



**CITY COUNCIL STAFF REPORT**

**ITEM NO. 6.7**

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**DATE:** May 11, 2026

**TO:** Honorable Mayor and City Council

**FROM:** Brent Smith, Community Development Director

**SUBJECT:** Resolution to declare 4.53 acres of a 137.97 acre City of Livermore (City) owned property located in unincorporated Alameda County, State of California, specifically referred to as Assessor's Parcel Number (APN) 905-3-12, as exempt surplus land under the Surplus Land Act, and a Resolution authorizing the City Manager to execute a Purchase and Sale Agreement and Cooperative Agreement between the City and the East Bay Regional Park District (Park District) to sell the 4.53-acre parcel located at 5658 Doolan Road to the Park District.

**RECOMMENDED ACTION**

Staff recommends the City Council adopt a resolution to declare the 4.53 acres of City-owned property referred to as APN 905-3-12 as exempt surplus land under the Surplus Land Act and adopt a resolution authorizing the City Manager to execute a Purchase and Sale Agreement and Cooperative Agreement between the City and the East Bay Regional Park District to sell the 4.53-acre parcel located at 5658 Doolan Road to the Park District.

**DECISION TYPE**

Quasi-judicial and Legislative

**SUMMARY**

The City is the legal fee owner of a 137.97-acre parcel (APN 905-3-12) of real property located in unincorporated Alameda County, State of California, and more particularly described in Exhibit A - Legal Description of City Property (Attachment 3). The City wishes to sell, and the Park District wishes to purchase, a 4.53-acre portion (Sale Property) of the 137.97-acre parcel located at 5658 Doolan Road. The City will continue to own and maintain the remaining 133.44 acres referred to as the "Retained Property".

The proposed purchase price of \$200,000 reflects the total amount of City open space funds originally used to acquire the property in 2018 in conjunction with an appraisal of the Sale Property, including existing improvements and easements, which was completed by Associated Appraisers on August 26, 2023. The City and Park District (the Parties) have reviewed and agreed to the appraised value.

In most circumstances, the California Surplus Land Act (Government Code sections 54220 et seq., the "SLA") requires public agencies to formally declare property to be either "surplus land" or "exempt surplus land" prior to sale or lease. The SLA generally requires surplus land, i.e. land no longer required for agency use that meets certain size requirements and other criteria, to first be offered to affordable housing developers through a notice and negotiation process prior to disposal. Property that does not meet the definition of surplus land may be declared exempt from the mandatory notification and negotiation procedures. Exempt surplus land includes property proposed for transfer to another local, state, or federal agency. As a public agency, the City of Livermore is subject to the SLA.

The Sale Property meets the exemption criteria outlined in Government Code Section 54221(f)(1)(D) and section 103(c)(5) of the State Housing and Community Development ("HCD") Surplus Land Act Guidelines which define "exempt surplus land" to include land that a local agency is transferring to another local, state, or federal agency.

Staff recommends the City Council adopt a resolution to declare the Sale Property exempt surplus land under the SLA based on the findings and justifications contained in the resolution and adopt a resolution authorizing the City Manager to execute the Purchase and Sale Agreement and Cooperative Agreement between the Parties.

## **DISCUSSION**

### **BACKGROUND**

In 2018, the City purchased the entire 137.97-acre property using a combination of Transferable Development Funds and an Altamont Open Space Committee grant. The Altamont Open Space Committee awarded the grant in part because of the use of the property as a future staging area for the Doolan Canyon Regional Preserve (Preserve), which will be operated by the Park District. The Preserve straddles the Alameda-Contra Costa County line and will provide future recreational opportunities, habitat protection, and open space preservation.

#### **Chronology of the Sale Property and Retained Property:**

- In 2018, the City purchased the 137.97-acre property that encompasses the 4.53-acre Sale Property and the 133.44-acre Retained Property.
- In September 2022, the City Council authorized the sale of an open space conservation easement on the Retained Property and committed the proceeds to the open space asset management program.
- On July 10, 2023, the City Council authorized staff to negotiate the sale of the Sale Property located at 5658 Doolan Road to the Park District.
- On October 6, 2025, the Alameda County Planning Department determined that the transaction conforms to the County's General Plan.
- On October 21, 2025, the Livermore Planning Commission approved Consistency Determination (CD) 25-002, finding that the City's proposed disposition of the Sale Property to the Park District

for intended recreational use is consistent with the 2003-2025 Livermore General Plan.

## PROJECT SITE CONTEXT

The Sale Property is located west of and adjacent to Doolan Road, outside of the City Limits and outside of the North Livermore Urban Growth Boundary and within Alameda County's jurisdiction (which is why the Alameda County Planning Department made a consistency finding as described above). The property is flat and minimally developed with a barn, outbuildings, and cattle fencing. The surrounding properties are also minimally developed and surrounded by rolling hills and grassland. Cattle graze on the Retained Property portion of the property.

## PROJECT DESCRIPTION

The City regularly partners with other governmental entities to support the achievement of common objectives and aligned goals. The City can fulfill its open space and habitat conservation goals without the Sale Property. The Park District has an interest in acquiring it for their future needs. The Park District intends to use the Sale Property for a staging area to provide an opportunity for public access into the Doolan Canyon Regional Preserve, which is located at the northern end of Doolan Road approximately half mile north of the Sale Property. The Park District recently affirmed on April 7, 2026, that they will open the Doolan Preserve in the future and plan to use the Sale Property as a staging area to access the Preserve.

The attached Cooperative Agreement (Attachment 7) primarily outlines how the Parties will collaborate on sharing water and electricity, as well as maintaining the fencing and gates.

The City will retain the 133.44-acre Retained Property to further its open space and habitat protection objectives, including the previous sale of a Conservation Easement to Trumark Homes, LLC to compensate for impacts to California red-legged frog and California tiger salamander habitat resulting from Trumark's East Ranch Subdivision located in the City of Dublin.

## ENVIRONMENTAL DETERMINATION

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.

## **FISCAL AND ADMINISTRATIVE IMPACTS**

Upon the close of escrow, the City will receive a lump sum payment of \$197,500, which is the \$200,000 purchase price less the closing costs of \$2,500 borne by the City per the Purchase and Sale Agreement. The funds will be deposited to the City's Open Space Fund to be used to purchase and/or maintain open space parcels that meet the City's Strategic Plan objectives related to open space.

## **COMMUNITY PILLAR**

3: Environmental Stewardship

## **GOAL**

1: Lead efforts to implement the updated Climate Action Plan in collaboration with internal and external partners

**ATTACHMENTS**

1. Location Maps
2. Resolution - Surplus Lands Act
3. Exhibit A - City Property
4. Exhibit B - Legal and Plat for Sale Property
5. Resolution Purchase and Sale Agreement and Cooperative Agreement
6. Exhibit A - Purchase and Sale Agreement
7. Exhibit B - Cooperative Agreement

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Approved by:



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Fiscal Review by:



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