




**EAST BAY REGIONAL PARK DISTRICT
BOARD OF DIRECTORS MEETING
AGENDA STAFF REPORT**

DATE	May 6, 2025
TITLE	Authorization to Execute a Funding Agreement with East Contra Costa County Habitat Conservancy to Receive up to \$83,000 in Habitat Conservation Funds to Demolish Two Buildings Located at 8331 Byron Highway, Contra Costa County
DIVISION	Finance and Management Services
FROM	Katie Dignan, Assistant Finance Officer Deborah Spaulding, Assistant General Manager, and Chief Financial Officer, Finance and Management Services
APPROVED	Sabrina Landreth, General Manager 

RECOMMENDATION

The General Manager recommends that the Board of Directors authorize entering into a funding agreement with East Contra Costa County Habitat Conservancy and accept and appropriate up to \$83,000 in habitat conservation funds from the East Contra Costa County Habitat Conservancy to demolish two buildings located at 8331 Byron Highway, Contra Costa County.

BACKGROUND

The East Bay Regional Park District (Park District) acquired approximately 646 acres of farmland in eastern Contra Costa County, two miles east of Brentwood in Knightsen, through Board Resolution 2015-12-372 on December 15, 2015. The property, known as the Knightsen-Nunn property, was purchased in partnership with the East Contra Costa County Habitat Conservancy (Conservancy) and is part of the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP). The property is managed to protect conservation values as outlined by the HCP/NCCP.

Section 4(f) of the 2015 Agreement grants the Conservancy exclusive rights to collaborate with the Park District to conduct habitat creation, restoration, enhancement, and/or development improvements, projects, or activities. These activities are to be paid for by the Conservancy, with the expectation that the Park District may provide some staff resources.

The Conservancy is leading the Knightsen Wetland Restoration and Flood Protection Project on the Knightsen-Nunn property to restore wetland and upland habitats for special status species, mitigate flooding, and improve water quality. As part of this project, the Conservancy plans to demolish two buildings at 8331 Byron Highway, Contra Costa County, and seeks to partner with the Park District to complete the task.

ANALYSIS

The Park District is responsible for overseeing the implementation of the building demolition project, which includes, but is not limited to, contracting, consulting, project oversight, and overall management. The project is scheduled to commence in 2025.

The Conservancy will fund the following anticipated tasks related to the project:

- (1.) Building demolition
- (2.) Pre-demolition site preparation
- (3.) Hazardous material abatement
- (4.) Removal of septic, propane, and air conditioning infrastructure
- (5.) Utility capping
- (6.) Biological resource monitoring
- (7.) Park District Staff time

These activities will be managed by the Park District, and the Conservancy will ensure that the necessary funding is provided for the successful completion of each task.

FISCAL IMPACT

There is no direct cost to the Park District as a result of this action. The Conservancy will be responsible for all project costs, which both parties estimate will not exceed \$83,000. Within 45 days after the funding agreement execution, the Conservancy will transfer an advance payment in the amount of \$83,000 to the Park District, which the Park District will utilize for expenses directly related to the project. Any unused funds shall be returned to the Conservancy upon project completion.

The Conservancy will assume responsibility for any costs that exceed the estimated amount of \$83,000, provided the Park District notifies the Conservancy in advance of any anticipated overages. A detailed summary of all final costs will be provided to the Conservancy upon completion of the project.

ATTACHMENTS

None.



**EAST BAY REGIONAL PARK DISTRICT
RESOLUTION NO. 2025 – 05 -
MAY 6, 2025**

**AUTHORIZATION TO EXECUTE A FUNDING AGREEMENT WITH EAST
CONTRA COSTA COUNTY HABITAT CONSERVANCY TO RECEIVE UP TO
\$83,000 IN HABITAT CONSERVATION FUNDS TO DEMOLISH TWO BUILDINGS
LOCATED AT 8331 BYRON HIGHWAY, CONTRA COSTA COUNTY**

WHEREAS, the East Bay Regional Park District (Park District) acquired approximately 646 acres of farmland in Knightsen, Contra Costa County, known as the Knightsen-Nunn property, through a 2015 partnership with the East Contra Costa County Habitat Conservancy (Conservancy); and

WHEREAS, the Knightsen-Nunn property is managed to protect conservation values as outlined by the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP); and

WHEREAS, section 4(f) of the 2015 Agreement grants the Conservancy exclusive rights to collaborate with the Park District on habitat creation, restoration, enhancement, and development activities, which are all funded by the Conservancy; and

WHEREAS, the Conservancy is leading the Knightsen Wetland Restoration and Flood Protection Project on the Knightsen-Nunn property to restore wetland and upland habitats for special status species, mitigate flooding, and improve water quality, and, as part of the project, plans to demolish two buildings at 8331 Byron Highway, Contra Costa County; and

WHEREAS, the Conservancy seeks to partner with the Park District to complete the building demolition project and will assume responsibility for all expenses, estimated by both parties to not exceed \$83,000, with the Conservancy providing an advance payment to the Park District; and

WHEREAS, the Park District will implement and oversee the project, and provide a detailed summary of all final costs to the Conservancy upon project completion; and

NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of the East Bay Regional Park District hereby provides authorization to execute a Funding Agreement and accept and appropriate up to \$83,000 in habitat conservation funds from the East Contra Costa County Habitat Conservancy to demolish two buildings located at 8331 Byron Highway, Contra Costa County, as presented to the Board on May 6, 2025; and

BE IT FURTHER RESOLVED, that the General Manager is hereby authorized and directed, on behalf of the Park District and in its name, to execute and deliver such documents and to do such acts as may be deemed necessary or appropriate to accomplish the intentions of this resolution.

Moved by Director , and seconded by Director , and
adopted May 6, 2025, by the following vote:

FOR:

AGAINST:

ABSTAIN:

ABSENT: