



PLANNING COMMISSION STAFF REPORT

ITEM NO. 3.2

DATE: October 7, 2025

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: Resolution to approve a Consistency Determination (CD) 25-003 for the disposition of a City-owned parcel to the Livermore Area Recreation and Park District.

RECOMMENDED ACTION

Staff recommends the Planning Commission adopt a resolution approving Consistency Determination (CD) 25-003, finding the City's proposed disposition of a 1.25-acre City-owned parcel (APN 99-950-16) at Sunken Gardens Skate Park at 3800 Pacific Avenue to the Livermore Area Recreation and Parks District (LARPD) is consistent with Livermore's 2003-2025 General Plan.

DECISION TYPE

Administrative

SUMMARY

Government Code Section 65402(a) requires that if a General Plan has been adopted, no real property shall be acquired by dedication or otherwise for public purposes or disposed of until the location, purpose, and extent of such acquisition or disposition have been reported upon by the planning agency as to conformity with its adopted General Plan. On September 8, the City Council authorized staff to negotiate the disposition and transfer of a 1.25-acre parcel of land to the Livermore Area Recreation and Park District (LARPD). The parcel is part of the Sunken Gardens Skate Park (Park) at 3800 Pacific Avenue, which spans two parcels currently under separate ownership (see Location Map, attachment 1). Consolidating ownership under LARPD will improve park operations, support planned improvements, and align with the City's recreational goals. The role of the Planning Commission is to determine whether the transfer of this City-owned parcel to LARPD is consistent with the 2003-2025 General Plan.

DISCUSSION

BACKGROUND

The Sunken Gardens Skate Park is comprised of two parcels. The western parcel is owned by the City

and the eastern parcel is owned by LARPD. The skate park opened in 2001 and includes skate and bicycle features, picnic areas, trails, and program space for LARPD. In 2020, the City created a 1.25-acre parcel for exclusive park use, separate from Civic Center and Senior Housing functions. In 2023, LARPD submitted plans to expand the skate park, including a shade structure and benches. In addition, LARPD is also preparing to begin construction of a Pump Track (closed-loop practice track) project in late 2025. The Pump Track will be located adjacent to and east of the skate park.

PROJECT SITE CONTEXT

The Park is located at the terminus of Pacific Avenue near the easternmost portion of the Civic Center Campus. (see Location Map, Attachment 1). The Park is situated in a residential neighborhood, behind the East Avenue middle school, and proximate to nearby public services and amenities.

PROJECT DESCRIPTION

The project is the disposition of 1.25-acre parcel of City-owned land to LARPD for the purpose of providing ongoing and efficient park operations, supporting planned improvements, and removing administrative redundancies and costs to LARPD associated with leasing the park space from the City. If the Planning Commission approves the Consistency Determination, the City Council will then be asked to approve a Purchase and Sale Agreement to dispose of the parcel to LARPD and find that the transaction is exempt from the Surplus Lands Act.

STAFF ANALYSIS

Government Code Section 65402(a) requires that if a General Plan has been adopted, no real property shall be transferred or disposed of until the location, purpose, and extent of such disposition has been reported upon by the planning agency (e.g. Planning Commission) as to conformity with its adopted General Plan.

The parcel currently functions as a staging area, parking, and recreational facilities for Sunken Gardens Skate Park. LARPD currently operates the parcel as part of the Park through lease with the City. The transfer would ensure the seamless provision of recreational opportunities, improve park maintenance coordination, and support LARPD's planned improvements, including the new Pump Track project.

Staff recommend the Planning Commission find the proposed land disposition consistent with the 2003 Livermore General Plan Open Space and Conservation Element goals, objectives, and policies, listed below:

- Objective OSC-5.1 Provide a comprehensive system of parks and recreation facilities in Livermore.
- Objective OSC-5.2 Provide a full range of recreational activities within Livermore's Park system.
- Policy OSC-5.2 P8 The City shall coordinate with LARPD to develop adequate neighborhood, community, and other appropriate park space within Livermore to serve foreseeable population increases.

The disposition supports the City's General Plan goal to develop a full system of parks and recreational opportunities for public use and enjoyment in partnership with LARPD. The disposition of this property will facilitate consistent management of the Park.

ENVIRONMENTAL DETERMINATION

A Consistency Determination for the disposition of real property does not constitute a project for the purposes of the California Environmental Quality Act (CEQA). Therefore, no environmental review under CEQA is required.

ATTACHMENTS

1. [Location Map](#)
2. [Resolution](#)

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