



CITY COUNCIL STAFF REPORT

ITEM NO. 6.6

DATE: October 26, 2026

TO: Honorable Mayor and City Council

FROM: Brandon Cardwell, Innovation and Economic Development Director

SUBJECT: Resolution authorizing the execution of a ground lease with the Livermore Heritage Guild for the installation, restoration, and operation of the historic Midway Public School as a public museum on a portion of real property commonly known as Hagemann Park and finding the project exempt from the California Environmental Quality Act

RECOMMENDED ACTION

Staff recommends the City Council adopt a resolution:

1. Finding that the issuance of the ground lease and related installation, restoration, and operation of the Midway Public School as a public museum and immersive elementary school field trip experience and the construction of related improvements is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines sections 15301, 15303, 15304, and 15311, and that none of the exceptions in CEQA Guidelines section 15300.2 apply;
2. Authorizing the execution of a ground lease with the Livermore Heritage Guild;
3. Designating the Innovation and Economic Development Director, or his designee, to administer the lease and authorizing the Innovation and Economic Development Director to consent to any manner requiring City approval; and
4. Authorizing the City Manager, or her designee, to take whatever actions are necessary and appropriate to carry out the purpose and intent of this resolution, including making non-substantive changes to the ground lease to facilitate recording with the Alameda County Clerk-Recorder's Office.

SUMMARY

The Livermore Heritage Guild (the Guild) proposes to relocate and restore the historic Midway Schoolhouse from the Altamont Hills to Hagemann Park for use as a public museum and educational facility. The City owns Hagemann Park, which is operated and maintained by the Livermore Area Recreation and Park District (LARPD). City staff coordinated with the Guild and LARPD to identify an approximately 3,100-square-foot area within the park that would accommodate the schoolhouse without

disrupting existing park operations.

The City approved Site Plan Design Review Modification 25-031 on March 30, 2026, and filed a California Environmental Quality Act Notice of Exemption on April 3, 2026. On September 14, 2026, the City Council adopted a resolution declaring the proposed lease premises exempt surplus land under the California Surplus Land Act. On October 14, 2026, the California Department of Housing and Community Development authorized the City to effectuate a lease with the Guild without further approval from HCD.

The proposed lease will facilitate the preservation of a historic community resource and expand educational and cultural opportunities for residents, students, and visitors.

DISCUSSION

The City of Livermore, a California municipal corporation (the City), is the fee owner of approximately 7.6 acres of real property located at 459 Olivina Avenue (APN 099-0189-001-00), commonly known as Hagemann Park (the Property), which is more particularly described and depicted in the Lease Agreement, Livermore Heritage Guild (Exhibit A).

In July of 2025, the Livermore Heritage Guild (the Guild), a California non-profit corporation dedicated to the preservation of Livermore's history, approached the City about relocating the historic Midway Schoolhouse from County land in the Altamont Hills to Hagemann Park to allow the Guild to restore and operate it as a public museum and destination for immersive elementary school field trips.

Pursuant to the "Master Property Agreement" between the City of Livermore and the Livermore Area Recreation and Park District (LARPD) dated July 25, 2023, the land that comprises the Property is currently maintained and operated by LARPD.

City staff worked with the Guild and LARPD to establish a suitable location within Hagemann Park that would not disrupt the function and operations of the park itself. The location agreed upon is the approximately 3,100 square foot area depicted as "Premises" on the Location Map (Attachment 1).

On December 23, 2025, the Guild applied for a Site Plan Design Review Modification (SPDRM) to relocate and restore the Midway Schoolhouse, including placement of new concrete foundation, decomposed granite landscaping, and one accessible parking stall on the adjacent parcel. City Staff approved SPDRM 25-031 on March 30, 2026, and filed a California Environmental Quality Act Notice of Exemption on April 3, 2026, which was certified on May 11, 2026.

The California Surplus Land Act (SLA) requires a local agency to formally declare property either "surplus land" or "exempt surplus land" before disposing of surplus property. On September 14, 2026, the City Council adopted a resolution exempting the Lease Premises from the Surplus Land Act because it meets the exemption criteria contained in Government Code Section 54221(f)(1)(B) and State Housing and Community Development's (HCD) Surplus Land Act Guidelines Section 103(c)(3). City Staff submitted a copy of the resolution to HCD to review and provide findings declaring the Lease Premises exempt from the Surplus Land Act, and On October 14, 2026, HCD authorized the City to effectuate a lease with the Guild without further approval from HCD declaring the Lease Premises exempt from the Surplus land Act.

The proposed lease would allow the Guild to occupy approximately 3,100 square feet of Hagemann Park

for the relocation, restoration, and operation of the Midway Schoolhouse as a public museum and educational facility. The lease provides for an initial five-year term, with four optional five-year extensions, at a nominal rental rate of \$1 per month. The project will preserve a historic community resource and provide new educational and cultural opportunities while maintaining the park's existing recreational functions.

FISCAL AND ADMINISTRATIVE IMPACTS

The City will receive rent revenues of \$1.00 per month from the lease that will end at the termination and full release of the lease.

COMMUNITY PILLAR

4: Inclusive and Inviting Spaces and Places

ATTACHMENTS

1. [Location Map](#)
2. [Resolution](#)
3. [Exhibit A - Lease Agreement Livermore Heritage Guild](#)

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Approved by:



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Fiscal Review by:



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