LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 6.5**

DATE: November 9, 2026

TO: Honorable Mayor and City Council

FROM: Brandon Cardwell, Innovation and Economic Development Director

SUBJECT: Resolution authorizing the execution of a Second Amendment to the Lease Agreement with the Livermore Flying Electrons and finding the project exempt from the California Environmental Quality Act.

RECOMMENDED ACTION

Staff recommends the City Council adopt a resolution:

1. Finding that the Second Amendment to the Lease Agreement between the City of Livermore and the Livermore Flying Electrons and the related installation of six portable above-ground 275-gallon water storage containers a portable gas-powered water pump is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15301 and that none of the exceptions in CEQA Guidelines section 15300.2 apply; and,
2. Authorizing the execution of a second amendment to the lease agreement with the Livermore Flying Electrons; and,
3. Authorizing the City Manager, or her designee, to take whatever actions are necessary and appropriate to carry out the purpose and intent of this resolution, including making minor changes to the Second Amendment that are approved as to form by the City Attorney or her designee.

SUMMARY

The Livermore Flying Electrons Radio Control Club, Inc. (LFE) has operated a model aircraft facility on City-owned property near Raymond Road since 1986. The City entered into a new Lease Agreement with LFE in April 2023, followed by a First Amendment in January 2025.

LFE has requested a Second Amendment to authorize the installation of six 275-gallon water storage containers and the use of a portable gasoline-powered water pump for dust control at the existing radio-controlled car racetrack. The proposed improvements would be located within the approximately six-acre Primary Lease Area. Staff supports the proposed amendment, and LFE has accepted the City's updated insurance requirements. All other existing improvements and authorized uses would remain unchanged.

DISCUSSION

The City owns approximately 278 acres of land (the Property) generally bounded by Raymond Road, Ames Street, Lorraine Street, and Hartford Road (Extension), Assessor's Parcel Numbers 902-0003-003-01 and 902-0003-004-03 as depicted in Attachment 1, Location Map.

The Livermore Flying Electrons Radio Control Club, Inc. (LFE) has been operating a model aircraft facility on the Property since 1986, originally under a Property Use Agreement between the City and LFE that ended in 2005. From 2005 until 2020, LFE leased the Property from the Livermore Area Recreation and Park District (LARPD) based upon an agreement between the City and LARPD to manage and sub-lease the Property to LFE. On April 25, 2023, the City entered into a new Lease Agreement (Agreement) with LFE to allow LFE to continue operating the Raymond Road Model Aircraft Facility on the Property.

The Property that is the subject of the Agreement includes an approximately six-acre Primary Lease Area (PLA) and an Avigation Area covering the entire 278 acres of the site. Both components are described and illustrated in Attachment 1, Location Map.

On January 17, 2025, the City and LFE entered into the First Amendment to the Lease Agreement, which was recorded on March 24, 2025, under record series 2025039961 in the Alameda County Recorder's Office.

On April 15, 2026, LFE contacted the City requesting a second amendment to the Agreement to add six 275-gallon water storage containers within the improvements of the PLA adjacent to their radio control car racetrack, along with a portable gas-powered water pump to be used for dust control around the racetrack area. Staff has reviewed the proposed improvements and supports the requested amendments, and LFE has accepted the City's updated insurance requirements based upon the improvements. All other existing improvements within the PLA as depicted in Exhibit C of the original Agreement and Exhibit C-1 of the First Amendment to the Agreement will remain the same.

FISCAL AND ADMINISTRATIVE IMPACTS

LFE shall continue to pay the City rent for the Property in the amounts of $500 annually for the initial five years, $600 annually for the second five years, and $700 annually for the remaining term of the Agreement.

COMMUNITY PILLAR

4: Inclusive and Inviting Spaces and Places

ATTACHMENTS

1. Location Map
2. Resolution
3. Exhibit A - Flying Electrons Second Amendment Lease Agreement

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Approved by:



Marianna A. Burch
City Manager

Fiscal Review by:



Dustin Claussen
Administrative Services Director