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Livermore Wants Update On Doolan Area Development

Livermore City Councilmember Tom Reitter wants a council subcommittee to meet jointly with its Dublin counterpart to see whether there are any development plans in the works for Doolan Canyon. He is concerned about the potential.

The canyon and Doolan Road are north of Interstate 580, and west of Collier Canyon Road. It is nearly 1 mile east of Croak Road. Reitter said that he has heard vague rumors about development ideas for the canyon, which Livermore considers its western boundary for planning. The area is outside the urban growth boundary.

(However, the land is in neither city's official sphere of planning influence.)

There is support on the Livermore council to acquire parcels for open space to provide a buffer against Dublin development. Livermore has been amassing money in an open space fund into which developers have contributed through the density transfer program. The city also could apply for open space funds generated by the tipping fee at the Altamont landfill. Between the two funds, there could be as much as \$5 million, which possibly could leverage foundation grants to a much larger sum.

In addition, there is the potential to take out a loan to be repaid from the Altamont open space funds. It is estimated the amount of the loan could be over \$30 million. The loan would be paid back over a thirty year time period or longer.

The Livermore and Dublin city councils met jointly two years ago, and agreed that neither city would entertain development plans in Doolan Canyon. However, subsequent city councils would have the ability to negate that agreement.

"I'd like to know what Dublin thinks should happen there. I have heard nothing first-hand. I heard that some would like to develop something there. I don't know what that is. This is a high priority for me. People view that as our buffer for Dublin," said Reitter.

Reitter asked at the most recent city council meeting to have a letter be sent to Dublin requesting the meeting between the two cities. Other councilmembers agreed with the idea. City manager Linda Barton will be setting one up, said Reitter.

Livermore has not had anyone approach it about developing in or near Doolan Canyon, said Reitter. It's unlikely that would happen, since the only way Livermore could annex land there, and allow development, would be by a vote of the Livermore electorate, he said.

The city's voters rejected the Pardee development in North Livermore, east of North Livermore Avenue, by a more than 2 to 1 margin last year. County Measure D prohibits residential growth, except on parcels of 20 or 100 acres, depending on location. That leaves Dublin as the most likely enabler of development.

Dublin has no requirement of voter-approved annexation and development. Dublin has a voter approved urban growth line, but only on the west side. The only boundary on Dublin's east side is the current city limit.

A look at maps shows that to be about 1700 to 2500 feet west of Doolan Canyon in the closest places, said Dublin associate planner Marnie Nuccio. She told the Independent that she had not heard about any developers asking about Doolan Canyon.

Zoning that exists on Dublin's eastern edge would permit as many as 3100 units, for a development called Fallon Village, said Nuccio. The area is outside of Doolan Canyon. Major developer Braddock & Logan has sought approval of development on the northern portion of that area. The developer seeks a maximum of 1043 units on 488 acres, or a density of approximately 2 units per acre.

The southern part of Fallon Village is comprised of a dozen individual parcels ranging from 50 acres to more than 300 acres. All would be part of the unified building plan for the area. Part of that land is in the Livermore airport protection zone, according to minutes of a joint study session between the Dublin City Council and Planning Commission on April 5, 2005.

The officials talked about allowing commercial uses in the zone, because residences are forbidden. Fallon Village will use Fallon Road, and also Croak Road, east of it, for access. The traffic circulation would also tie into Dublin Boulevard, which is planned to connect to North Canyons Parkway in Livermore.