



**PLANNING COMMISSION STAFF REPORT**

**ITEM NO. 6.2**

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**DATE:** February 17, 2026

**TO:** Chairperson and Members of the Planning Commission

**FROM:** Steve Riley, Planning Manager

**SUBJECT:** Resolution to approve a Consistency Determination (CD) 26-001 for the disposition and transfer of City-owned property to the Livermore Area Recreation and Park District (LARP).

**RECOMMENDED ACTION**

Staff recommends the Planning Commission adopt a resolution approving Consistency Determination (CD) 26-001, finding the City's proposed disposition and transfer of approximately 41-acres of land (APNs: 99B-5300-2-13; 99B-5450-10-3) to the Livermore Area Recreation and Park District (LARP) is consistent with Livermore's 2003-2025 General Plan.

**DECISION TYPE**

Quasi-judicial

**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.

In August of 2024, the City Council authorized staff to acquire approximately 41-acres of land referred to as the Quint Property. As part of the acquisition, staff was authorized to consider future partnership opportunities with the Livermore Area Recreation Park District (LARP). LARP owns and operates the adjacent Garaventa Wetlands Preserve (Preserve). City and LARP staff have agreed to terms for transferring ownership of the Quint Property to LARP pending City Council and LARP Board authorization. Consolidating ownership under LARP will assist with managing the property's biological values and protecting visual/scenic qualities, assist with monitoring the property for routine maintenance, and supports the City's and LARP's future goals for expanding passive recreational opportunities. The City and LARP have agreed to enter into a subsequent agreement to memorialize the terms of the property transfer. The role of the Planning Commission is to determine whether the disposition and

transfer of this City-owned parcel to LARPD is consistent with the 2003-2025 General Plan.

## **DISCUSSION**

### **BACKGROUND**

The City of Livermore actively engages in acquiring land for open space preservation and conservation. Staff engages with willing property sellers on the open market to purchase land and secure it as open space in perpetuity. The City coordinates the acquisitions with partner agencies such as Tri-Valley Conservancy, Livermore Area Recreation Park District (LARPD), and other agencies to establish conservation easements and long-term stewardship of the land.

#### **Project Site Context**

The 41-acre property is located within City limits in northeast Livermore between Vasco and Laughlin Roads west of Bluffs Drive (see Location Map, Attachment 1). The property is situated in a rural setting, is fallow and undeveloped. The property contains seasonal wetlands and annual grasslands.

### **PROJECT DESCRIPTION**

The project is the disposition and transfer of approximately 41-acres of City-owned land to LARPD for the purposes of managing the property's biological values, protecting visual/scenic qualities, monitoring the property for routine maintenance, and possibly expanding passive recreational opportunities. Transferring the property to LARPD would stabilize the land use and allow long-term preservation. If the Planning Commission approves the Consistency Determination, staff would recommend the City Council authorize the execution of a Memorandum of Understanding and a Purchase and Sale Agreement to dispose and transfer the property 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 disposed or transferred 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 property contains significant biological value, visual/scenic qualities, and non-motorized recreational value. The transfer would ensure provisions for routine maintenance and management of the property, preserve biological values, and support the City's and LARPD's future goals.

Staff recommend the Planning Commission find the proposed land disposition and transfer to LARPD is consistent with the 2003 Livermore General Plan goals, objectives, and policies, listed below:

#### **Community Character Element**

- Goal CC-1 - Preserve and enhance Livermore's natural setting.
- Objective CC-1.1 - Use open space to protect and enhance local community character and identity, to preserve rural characteristics, and to provide an edge to urban growth.
- Policy CC-1.1 P7 - Open space shall be used to protect and enhance local community character

and identity, and to guide the physical shape and direction of urban growth to preserve the rural characteristics of the area.

### Open Space and Conservation Element

- Goal OSC-1 - Conserve the value and function of Livermore's open space as a biological resource.
- Objective OSC-1.1 - Maintain biodiversity within the Planning Area with special emphasis on species that are sensitive, rare, declining, unique, or represent valuable biological resources.
- 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.

### Land Use Element

- Goal LU-5 - It is the goal of the City to establish a coherent and logical pattern of urban uses that protects and enhances open space and agricultural uses by providing a clear and permanent boundary for urban uses within the City's Planning Area.

The disposition and transfer supports the City's General Plan goals to preserve biological resources, preserve the rural character of the area, and develop a full system of parks and recreational opportunities for public use and enjoyment in partnership with LARPD.

### 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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