

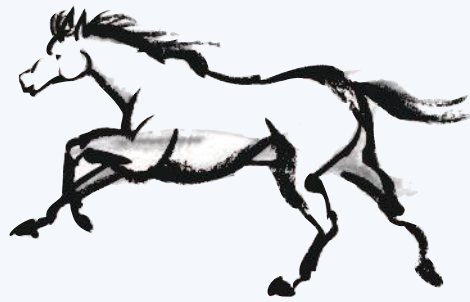
The logo for Tri-Valley Conservancy features the organization's name in a white, sans-serif font. The text is arranged in two lines: "Tri-Valley" on top and "Conservancy" below it. Three white, curved lines of varying lengths are positioned above the text, resembling a stylized mountain range or a series of hills.

Tri-Valley
Conservancy

The main title of the report is "ANNUAL REPORT 2025". The words "ANNUAL REPORT" are in a large, white, all-caps, sans-serif font. The year "2025" is positioned to the right of "REPORT" and is significantly larger than the other words, also in a white, all-caps, sans-serif font. The background of the text is a scenic landscape of rolling green hills with scattered trees and a gravel road winding through them, under a dramatic sunset sky with orange and purple hues.

ANNUAL REPORT 2025

PROTECTING THE LEGACY OF THE TRI-VALLEY



Dear Friends and Partners,

THIS PAST YEAR, TVC continued our commitment to safeguarding the vineyards, agricultural lands, and open spaces that make this region not just beautiful, but resilient. These places are more than scenic backdrops—they are working landscapes, living ecosystems, and the cultural heart of our community. Protecting them requires vigilance, partnership, and the conviction that what we preserve today will shape a better world for our children and grandchildren to inherit.

2025 brought many milestones worth celebrating: TVC secured its largest conservation easement to date: **preserving 1,100 acres in Doolan Canyon!** This biologically rich landscape nestled between Livermore and Dublin, alongside adjacent easements also protected by TVC, will remain wild and open for generations to come. It is a gift to this region that will keep giving well beyond our time.

This past year was one of economic hardship for many wineries and growers who form the backbone of our region. In response, TVC launched its **Sponsored Replanting Program**, offering low-interest loans to easement holders to replant aging vines and keep our region's viticultural heritage alive. We were proud to award our first loan to Thatcher Bay Vineyards, and I have been truly inspired by owner Scott Burkhart's enthusiasm and unwavering confidence in the future of local wine. This is the kind of long-term investment TVC exists to support, and we look forward to welcoming additional wineries into the program!

2025 also marked the completion of TVC's **strategic planning process** to guide our organization into the future. The plan charts a clear course for enhancing TVC's leadership, visibility, and impact across the Tri-Valley through supporting economically sustainable viticulture, securing critical open space, and deepening community engagement, ensuring that this region remains vibrant and resilient for years to come.

These achievements are only possible because of you! Our donors, volunteers, landowners, and community champions are the reason this organization exists and thrives. What you'll find in the pages of this report is a testament to your generosity, your partnership, and your trust.



The challenges facing agriculture and open space are real and growing. Yet so is our resolve. We will keep showing up—for the land, the vineyards, the wildlife, the farmers—and for you. We are honored to continue to serve this community.

Onwards together, *Becki*

Rebecca Spector, Executive Director

TRI-VALLEY CONSERVANCY STRATEGIC PRIORITIES * 2026

GOAL: Balance and prioritize program strategies and tactics to support the long-term preservation of land and the agricultural heritage of the Tri-Valley.



Expanding
Our
Commitment
to Securing
Open Space
and Wildlife
Habitat



Sustaining
and
Expanding
Tri-Valley
Focus



Promoting
Viticulture
and
Agricultural
Heritage



Increasing
Community
Engagement



Strengthen
Internal
Infrastructure
to Support
all Priorities

CONSERVATION



STRATEGIC PLAN RELATED GOALS

- Secure additional acres of land under conservation easement
- Collaborate strategically to safeguard Tri-Valley urban growth boundaries to preserve the natural beauty, biodiversity, and agricultural heritage of the region

PROTECTING LAND FOR NATURE AND COMMUNITY

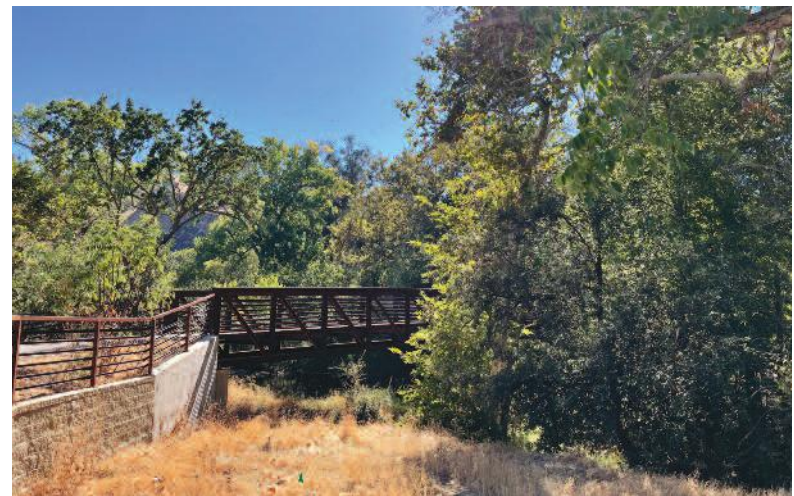
CONSERVING LAND, whether vineyards, open space, sensitive habitat, or areas for recreation, is at the heart of Tri-Valley Conservancy's mission. Through conservation easements and partnerships with local landowners, TVC works to ensure that the landscapes defining the Tri-Valley remain protected for wildlife, agriculture, and the community.

In 2025, we celebrated an exciting milestone, **surpassing 6,100 acres of land permanently protected** through conservation easements across the region!

Some of these protected lands are also places where the community can experience the natural beauty of the Tri-

Checkerbloom and other wildflowers at the Ruby Hill Tiger Salamander Property in Pleasanton. Photo by Tyler Gargiulo

Edward R. Campbell Bridge in Sycamore Grove Park





Doolan Canyon. Photo by Scott Hein

Valley firsthand. Properties such as Holdener Park, Lund Ranch, and Sycamore Grove offer opportunities to explore scenic open space, observe wildlife, and connect with the landscapes you helped protect! These areas provide valuable recreational access while preserving the ecological health of the land.

A HISTORIC CONSERVATION MILESTONE IN DOOLAN CANYON

In July 2025, TVC preserved an additional 1,168 acres within Doolan Canyon, a biologically rich landscape located between Livermore and Dublin. **This easement marks the largest conservation project in TVC's history** and significantly expands the region's protected open space and wildlife habitat.

With this addition, TVC has helped secure a 1,341-acre connected conservation corridor in Doolan Canyon. The area provides high-quality habitat for threatened and endangered species including the California red-legged frog, California tiger salamander, and the candidate species western burrowing owl.

The landscape also supports seasonal wetlands, riparian corridors, and Cottonwood Creek, which flows through the property and contributes to the region's watershed health.

Under a legally binding conservation easement, this land is permanently protected from development and will be managed to safeguard wildlife habitat and natural resources in perpetuity.

STEWARDSHIP



STRATEGIC PLAN RELATED GOALS

- Increase the number of habitat enhancement projects in our easement holdings, via acquisition, wildlife crossings, restoration, and more

TRI-VALLEY CONSERVANCY'S role as a steward of conserved lands continues long after a conservation easement is placed on a property. In addition to monitoring easement lands each year, TVC works with landowners, volunteers, and partners to care for these landscapes and enhance wildlife habitat.

In 2025, we completed several projects designed to support biodiversity and strengthen the ecological health of conserved lands.

SUPPORTING BURROWING OWL HABITAT

Due to urban development and land-use changes, natural burrows are declining, threatening local burrowing owl populations.

TVC was awarded a grant from the Alameda County Fish and Game Commission to enhance habitat for western burrowing owls through the construction of artificial burrows.

These structures provide safe nesting spaces, reduce predation risk, and help establish habitat in areas where natural burrows are limited. Supporting burrowing owl populations also contributes to the broader health of grassland ecosystems on conserved lands.

Installation of artificial owl burrows at the Burrowing Owl Property in Doolan Canyon



Boy Scout and volunteer construction of barn owl boxes

Stewardship volunteers on an outing to remove trash from a protected property



BARN OWL BOXES

Barn owls provide significant benefits to vineyards by serving as a natural, sustainable, and cost-effective form of rodent control. A single barn owl family can consume thousands of rodents in a year, helping reduce crop damage without the need for chemical pest control.

In partnership with a local Boy Scout, ten barn owl boxes were built to provide habitat on vineyards and other conserved lands. TVC volunteers painted the boxes and distributed them to conservation easement landowners across Livermore and Pleasanton.

By encouraging barn owls to nest on protected properties, these boxes support both wildlife habitat and environmentally responsible farming practices across the region.

PARTNERING FOR POLLINATORS

TVC collaborated with Pollinator Partnership through their Project Wingspan: Golden State initiative to collect native plant seeds on protected land in Pleasanton. Seeds from species including yarrow, aster, mule's ear, and blue-eyed grass were gathered from conserved properties. These native plants provide critical food and habitat for pollinators such as bees, butterflies, and other beneficial insects.

The seeds will be dried, sorted, and propagated to support habitat restoration projects across Northern California, helping rebuild pollinator-friendly landscapes and strengthen ecosystem resilience.



PROTECTING THE AGRICULTURAL LEGACY OF THE

SINCE THE 1880s, the Livermore Valley has had a distinguished history as one of California's premium wine grape regions. It has the requisite climate, soils, and water to produce grapes for high-quality wines and grow other crops.

A century later, visionary leaders sought to preserve this rich agricultural region and entrusted TVC to hold conservation easements on thousands of acres of vineyard and other agricultural lands across the valley. Today, in addition to stewarding more than 3,500 acres of agricultural lands, TVC has created programs to support local farmers and the region's agricultural heritage.

SUPPORTING OUR LOCAL WINEMAKERS

TVC was proud to support our local winemakers with a \$150,000 grant to the Livermore Valley Wine Community. These funds are being used to support LVWC's consulting winemaker and a viticulturist, who provide technical support to vineyard and winery owners about best practices for growing grapes and producing wine.

*Grapes from Rubino Estates Winery/
Palm Event Center in Pleasanton*

*Concannon Winery at sunset.
Photo by Elizabeth Crane*



STRATEGIC PLAN RELATED GOALS

- Increase economic viability of viticulture and agriculture to support landowners while protecting working agricultural lands
- Promote and advocate for viticulture in the region
- Explore and support as appropriate diversification of agricultural land uses to improve resilience of local agriculture

TRI-VALLEY

SPONSORED REPLANTING PROGRAM FOR VINEYARDS

Tri-Valley Conservancy's flagship Sponsored Replanting Program was created to give winegrape growers a viable path forward, offering 15-year, low-interest loans of up to \$15,000 per acre to replant in varieties suited to the growing conditions and grape market in the Livermore Valley. The current focus is on Cabernet Franc and Sauvignon Blanc, identified by UC Davis researchers as grapes for the region with the greatest potential. The program is open to landowners with conservation easements with TVC, and is supported by FarmLink, a nonprofit, certified Community Development Financial Institution (CDFI) based in Aptos, CA who manages and services the loans.

TVC is proud to announce the first award in its new Sponsored Replanting Program for vineyard owners to replant vines: a low-interest loan to longtime Livermore grower Scott Burkhart, owner of Thatcher Bay Vineyards!

Nearly 40,000 acres of vines (about 7% of California's vineyard acreage) were ripped out across our state in the past year due to economic pressures. Many growers, facing the high costs of replanting and shifting market demand, are being forced to make difficult decisions about the future of their vineyards. TVC is working to do everything that it can to reverse this trend at a local level.



Thatcher Bay Vineyards in fall

In early 2026, Scott broke ground on replanting. His original Merlot vines, planted in 1992, and the Cabernet Sauvignon block along Greenville Road have now been removed, and he will replant with new varieties. This replanting includes 6,000 new vines, 60 miles of wire, 6 miles of drip hose, and 12,000 emitters to install! The first market-ready fruit from Scott's replanting could be harvested as soon as 2029.



“With TVC’s low-interest loan, we’re able to replant aging vines and keep growing grapes for local wineries. We’re planting three different clones of Cabernet Franc, and after more than 30 years of careful soil stewardship,

I feel confident these new vines will have a great home. I’m glad to have this opportunity to keep growing, because I believe the wine economy is due for an incredible comeback.” —Scott Burkhart, owner of Thatcher Bay Vineyards

EDUCATION AND OUTREACH



STRATEGIC PLAN-RELATED GOALS

- Increase engagement with constituents across the Tri-Valley to increase our visibility and enhance support for our work
- Prioritize search for additional educational opportunities within our priority geographic area while considering opportunities across the Tri-Valley
- Increase Youth in Nature Program Participation
- Deepen awareness of TVC's impact through branding and community engagement

YOUTH IN NATURE

TVC'S YOUTH IN NATURE program was created to increase equitable access to outdoor education, support youth education through nature-based experiences, and build environmental literacy and long-term stewardship skills. The program, now in its 11th year, engages fourth-grade students across the Tri-Valley with hands-on activities on watersheds, biodiversity, land conservation and environmental stewardship.

Since its inception, TVC's Youth in Nature program has served more than 7,000 students across the Tri-Valley!

.....
IN 2025 WE REACHED

979 **35** **11**
STUDENTS CLASSROOMS SCHOOLS

.....

Thank you to our donors who made this program possible in 2025, allowing us to offer it for free to students of all socio-economic backgrounds. We are grateful to be supported by Three Valleys Community Foundation, Ava Community Energy, Livermore Rotarian Foundation, Tri-Valley Nonprofit Alliance, and Walmart Spark Good Local.



Three Valleys
COMMUNITY
FOUNDATION
AMADOR • LIVERMORE • SAN RAMON

Club of Livermore
Rotary
Club of Livermore Valley

Rotarian
Foundation of
Livermore



Fourth grade class completing a field trip at Holdener Park in Livermore



Participants show off the olives they helped pick at Smith Ranch in Livermore

OUTREACH

As part of our ongoing commitment to community connection and stewardship of our local lands, TVC regularly hosts and participates in local events that bring neighbors together around shared values.

In 2025, TVC hosted habitat restoration volunteer days, guided wildflower hikes, and a Twilight Tasting at Page Mill Winery, where community members gathered to learn about the progress of our strategic planning process.

We also launched an exciting new event: an olive picking outing at a local vineyard. After harvesting and sorting the olives, participants brought them to Olivina's Community Milling Day and each took home a bottle of fresh olive oil.

TVC tabled at Pleasanton Earth Day, the Livermore Downtown Street Fest, the Wine Country Luncheon, and Downtown Holiday Village. We also led hands-on educational activities

at several elementary school family science nights, helping young learners and their families explore the natural world close to home.

Our popular photo competition, *Views in the Valley*, returned in 2025 and received more than 130 submissions—nearly double the number from the previous year! This event celebrates our region's natural beauty, and encourages our community to go out and enjoy the land we protect for them in perpetuity.

We look forward to expanding these opportunities in the year ahead, continuing to educate, engage, and strengthen our connection to the community we serve.

Current Board Chair Jennifer Yeaman's table at LV Downtown Street Fest



ADVOCACY



ADVOCACY IS a vital part of Tri-Valley Conservancy's work to protect the landscapes and resources that define our region. By engaging in public policy and raising awareness about conservation priorities, TVC helps ensure that critical habitats, clean water, agricultural lands, and open spaces are protected for the long term.

Working at both the local and regional levels, we collaborate with landowners, community members, and public agencies to advance policies that safeguard these resources while supporting a vibrant agricultural economy.

POLICY CHANGES TO PROTECT WINE COUNTRY

Last year, the Alameda County Board of Supervisors approved key amendments to the East County Area Plan (ECAP) and South Livermore Valley Area Plan (SLVAP), marking an important milestone for the future of Livermore Valley wine country.

The changes and the corresponding amendments to the Cultivated Agriculture zoning district clarify and modernize land use policies in the region to encourage investment in agriculture-related tourism while safeguarding the area's farmland in perpetuity.

The amendments were developed through a multi-year public process with input from Tri-Valley Conservancy, landowners,

Sunol Wilderness Regional Preserve. Photo by Paul Perez

and community stakeholders. The changes create the conditions for sustainable economic growth while ensuring that the land remains protected and in agriculture for generations to come.

SECURING STABLE UNTREATED WATER RATES FOR AGRICULTURE

Since 2019, TVC has lobbied Zone 7 Water Agency to decrease or moderate increases in untreated water rates affecting local winegrowers and agricultural producers. In 2024, we successfully secured a hold on the year over year untreated water rate increase. In 2025, Zone 7 revisited the 5-year reconciliation plan, and TVC worked with agency staff to spread planned increases more evenly over time to prevent large rate shocks.

FIGHTING TO ESTABLISH TESLA PARK AS A STATE RESERVE

Tesla Park is a remarkable 3,400-acre landscape of oak woodlands, grasslands, chaparral, and riparian habitat. The area supports rare wildlife including golden eagles, California



Home Ranch Vineyard in Livermore. Photo by Tyler Garguilo

red-legged frogs, and California tiger salamanders, and forms a vital wildlife corridor connecting Mount Diablo to the broader 200-mile Diablo Range.

In 2024, Tri-Valley Conservancy joined partner organizations in urging California State Parks to designate Tesla as a State Reserve. This classification would permanently protect the park's unique biological and cultural resources while allowing people to experience the landscape responsibly and ensuring limits on new development. While the reserve designation remains under consideration, the concept plans released so far include proposals that could significantly alter the landscape and expand development in areas that are currently undisturbed.

TVC will continue advocating for the designation of Tesla Park as a State Reserve to protect this extraordinary landscape. Community voices will play an important role in the outcome.

You can learn more and take action at teslapark.org/how-can-you-help-save-tesla.

THANK YOU TO OUR DONORS

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FINANCIALS



The Hills Are Alive. Photo by Caroline Yeo

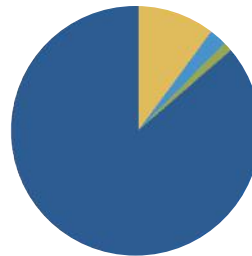
Quail. Photo by Anna Rouse



TVC FINANCIALS: FISCAL YEAR JANUARY-DECEMBER 2025*

REVENUE

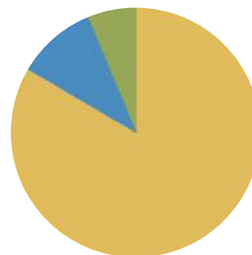
Programs	\$408,097
Contributions	\$ 90,808
Grants	\$ 50,500
Events	\$ 644
Investments	\$3,476,306
Total Revenue	\$4,026,355



- 86% Investments
- 10% Programs
- 3% Contributions
- 1% Grants

EXPENSES

Programs	\$1,277,484
Management & Support	\$ 150,678
Fundraising	\$ 92,979
Total Expenses	\$1,521,141



- 83% Programs
- 10% Management & Support
- 7% Fundraising

CHANGE IN NET ASSETS \$2,505,214

**Unaudited financials*





Spring Wave. Photo by Jay Huang



STAFF

Rebecca Spector, Executive Director
Diana Roberts, Conservation Manager
Victoria Tichy, Communications and Development Manager
Tyler Gargiulo, Stewardship Associate Manager
Haley Rose, Operations Assistant

TVC is pleased to recognize Board Member Cynthia Ross, who was awarded a 2025 Distinguished Board Member for going above and beyond in her service to the organization! Thank you Cynthia.

Thank you to our 2025 Board Chair, Scott Akin. His leadership and support was instrumental in landmark achievements this past year. We appreciate his continued service this year as our Board Secretary as Jennifer Yeaman steps up as our Board Chair in 2026.

Front cover: Del Valle Sunset. Photo by Lawrence Piggins

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