



CITY COUNCIL STAFF REPORT

ITEM NO. 6.8

DATE: September 8, 2025

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Resolution authorizing the City Manager to execute a Memorandum of Agreement with the East Bay Regional Park District for the interim and long-term land management and monitoring of the 211-acre Doolan Canyon Conservation Easement Project that provides wildlife habitat mitigation for the El Charro Specific Plan Development, Isabel Interchange Project, and the Livermore Toyota Dealership Development Project.

RECOMMENDED ACTION

Staff recommends the City Council adopt a resolution authorizing the City Manager to execute a Memorandum of Agreement with the East Bay Regional Park District for the interim and long-term land management and monitoring of 211-acre Doolan Canyon Conservation Easement Project.

DECISION TYPE

Administrative

SUMMARY

This Memorandum of Agreement with the East Bay Regional Park District is for interim and long-term management of the Doolan Canyon Conservation Easement Project. The proposed 211-acre off-site mitigation conservation easement area in Doolan Canyon is compensatory mitigation for environmental impacts to the California red-legged frog, California tiger salamander, San Joaquin kit fox, and burrowing owl related to the El Charro Specific Plan Development Project TI200720 (150.2 acres), the Isabel Avenue (State Route 84) / Interstate-580 Interchange and State Route 84 Corridor Improvements Project (City Project TI199238, State Project No. EA 0171300, Federal Project No. RPSTPL-5053-009) (52.2 acres), and the Livermore Toyota Dealership Development Project (8.5 acres). This Memorandum of Agreement supersedes prior Memorandums of Agreements for these projects, updates interim and long-term funding amounts, and establishes the Tri-Valley Conservancy as the qualified entity approved to hold the easement. The City's main obligation is to provide approximately \$420,000 in additional funding for the El Charro Specific Plan Development Project. No additional funding is required for the Isabel Interchange Project or the Livermore Toyota Dealership Project.

DISCUSSION

The City partnered with the East Bay Regional Park District (EBRPD) in 2010 and funded the acquisition of a 640-acre property in the Doolan Canyon Regional Preserve area. This property is owned by EBRPD and is located 3 miles north of I-580 at the end of Doolan Road and straddles Alameda and Contra Costa Counties as depicted in Attachment 1. The two northern parcels (APN 905-0004-001 and 205-060-003-6) are in Contra Costa County and contain an existing access road to the proposed 211-acre Doolan Canyon Conservation Easement area on a third main parcel (APN 006-230-003-3) inside Alameda County jurisdiction, as shown in Attachment 2.

The Doolan Canyon Conservation Easement area mitigates environmental impacts to habitat for threatened and endangered species from the El Charro Specific Plan Development Project TI200720, the Isabel Avenue (State Route 84) / Interstate-580 Interchange and State Route 84 Corridor Improvements Project, and the Toyota Dealership Development Project. This area provides compensatory habitat for California red-legged frog, California tiger salamander, San Joaquin kit fox, and burrowing owl.

Between 2009 and 2012, the City entered into individual Memorandums of Agreements with EBRPD for the three projects. These original agreements memorialized the rights and obligations of the parties regarding the terms and conditions for mitigation of biological resource impacts resulting from the projects. This revised Memorandum of Agreement (MOA) revises and modifies the original agreements to further define the conservation easement holder, the endowment holder as well as the processes associated with funding the long-term management of the Conservation Easement. This MOA supersedes the original agreements.

Key points in this MOA are listed below:

- Tri-Valley Conservancy shall be the qualified entity to hold the Conservation Easement. Both the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife approved Tri-Valley Conservancy as the easement holder.
- U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife shall be named in the Conservation Easement as third-party beneficiaries.
- EBRPD shall be responsible for the management, monitoring, and reporting requirements for the Conservation Easement.
- The City of Livermore shall fund the maintenance of the Conservation Easement by making endowment payments that cover all future maintenance. The City provided initial endowment payments. The original agreements estimated that an additional payment of \$250,000 would be necessary for the El Charro Development Project. Based on updated cost estimates this additional payment of \$250,000 has increased by \$170,000 to a total of \$420,000 for the El Charro Development Project.
- Initial endowment payments by the City of Livermore for maintenance of the Isabel Interchange and Toyota Dealership Conservation Easement areas are adequate to cover future maintenance costs. No additional payments for these two projects are required.

FISCAL AND ADMINISTRATIVE IMPACTS

This Memorandum of Agreement EBRPD requires the City of Livermore to make an additional payment of \$420,000 for maintenance activities associated with the Conservation Easement Area for the El Charro Development Project. Funding for this additional payment is included in the 2025-2030 Capital

Improvement Plan budget for El Charro Specific Plan Infrastructure Project TI200720. The payment will be made with CIP Reserves- Government Fund 101 in Fiscal Year 2025-26.

COMMUNITY PILLAR

3: Environmental Stewardship

GOAL

3: Help the City fulfill its obligations under state and federal environmental regulations, and in response to regulatory oversight.

ATTACHMENTS

1. Project Location
2. Conservation Easement Boundary
3. Filed Record of Survey RS3815
4. Resolution
5. Exhibit A - EBRPD MOA Doolan Canyon

Prepared by: Roberto Escobar
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Approved by:



Marianna A. Burch
City Manager

Fiscal Review by:



Tina Olson
Administrative Services Director