LIVERMORE
CALIFORNIA

PLANNING COMMISSION STAFF REPORT **ITEM NO. 6.1**

DATE: September 1, 2026

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: Resolution to approve a Consistency Determination (CD) 26-002 for the donation of property to the City of Livermore.

RECOMMENDED ACTION

Staff recommend the Planning Commission adopt resolutions:

1. Finding the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 1533, infill development.
2. Approving Consistency Determination (CD) 26-002, finding the donation of approximately 1.4 acres of vacant land located at 10 North Murrieta Boulevard (APN: 98-356-139) to the City is consistent with the General Plan.
3. Directing the Planning Manager to file a Notice of Exemption in accordance with the provisions of CEQA, subject to project approval.

SUMMARY

Government Code Section 65402(a) requires that if a General Plan has been adopted, no real property shall be acquired by dedication 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. Under Section 37354, the legislative body of the City may accept or reject any gift, bequest, or device made to or for the City for any public purpose.

The property owner proposes to make an irrevocable donation of a 1.4-acre parcel located at 10 N. Murrieta Boulevard, pay all back taxes and penalties, and make a $100,000 contribution to assist with transaction costs and maintenance of the property. The role of the Planning Commission is to determine whether the acquisition and transfer of this property to the City is consistent with the new Livermore General Plan 2045.

DISCUSSION

GENERAL PLAN AND ZONING DESIGNATION

The property has a General Plan designation of Medium-Density Residential 2 (MDR-2). This designation accommodates the mid-range of suburban densities, such as detached and attached single-family homes. The current zoning is Planned Unit Development (PUD) 11-80, which accommodates residential uses. The site is currently vacant as challenges to development include a sitewide scenic easement and uneven topography.

In 2024, the City of Livermore conducted a soil study on the site, finding no contaminants that were above their respective environmental screening criteria. In 2025, a biological constraint study found no special-status wildlife or plant species within the parcel or the immediate vicinity. It was also found that development of this parcel would not affect the value of the Arroyo Mocho for wildlife movement. Once acquired, the City intends to develop the site as part of a future Capital Improvement Project (CIP) as a parking lot and public access staging area to the Arroyo Mocho Trail at North Murrieta and Stanley Boulevards (see Conceptual Site Plan, Attachment 2).

PROJECT SITE CONTEXT

The 1.4-acre property is undeveloped and is located within city limits, north of Stanley Boulevard, and west of Murrieta Boulevard (see Location Map, Attachment 1). The property is bound by residential multi-family development to the north and east, and open space to the south and west. The property contains annual grasslands and a row of trees along the east edge of the property.

STAFF ANALYSIS

The project is a donation of approximately 1.4 acres of land to the City for the purposes of expanding passive recreational opportunities, protecting visual/scenic qualities, and monitoring the property for routine maintenance. The City intends to use the site as a staging ground that functions as a trailhead and connects to the Arroyo Mocho trail. This would include approximately 18 new parking stalls, bike racks, benches, drinking fountains, information kiosk, and other improvements (see Concept Plan, Attachment 2). A separate Site Plan Design Review entitlement will be required prior to completing any site improvements. This trailhead is consistent with the scenic easement. The future trailhead would conserve the scenic and recreational values of the site while encouraging public access to Livermore’s open space. If the Planning Commission approves the Consistency Determination, staff would recommend the City Council authorize a Real Property Transfer Agreement between the property owner and the City, at a later date.

The property contains visual/scenic qualities and non-motorized recreational value. The Arroyo Mocho serves as the nearest and most accessible open space for many of Livermore's residents as it cuts through the middle of the City. It also connects various neighborhood parks. The transfer would expand public access to the Arroyo Mocho trail, preserve recreational values that support the City's General Plan goals and policies, and ensure provisions for routine maintenance and management of the property.

Staff recommend the Planning Commission find the proposed land donation to the City is consistent with the Livermore General Plan 2045 goals and policies listed below:

Open Space and Conservation Element

- Goal OS-1 - Conserve the value and function of Livermore’s open space for natural resource protection, recreation and scenic value.

- Policy OS-1.5 - Maintain existing and establish new public access to public open space lands as appropriate, while also preserving the character and conservation value of the open space.
- Goal OS-5 - Provide parks, recreational programs, and facilities that are equitably distributed so that all residents can experience the physical and mental health benefits of parks and open space.
- Policy OS-5.14 - Continue to encourage public access to, and maintenance of, existing recreational trails in Livermore. Prioritize gap closures and trail connections to denser neighborhoods (20 du/acre or more) to facilitate safe and convenient nonmotorized access to parks and open space.

Land Use Element

- Goal LU-8 – Protect the City's investments in public property and preserve public lands for the use of the whole community.
- Policy LU-8.5 – Acquire property for public uses such as housing, open space, utilities and infrastructure, and cultural and civic facilities.

The land donation supports General Plan goals and policies by expanding recreational opportunities for the public to experience Livermore's open space. Acquiring the property would stabilize the land use and preclude future development. The Property will be owned and managed by the City of Livermore. Staff will continue to coordinate with partner agencies such as Livermore Area Recreation and Park District (LARPD) to explore additional recreational opportunities.

ENVIRONMENTAL DETERMINATION

This land donation and the conceptual trailhead development are exempt under California Environmental Quality Act (CEQA) Guidelines Section 15332. This section categorically exempts projects involving in-fill development. This project is consistent with all general plan and zoning policies, occurs within city limits on a site of less than five acres, occurs on a site with no value as a habitat for endangered, rare, or threatened species, approval would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services. None of the exceptions to categorical exemptions listed in CEQA Guidelines Section 15300.2 apply.

ATTACHMENTS

1. Location Map
2. Concept Map
3. Project Resolution
4. CEQA Resolution

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