Draft EIR for public review and comment. The Draft EIR was distributed to local, regional, and State agencies, as well as interested

parties, published in a newspaper of general circulation, and made available for review on the General Plan 2045 website at www.ImagineLivermore2045.org. On March 17, 2026, the Planning Commission held a public hearing to receive comments on the Draft EIR. Written comments were accepted throughout the 53-day public review period, which concluded on April 24, 2026.

In addition to oral comments received at the public hearing, the City received 13 comment letters during the public review period, including 4 from government agencies and 9 from members of the public. The Final EIR includes revisions to the Draft EIR and responses to all comments received. To address recurring issues, the Final EIR includes master responses on (1) Standards for Responses and Focus of Review and (2) Population Growth. The Standards for Responses and Focus of Review master response explains that CEQA requires responses to comments on environmental issues but does not require responses to comments on the merits of the project. The Population Growth master response clarifies that the population assumptions used in the Draft EIR are not growth targets or forecasts, but rather a conservative buildout scenario based on the amount of growth the City must plan for under State law and regional planning requirements.

Chapter 3 of the Final EIR includes revisions to the Draft EIR that consist primarily of clarifications, corrections, and updated information, including:

- Revisions to tribal cultural resources mitigation measures
- Clarifications to proposed General Plan policies and the Land Use Map
- Updated references for regional planning documents
- Updated school enrollment and capacity information from the Livermore Valley Joint Unified School District
- Addition of transportation regulations
- Correction of a typographical error in the projected water demand table
- Clarification of projected buildout under the proposed project and Alternative A

Under CEQA Guidelines Section 15088.5, recirculation is required only when a Draft EIR contains “significant new information,” such as a new significant impact, a substantial increase in the severity of an impact, a feasible but unadopted alternative or mitigation measure that would clearly reduce impacts, or when the Draft EIR is so inadequate that meaningful public review is precluded. The revisions included in the Final EIR do not meet these thresholds, and recirculation is not required.

The EIR identifies significant and unavoidable impacts related to Agricultural Resources, Air Quality, Greenhouse Gas Emissions, Mineral Resources, and Noise that cannot be mitigated to a less-than-significant level. Accordingly, certification of the EIR includes adoption of a Statement of Overriding Considerations (Attachment 7). The Statement of Overriding Considerations concludes that the benefits of General Plan 2045 outweigh these unavoidable environmental impacts. Key benefits include extending the City's planning horizon and updating policies to meet State requirements; supporting infill development to accommodate future housing needs and economic growth; protecting resources while providing adequate infrastructure and public services; promoting long-term fiscal sustainability through efficient development patterns; and fostering a diverse and resilient local economy.

Finally, the Final EIR includes a Mitigation Monitoring and Reporting Program to identify the timing and responsible party for each mitigation measure in the EIR (Attachment 8).

IMPLEMENTATION AND FUTURE WORK PROGRAMS

Following the adoption of the General Plan 2045 Update, Staff anticipates bringing forward the following implementation work programs for City Council review and consideration:

- Livermore Development Code Conforming Amendments: update purpose statements, permitted uses, and nonresidential development standards in conventional Zoning Districts in alignment with new General Plan policy
- Scenic Resources Overlay District: create associated development standards to protect scenic resources in balance with other city objectives and new General Plan policies
- Business Ready Initiative: support business attraction, retention, and growth through improved permitting and fee processes and strategic partnerships
- Vasco Row District Plan, Downtown and South Livermore Valley Specific Plan Updates: expand economic development opportunities, support local businesses, increase visitation, and encourage investment
- Missing Middle Housing Standards and Incentives: broaden housing options while maintaining neighborhood compatibility
- Active Transportation Plan and Standard Details Updates: codify bicycle and pedestrian facility design standards among other ATP updates
- Noise Ordinance: revisions to update, improve clarity and implementation
- Development Impact Fees Update: respond to infrastructure needs identified in General Plan 2045

Staff anticipate commencing these implementation initiatives in late 2026 and early 2027, pending City Council direction.

PLANNING COMMISSION

On July 7, 2026, the Planning Commission held a duly noticed public hearing to consider Livermore General Plan 2045, General Plan Environmental Impact Report, Zoning Map Amendments and Scenic Resources Policies, public testimony, and required findings (Commission meeting minutes are Attachment 2). There were no public comments received at the hearing on this item. The Planning Commission adopted resolutions recommending that the City Council certify the Environmental Impact Report in accordance with CEQA, adopt Livermore General Plan 2045, adopt an ordinance amending the Zoning District Map, and adopt Scenic Resources Policies document under separate cover.

FISCAL AND ADMINISTRATIVE IMPACTS

The General Plan Update was an approximate 5-year work program that required Staff involvement from across the organization at all levels, including time spent administering the consultant agreement, reviewing documents, conducting research and analysis, and supporting community outreach. The General Plan Update consultant contract began on July 1, 2021, and supported this multi-year effort at a total consultant cost of approximately \$3 million. The contract term remains effective through March 2027. Following adoption, Staff and the consultant team will work to provide an accessible online version of the General Plan, in addition to static PDF and paper copies located at City Hall.

The Draft General Plan envisions a 20-year buildout to the horizon year 2045. Based on the feasible development scenario prepared and analyzed by the project team, the General Plan 2045 is anticipated to provide sufficient resources (e.g. tax revenue and impact fees) to cover the cost of public services

under existing service standards.

COMMUNITY PILLAR

4. Inclusive and Inviting Spaces and Places

GOAL

4. Continue to complete the General Plan Update

ATTACHMENTS

1. CC May 11 GPU Staff Report
2. PC July 7 2026 Draft Meeting Minutes
3. Proposed Change Areas
4. Resolution - EIR
5. Exhibit A - PC Reso 11-26 General Plan EIR
6. Exhibit B - Link to General Plan 2045 Final EIR
7. Exhibit C - Findings of Fact and Statement of Overriding Considerations
8. Exhibit D - Mitigation Monitoring and Reporting Program
9. Resolution - General Plan 2045 Adoption
10. Exhibit A - PC Reso 12-26 General Plan adoption
11. Exhibit B - Link to Livermore Draft General Plan 2045
12. Exhibit C - Errata Sheet
13. Ordinance
14. Exhibit A - PC Reso 13-26 General Plan Zoning Map
15. Exhibit B - Proposed Zoning Map
16. Resolution - Scenic Resources
17. Exhibit A - PC Reso 14-26 General Plan Scenic Resources
18. Exhibit B - Scenic Resources Policy

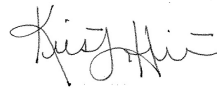
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