



PLANNING DEPARTMENT

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Application for Grant Funding

Alameda County Altamont Landfill Open Space Fund

GRANTEE INFORMATION

Name of Applicant Requesting Funding (Project Sponsor): *Tri-Valley Conservancy*

Project Manager or Contact Person: *Diana Roberts, Conservation Manager*

Mailing Address: *4444 East Ave, Livermore, CA 94550*

Telephone Number: *(925) 449-8706 ex 3*

Fax Number: *(925) 449-8709*

E-mail Address: *droberts@trivalleyconservancy.org*

Is the Applicant a Non-profit or 501(c)(3) organization: Yes No

Federal Tax Identification Number: *94-3216468*

LANDOWNER INFORMATION

Name of Landowner: *Doris Brooks & Terry L. Brooks*

Mailing Address: *Doris Brooks Terry L. Brooks*
P.O. Box 1971 237 Lisa Drive
Hawthorne, NV 89415 Hawthorne, NV 89415

Telephone Number: *Doris Brooks - (775) 316-0830 Terry L. Brooks - (925) 812-5289*

Fax Number:

E-mail Address: *dorisebrooks@yahoo.com*
terrybrooks263@gmail.com

PROJECT INFORMATION

Project Title: *Altamont Hills Property Conservation Project*

Project Location: *US Hwy 50 East - Livermore, CA - APN: 099-5680-04*

Jurisdiction in which property is located: *Alameda County*

Land use designation and zoning applicable to the property: *Large Parcel Agriculture (LPA); Agriculture (A) District*

PROJECT OBJECTIVE

Tri-Valley Conservancy (TVC) is seeking to acquire the Altamont Hills property, a 32-acre parcel in unincorporated North Livermore, highly visible from I-580. This parcel has been identified by UC Davis’s Road Ecology Center Wildlife Crossing Study as part of a unique wildlife crossing under the I-580 freeway. The property is currently unmanaged grassland with potential upland habitat for CTS, CRLF and is a critical link for species migration across the Diablo Range. Altamont Hills Property and the property to the southeast, currently being preserved, were identified as conservation priorities by within the East Alameda County Resource Conservation Study (EACRCS) Conservation Zone 5, TVC’s priority conservation plan, Alameda County Resource Conservation District, and the City of Livermore. Additionally, this property is less than 0.2 miles from the City of Livermore, making it a key conservation priority for preserving the urban greenbelt around the city.

Funding Requested: \$500,000

Total Project Cost (including in-kind contributions): \$1,050,000

Itemized Project Expenses, including transaction costs:
(Include all project expenses; indicate those that would be paid for with Altamont funds.

Itemized Expenses	Requested funding with this proposal	Funded by another (Identify the source)
1. Selling Price	\$500,000	\$500,000 – Wildlife Conservation Board (WCB)
2. Transaction Costs		\$50,000 – California Council of Land Trusts (CCLT)

Please Note: *Funding is still being applied for and is not guaranteed from a single source.*

Proposed funding date: *November 2025*

Estimated completion date of project: *December 2025*

Is the property currently under a Williamson Act contract? Yes No
 If yes, has a notice of non-renewal been filed? Yes No
 If yes, when does the contract expire?

Are there other easements or deed restrictions on the property (e.g., conservation easements, access roads, utility lines, pipelines, etc.)? Are other easements currently being negotiated? Yes No

Who will hold fee title to the land or hold the easement? *Tri-Valley Conservancy*

Is that entity aware of this project? Yes No

If yes, provide name and contact information of the appropriate representative: *Rebecca Spector, Executive Director*

Signature of Applicant:  Date: 07/07/2025

PROJECT DESCRIPTION

Thoroughly describe the full project and clearly indicate which portions are proposed for ALOSC funding.

Tri-Valley Conservancy (TVC) is seeking to acquire the Altamont Hills property, a 32-acre parcel in unincorporated North Livermore, highly visible from I-580 at the intersection of an active wildlife crossing site under the I-580 freeway at Greenville Road in Alameda County. Tri-Valley Conservancy is requesting financial assistance from the Altamont Open Space Fund for \$500,000, representing half of the purchase price. Our goal with this acquisition is to conserve an identified wildlife crossing through the Diablo Range, bolster the urban growth boundary around the City of Livermore, and increase recreational access within the Murray Township trail system. The Altamont Hills Property is perfectly located to accomplish all of these goals.

The Altamont Hills Property and surrounding properties were identified as conservation priorities within the East Alameda County Resource Conservation Study (EACRCS) Conservation Zone 5, Alameda County Resource Conservation District, the City of Livermore, and TVC's Priority Conservation Plan.

This parcel has been identified by UC Davis's Road Ecology Center Wildlife Crossing Study as part of a unique wildlife crossing under the I-580 freeway. In early 2017, with a grant from the Altamont Open Space Fund and the Wildlife Conservation Board, the Alameda County Resource Conservation District (ACRCD) actively initiated discussions with potential stakeholders and began partnering with the Road Ecology Center at the University of California, Davis (UCD) to explore wildlife occurrence and movement in proximity to major transportation corridors surrounding the Livermore Valley. The study involved an initial field investigation of species occurrence, including camera trapping and track/sign collection and analysis of other wildlife databases such as UC Davis's California Roadkill Observation System and the US Geological Survey's Biodiversity Information Serving our Nation.

The structure with the most activity and species diversity is the under-crossing next to Greenville Road, immediately south of the Altamont Hills Property. The study identified this structure as currently critical to wildlife movement through the Diablo Range across I-580 and lies between Brushy Peak Regional Park and recently protected areas to the south. Their analysis supports the EACRCS proposal for "enhancement of linkages across I-580 [...] and protection of lands on the north side of the roadway".

The EACCS identified this area as a "pinch point" likely to support connectivity through the Altamont Hills. Objective 2.1 of the strategy call for independent conservation actions to protect and enhance functional linkages across major highways to allow for movement of species and to maintain connectivity for wildlife populations.

The property is currently unmanaged grassland with potential upland habitat for California tiger salamander, California red-legged frog and San Joaquin kit fox. With proper grasslands management, this property could be a critical link for these special status species' migration across the Diablo Range.

Additionally, TVC has identified this as a conservation priority area due to its proximity to the City of Livermore's urban growth boundary. Preserving this property will prevent further sprawl and retain the area's visual character. Finally, East Bay Regional Parks District, Livermore Area Recreation and Parks District, and Alameda County have identified this area as a key area for recreational access between Brushy Peak Regional Park and the potential South Bay Aqueduct trail to the south. This property has an access road that would enable access to the Aqueduct trail and provide a necessary link between the two open space areas.

The City of Livermore initially negotiated with the property owner for purchase before passing the project to TVC. TVC will be working with Livermore Area Recreation and Park District (LARPD) for future management and potential ownership.

TVC will be entering into a letter of intent with the property owner to purchase the property and will conduct due diligence efforts to assess the property's suitability for acquisition and resolve any identified issues. Tri-Valley Conservancy visited the property in May 2025, and we anticipate that due diligence will take approximately 90 days. Tri-Valley Conservancy is requesting financial assistance to cover half of the purchase price, up to \$500,000.

Describe how the project meets the ALOSC funding criteria.

1. Significant Native Biodiversity Value

The property is in the Altamont, adjacent to I-580, and is comprised of annual grasslands. The Altamont is part of the Diablo Range, which connects Mt Diablo to Mt Hamilton and serves as a major wildlife linkage for a variety of species. Additionally, The Altamont Hills Property is accessed from Altamont Pass Road across Arroyo Las Positas, which borders the property on three sides and supports Alkali wetlands and is an important conservation priority for the rich biodiversity it supports.

This property is in Conservation Zone (CZ) 5 in the East Alameda County Conservation Strategy (EACCS). The EACCS highlights the importance of the Greenville Road undercrossing and calls for the enhancement of linkages across I-580 for San Joaquin kit fox and protection of lands on the north side of the roadway.

The UC Davis Study had more than 5 cameras posted along the undercrossing and identified usage of the undercrossing by 12 wild mammal species, including 9 native mammal species. The Greenville Underpass saw sightings of American Badger, Black-tailed Jackrabbit, Bobcat, California Ground Squirrel, Coyote, Desert Cottontail, Eastern Fox Squirrel, Gray Fox, Mule Deer, Raccoon, Red Fox, Striped Skunk, and Virginia Opossum.

Additionally, according to the University of California Agriculture and Natural Resources (UCANR) mapping database, the property receives the highest rating of 1 for Bird Areas and Critical Linkage. Habitat and species maps from the California Natural Diversity Database indicate the property is within Federally-designated critical habitat for California red-legged frog and is identified as potential upland habitat for the Federally designated California tiger salamander.

2. Significant Visual and/or Non-motorized Recreational Value

The property is part of the rolling slopes in Altamont Hills, visually prominent from Highway I-580 and vantage points in east Livermore. UCANR's mapping database provides a rating for properties that contain significant value for visual/ scenic qualities, and non-motorized recreational value. The rating system has a range between 0 and 1 (1 being the highest rating). The property received a rating of .99 for recreation and a rating of .52 for viewshed/ visual quality. Additionally, the property received the highest rating of 1 for Critical Link and Bird Areas.

Recently, this property, and the access road that crosses through it, have been contemplated for a north-south trail along the South Bay Aqueduct by multiple parks agencies, Alameda County, and the City of Livermore to enhance recreational opportunities in the Murray Township.

3. Strategic Value in Land Protection

This property is uniquely located to provide a critical wildlife linkage across I-580, preserve the greenbelt and viewshed around the City of Livermore, and provide recreational opportunities to residents. The Altamont Hill property is the missing link between the Brushy Peak Regional Preserve and the recently preserved Goeken Property to the north, and the Greenville Property to the south. Acquisition will preserve wildlife connectivity conservation values, while also providing an opportunity to enhance the natural grasslands through active management. This is important not only for native species, but for wildfire fuel mitigation near the City. The California Department of Forestry and Fire Protection (CAL FIRE) identifies this property as having moderate to high fire risk and was the site of a fire most recently in 2017. Active management of fuel will reduce the threat of wildfire, protecting natural values as well as local communities.

4. Additional Funding Sources

TVC is applying for additional funding from the Wildlife Conservation Board and the California Council of Land Trusts to cover purchase costs, due diligence, and closing costs. Additional funding may be sourced from grants and the community for restoration and enhancement projects on the property after acquisition.

5. Willing Sellers

Doris Brooks and Terry L. Brooks are willing sellers. TVC staff have been in contact with the property owner representative. The property owner's representative and TVC staff have negotiated a purchase price, and TVC is submitting a Letter of Intent to Purchase.

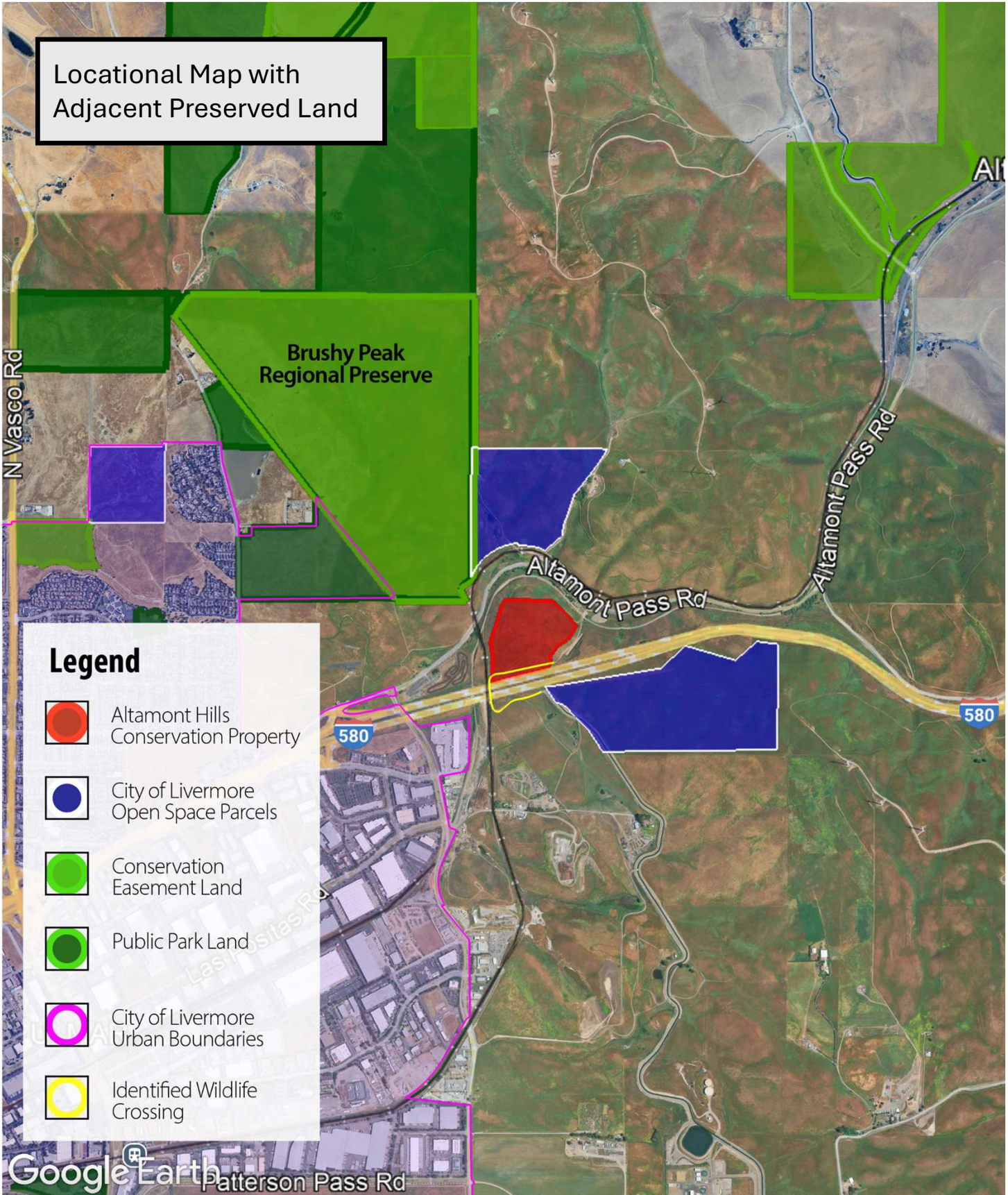
Describe how the property will be operated and maintained (e.g., if donated to the East Bay Regional Park District, an agreement showing that EBRPD is willing to accept and maintain the property; if a conservation easement is proposed, indicate what the easement holder's monitoring plan is for the property.)

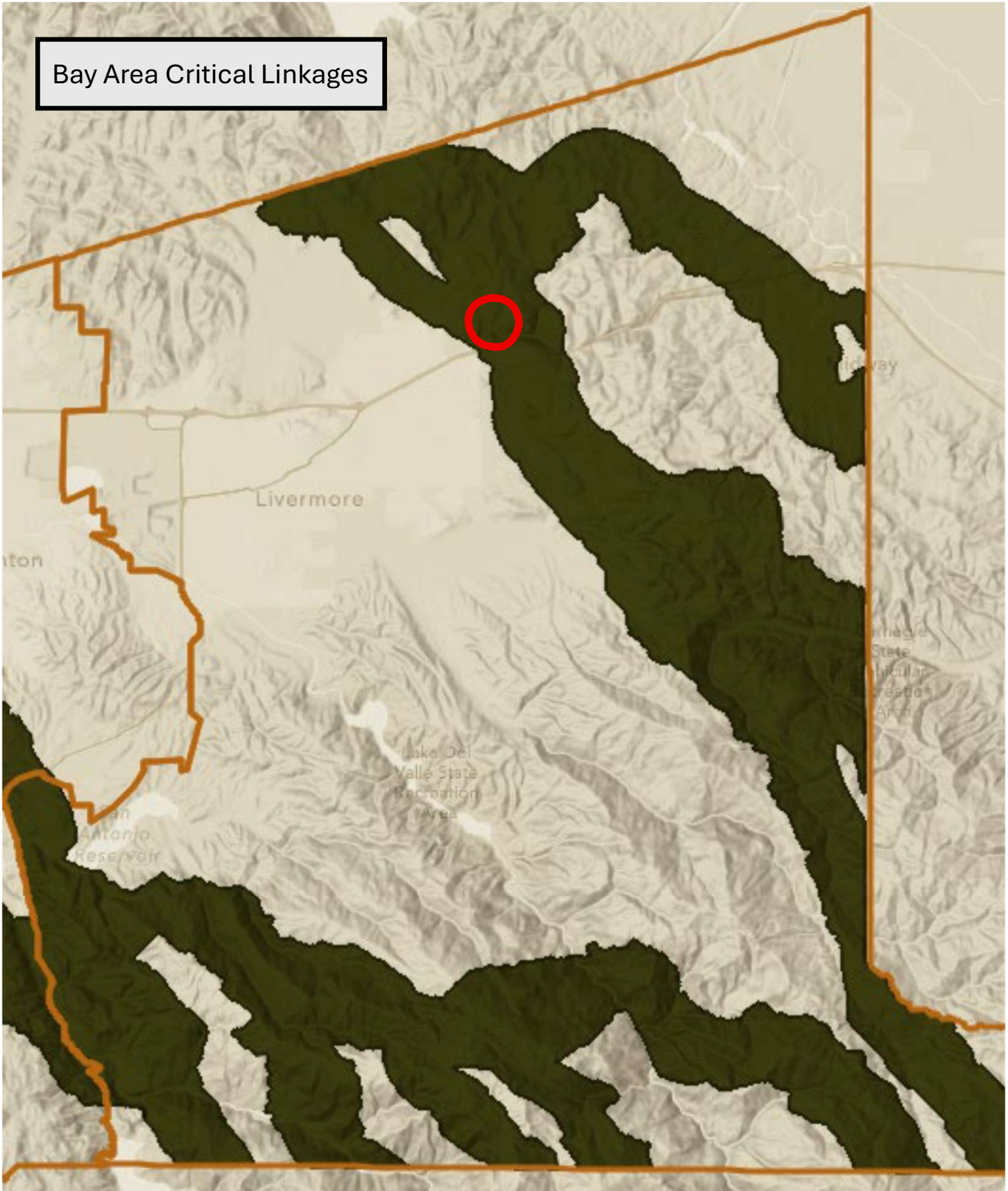
As a part of the acquisition process, TVC will establish a long-term management plan to restore and maintain the property for wildlife habitat, open space, and recreational values. This plan will be created and executed collaboratively with local experts, partner agencies, and other organizations to ensure the greatest benefit. TVC will likely transition the property for long-term ownership to the local parks department.

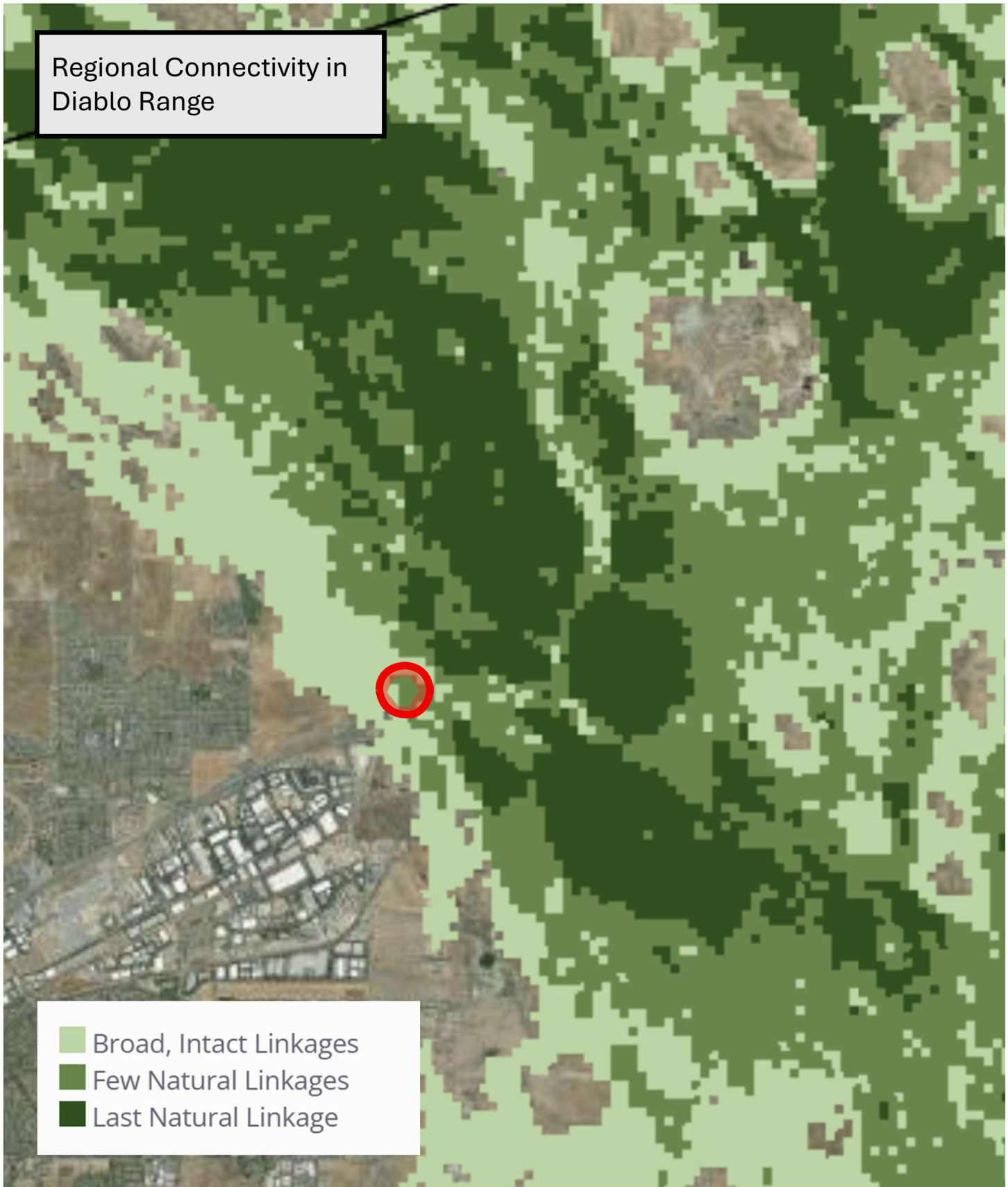
Aerial Map of Altamont
Hills Property



Google Earth



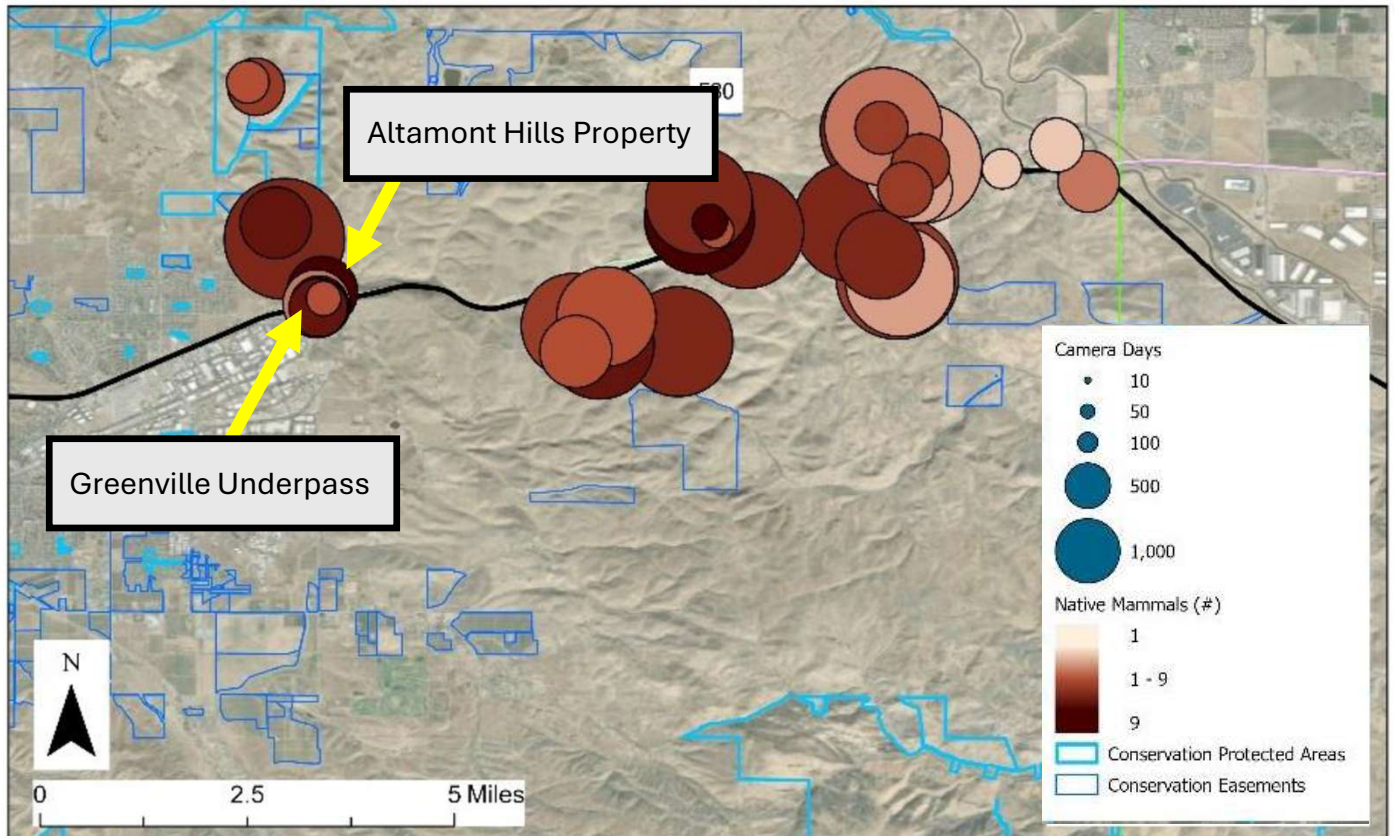




Bay Area Greenprint Critical Linkages

Native Mammal Presence
along I-580 in Diablo Range

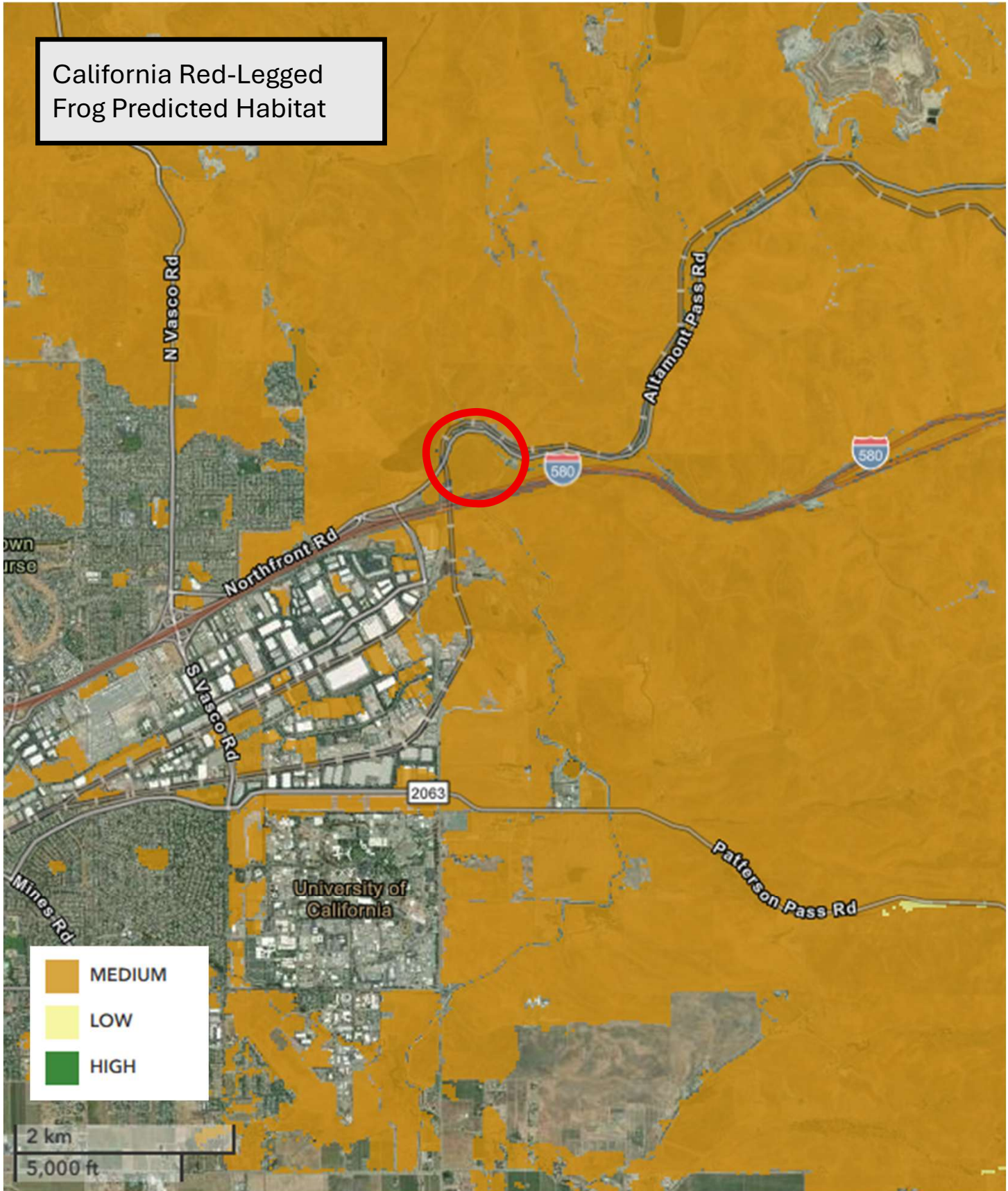
Shannon Species
Diversity Score: **1.37**

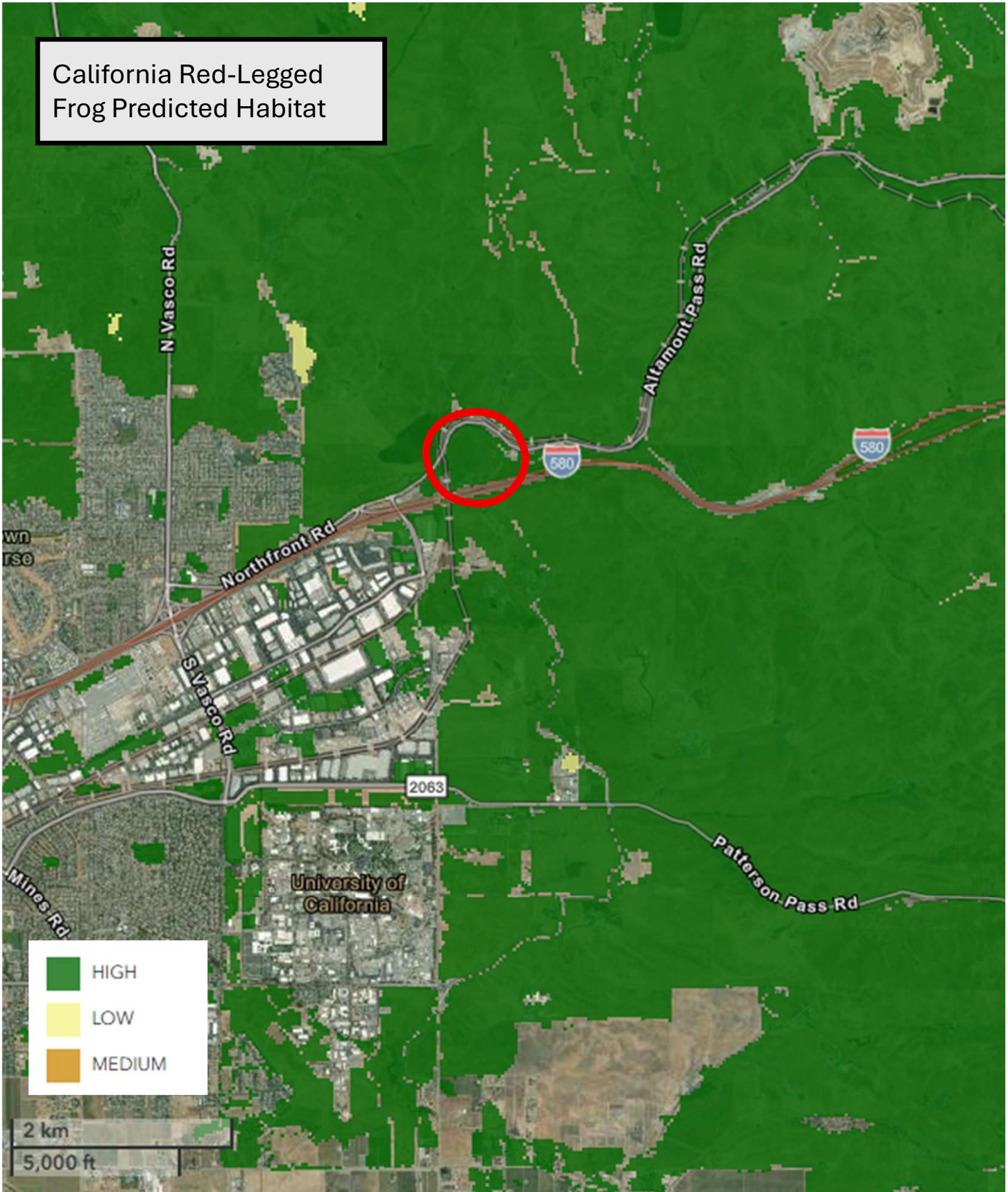


Greenville Underpass Camera Data

Position	Camera Days	Distance from I-580 (m)	# of Wild Mammal Species	# of Native Mammal Species	# of NonNative Mammal Species
1	268	0	11	8	3
2	356	0	5	4	1
3	263	0	10	8	2
4	94	0	7	5	2
5	382	154	12	9	3

Wildlife Presence Adjacent to I-580 Alameda Landfill Open Space Committee Phase II Report 2024
Figure shows number of native mammal species and number of camera days for each monitored position for positions in the Diablo Range. Greenville Underpass saw sightings of American Badger, Black-tailed Jackrabbit, Bobcat, California Ground Squirrel, Coyote, Desert Cottontail, Eastern Fox Squirrel, Gray Fox, Mule Deer, Raccoon, Red Fox, Striped Skunk, Virginia Opossum.

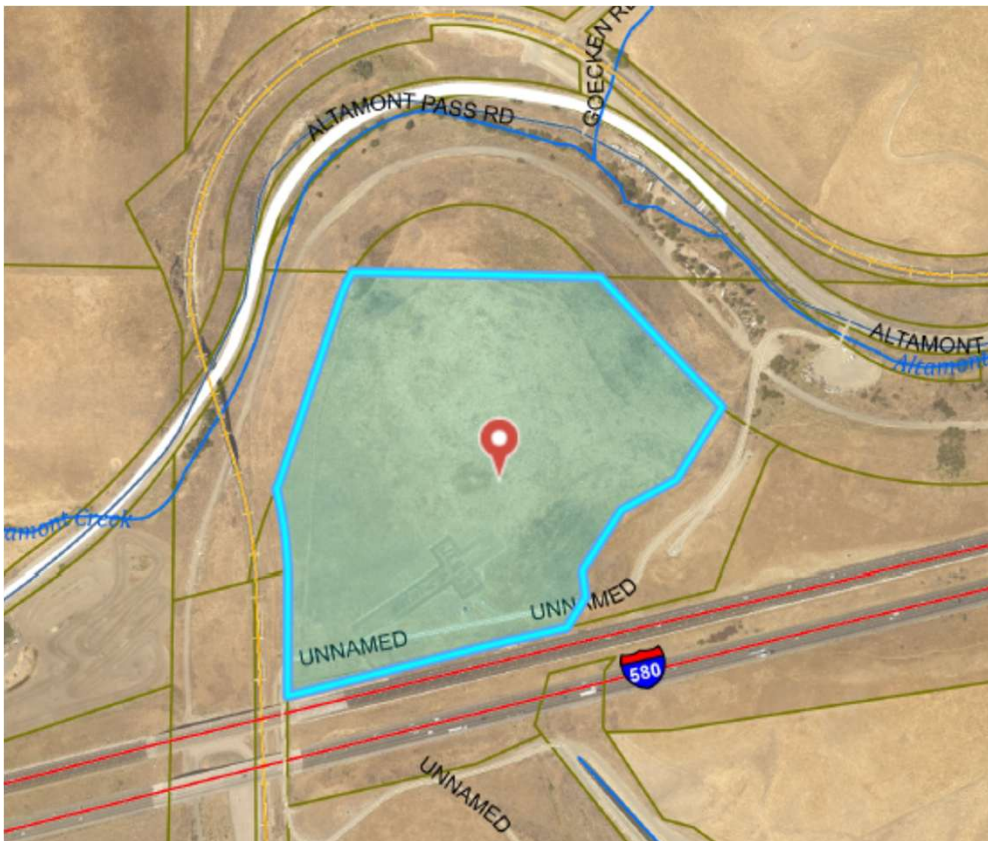




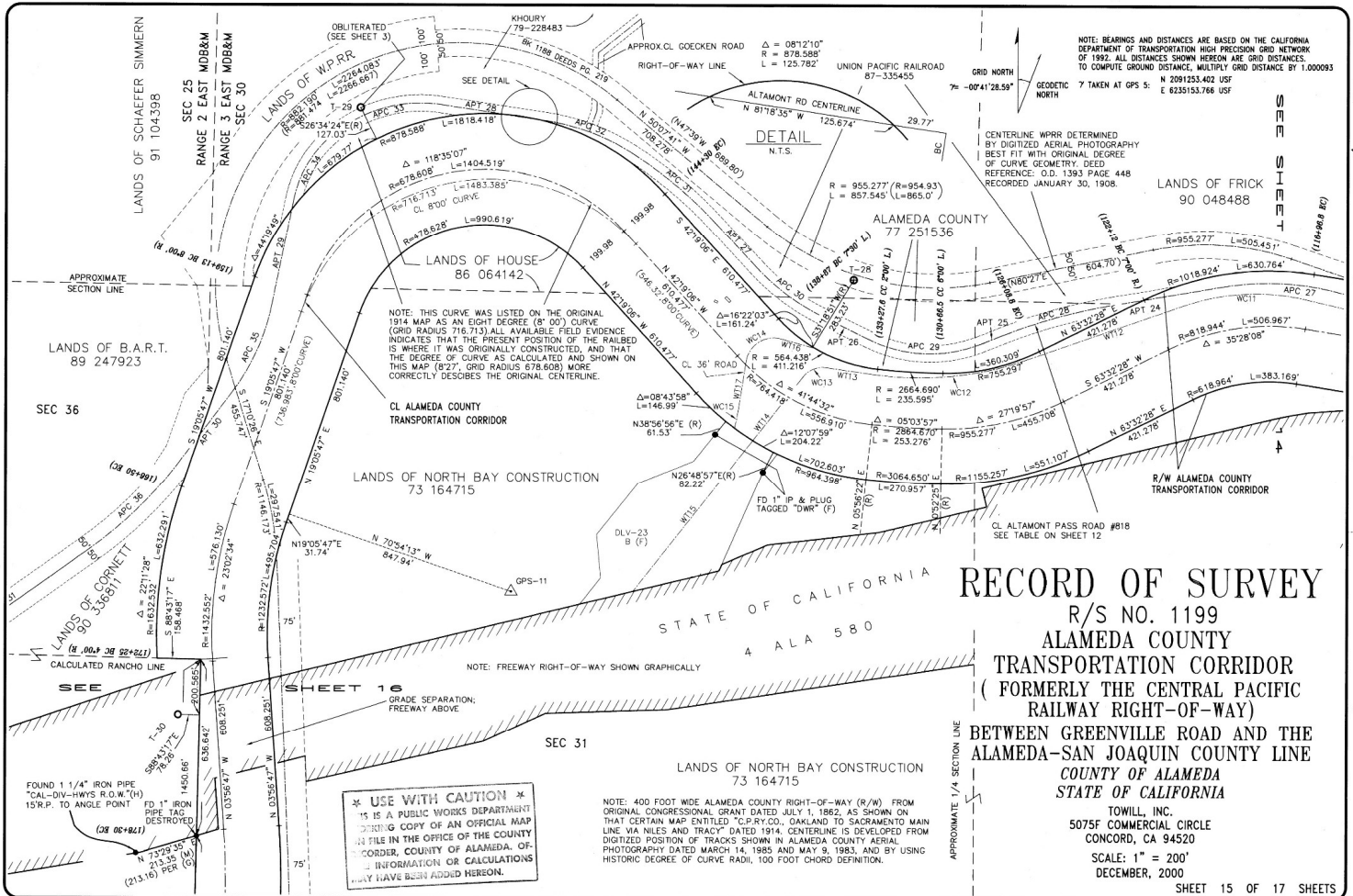
UC Agricultural and
Natural Resources Data

APN: 99B-5680-4

Acres	33.92
Bird Areas	1.00
Critical Link	1.00
Intensified Connectivity	0.47
Diffuse Connectivity	0.64
Channelized Connectivity	0.00
Recreation	0.99
Viewshed	0.52



Record of Survey of
Surrounding Land Uses



RECORD OF SURVEY
R/S NO. 1199
ALAMEDA COUNTY
TRANSPORTATION CORRIDOR
(FORMERLY THE CENTRAL PACIFIC
RAILWAY RIGHT-OF-WAY)
BETWEEN GREENVILLE ROAD AND THE
ALAMEDA-SAN JOAQUIN COUNTY LINE
COUNTY OF ALAMEDA
STATE OF CALIFORNIA
TOWILL, INC.
5075F COMMERCIAL CIRCLE
CONCORD, CA 94520
SCALE: 1" = 200'
DECEMBER, 2000
SHEET 15 OF 17 SHEETS

*** USE WITH CAUTION ***
THIS IS A PUBLIC WORKS DEPARTMENT
CERTIFIED COPY OF AN OFFICIAL MAP
ON FILE IN THE OFFICE OF THE COUNTY
CORDER, COUNTY OF ALAMEDA. OF
- INFORMATION OR CALCULATIONS
MAY HAVE BEEN ADDED HEREON.

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FILED 10-25-01

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