




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

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<b>DATE</b>	May 20, 2025
<b>TITLE</b>	Authorization to Enter into a Funding Agreement with the California Department of Fish and Wildlife (CDFW) in the Amount of \$1,500,000 and Authorization and Designation of a Representative for the Freschi Property Acquisition
<b>DIVISION</b>	Finance and Management Services
<b>FROM</b>	Katie Dignan, Assistant Finance Officer Deborah Spaulding, Assistant General Manager, Finance and Management Services/CFO
<b>APPROVED</b>	Sabrina Landreth, General Manager 

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**RECOMMENDATION**

The General Manager recommends that the Board of Directors authorize entering into a \$1,500,000 funding agreement with the California Department of Fish and Wildlife (CDFW) and designating a representative for the Freschi property acquisition.

**BACKGROUND**

The East Bay Regional Park District (Park District) has negotiated an Option, Purchase and Sale Agreement (Agreement) with John R. Freschi, Jr., as Trustee of the John R. Freschi Jr. 2018 Living Trust (Seller), to purchase 140 acres of his 148.65-acre property on Briones Valley Road, in an unincorporated area of Contra Costa County (Property) for the total purchase price of \$1,820,000. The Property is proposed to be acquired in partnership with the East Contra Costa County Habitat Conservancy (Conservancy), the implementing entity of the East Contra Costa County Habitat Conservation Plan and Natural Community Conservation Plan (HCP/NCCP), and is funded through a \$1,500,000 grant from the California Department of Fish and Wildlife (CDFW) Natural Community Conservation Plan 30x30 Land Acquisition Grant Program, along with an additional \$320,000 from the Wildlife Conservation Board (WCB). The Board of Directors approved the Agreement through Board Resolution 2024-12-263 on December 3, 2024.

The Conservancy applied for a \$1,500,000 CDFW grant to fund a portion of the total purchase price. Prior to finalizing the Funding Agreement, CDFW guidelines require the Park District to adopt a resolution authorizing entering into the Funding Agreement, designating a representative to sign it, approve amendments, request disbursements, and manage other necessary grant-related activities on behalf of the Park District.

**ANALYSIS**

The acquisition of the Property within Briones Valley will permanently protect it from future subdivision and residential development, preventing further fragmentation of critical habitat and

wildlife corridors. Situated within the East Contra Costa County Habitat Conservancy Plan/Natural Community Conservation Plan habitat inventory area, the Property holds significant ecological value and contains habitat types known to support a diverse range of species, including the California red-legged frog, California tiger salamander, burrowing owl, and various raptors, to name a few. While no habitat studies have been conducted on-site yet, nearby Marsh Creek is home to the western pond turtle, and the area is known for Mt. Diablo buckwheat, once presumed extinct. These habitat values qualify the Property as a high-priority conservation site for the Conservancy.

The acquisition will expand Deer Valley Regional Park, conserve oak savannah, grassland, and riparian habitat, and strengthen regional conservation efforts. Additionally, it creates opportunities for recreational trail use that align with habitat preservation, ensuring long-term ecological and public benefits. The funding is required in order to complete acquisition of the property.

### **FISCAL IMPACT**

This action approves a funding agreement in the amount of \$1,500,000. If awarded, grant funds for the project would be sent directly to the Escrow Account for the purchase. Funds will be appropriated to the Freschi Acquisition/Deer Valley Project #250700.

### **ATTACHMENTS**

None.



**EAST BAY REGIONAL PARK DISTRICT  
RESOLUTION NO. 2025 – 05 -  
MAY 20, 2025**

**AUTHORIZATION TO ENTER INTO A FUNDING AGREEMENT WITH THE  
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE (CDFW) IN THE AMOUNT  
OF \$1,500,000 AND AUTHORIZATION AND DESIGNATION OF A  
REPRESENTATIVE FOR THE FRESCHI PROPERTY ACQUISITION**

**WHEREAS**, the East Bay Regional Park District (Park District) finds that the Freschi property, totaling 140 acres on Briones Valley Road in Contra Costa County (Property), possesses high ecological and habitat value; and

**WHEREAS**, the Property is proposed to be acquired in partnership between the Park District and the East Contra Costa County Habitat Conservancy (Conservancy), the implementing entity of the East Contra Costa County Habitat Conservation Plan and Natural Community Conservation Plan (HCP/NCCP), for a total purchase price of \$1,820,000; and

**WHEREAS**, the Property will be owned in fee title by the Park District, and incorporated into the HCP/NCCP Preserver System; and

**WHEREAS**, the Conservancy has submitted an application to the California Department of Fish and Wildlife (CDFW) for a grant to fund the acquisition of the Property; and

**WHEREAS**, prior to the CDFW executing a funding agreement, CDFW guidelines require a grantee to adopt a resolution authorizing an agent, or representative, to sign the funding agreement, any amendments, and requests for disbursement on behalf of the grantee, and to carry out other necessary grant-related activities; and

**WHEREAS**, the Park District and the Conservancy find that the use of the referenced grant funds for acquisition of the Property is an appropriate expenditure because of the significant public benefit the Property will provide for conservation and habitat restoration purposes; and

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Directors of the East Bay Regional Park District hereby provides authorization to enter into a funding agreement with the California Department of Fish and Wildlife (CDFW) and accept and expend \$1,500,000 towards the acquisition of the Property for the total purchase price of \$1,820,000, as presented to the Board on May 20, 2025; and

**BE IT FURTHER RESOLVED**, that the General Manager, or their designee, is hereby authorized and designated to sign for, and on behalf of the Park District, the funding agreement for \$1,500,000 to be used towards acquisition of the Property for the total purchase price of \$1,820,000, and any amendments thereto; and

**BE IT FURTHER RESOLVED**, that any and all actions, whether previously or subsequently taken by the Park District, which are consistent with the intent and purposes of this resolution, shall be, and hereby are, in all respects, ratified, approved, and confirmed; 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; and

**BE IT FURTHER RESOLVED**, that the Chief Financial Officer or Budget Manager is hereby authorized to amend the current year's budget, without further Board action, upon receipt of the executed contract from the Grants Manager. The budget amendment will include an increase in budgeted revenue and a corresponding increase in appropriation in the amount of \$1,500,000 to the Freschi Acquisition/Deer Valley Project #250700.

Moved by Director \_\_\_\_\_, and seconded by Director \_\_\_\_\_, and adopted  
May 20, 2025, by the following vote:

FOR:

AGAINST:

ABSTAIN:

ABSENT: