

ACQUISITION EVALUATION

Freschi Property – Deer Valley Regional Park
Briones Valley Road, Antioch, CA
140± acres
APN 007-020-010 (Contra Costa County)

Site Description:

The Freschi property (property) is adjacent to Deer Valley Regional Park (Deer Valley) in unincorporated Contra Costa County on Briones Valley Road approximately 1.3 miles west of Deer Valley Road. The Park District proposes purchasing 140 acres of a 148.65-acre parcel. The seller would retain an 8.65-acre parcel as a buffer between the property and the Seller's homestead, located directly east on a separate, adjacent parcel owned by the Seller.

The property is unimproved with no major structures. Site improvements are limited to cattle fencing and wells. Access to the property is available from Briones Valley Road, a County-maintained public road. The property's southwestern corner is located a tenth of a mile from Marsh Creek Road, although there is no direct access to this road due to the intervening Clayton Palms Community properties.

The property contains moderate-to-steep hills and is composed of grasslands, oak woodlands, and a single pond. The property has been used for dry farming and grazing. A segment of Marsh Creek dips onto the property along its southern boundary in the western corner; oaks, cottonwoods, and willows line this riparian corridor. A seasonal pond is located northwest of the creek and is fenced to prevent cattle intrusion.

The property has a zoning classification of A-4 (Agricultural Preserve) but is no longer enrolled in a Land Conservation Contract pursuant to the Williamson Act. The property's General Plan designation is AL (Agricultural Lands).

Natural and Cultural Resources:

The property is located within the East Contra Costa County Habitat Conservancy's (Conservancy) Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) habitat inventory area. The property is proposed to be purchased in partnership with the Conservancy using grants and funding from CDFW and the Water Conservation Board.

The property contains habitat types known to support the California red-legged frog, California tiger salamander, San Joaquin pocket mouse, American badger, burrowing owl, mule deer, coyote, and a variety of raptors, including red-tailed hawk and red-shouldered hawk. These habitat values qualify the property as a high priority habitat conservation site for the Conservancy.

Planning:

Master Plan: This acquisition will be an addition to Deer Valley and is therefore consistent with the Master Plan 2013 Regional Parkland and Trail map as amended in July 2013.

Land Use Planning: This acquisition will become an addition to Deer Valley. The property will be put into landbank status and included in a forthcoming Deer Valley Preserve Management Plan to be prepared by the Conservancy.

CEQA Compliance: This acquisition is exempt from California Environmental Quality Act (CEQA) requirements under Sections 15316 and 15325 of the State CEQA Guidelines, the transfer of ownership of the land to preserve open space; and Section 15304, minor alterations of land with respect to grazing activities.

Public Safety:

Police: The property is currently used for grazing without developed trails or roadways and offers very little attraction for crime, mischief, or other factors that would lead to the need for police services. There is no significant or concerning Records Management System (RMS) information related to the property. No significant hazards or hazardous materials were identified during the pre-acquisition evaluation. An occasional aerial patrol by ASU would be the most effective way to keep notice of potential issues.

Police Recommendations:

- Install boundary signage to identify the property for jurisdictional purposes.
- Install Park District gates and locks to prevent vehicular trespassing and vandalism.
- Conduct security checks for illicit activities, including trespassing, off-road vehicle use, camping, and shooting.
- Evaluate public safety staffing impacts through future land use planning and facility development.

Fire: The property is a State Responsibility Area for fire protection and is within the State's Direct Protection Area. The parcel is located within the State's "Moderate" Fire Hazard Severity Zone. A wildland fire would be of high intensity and cause substantial damage to infrastructure improvements, such as fences to be installed on the property.

Mutual aid initial attack fire suppression resources would arrive first from East Contra Costa Fire Protection District stations in Brentwood or from Contra Costa County Fire Protection District stations in Antioch. The stations would be on scene within 15 minutes. CAL FIRE engines, crews, dozers and air resources would also be dispatched under normal summer fire weather conditions. Unless already committed to another incident, the earliest CAL FIRE resources would arrive from their Sunshine Station within five to seven minutes. The Park District would respond with one or two engines, a watertender and overhead personnel from the closest staffed stations, Station 1 (Tilden), Station 8 (Contra Loma), Station 3 (Ozol Property) or all of them. During the day, response time would be between 20 and 30 minutes,

depending on the station from which they were dispatched. During daylight hours, the Park District helicopter would arrive within 15 minutes from the Hayward Air Unit.

Park District records indicate there were no hazardous material responses to nearby parks during a recent representative three-year period. This is a low rate of occurrence compared with other Park District property, and the property is unlikely to increase hazardous material response.

Fire Recommendations:

- Continue strengthening mutual aid relationships with Contra Costa County and its fire protection district, as well as with the State of California's CAL FIRE to ensure adequate emergency response times.
- Continue grazing the property to reduce fuel loads as necessary.
- Provide public education about the risks, hazards, responsibilities and actions to minimize wildland fire occurrence and losses.
- Work cooperatively with adjacent property owners and authorities to maintain roads that provide emergency vehicle ingress and egress.
- Ensure that an adequate level of fire safety protection capability is provided, commensurate with the increasing land assets.

Acquisition Criteria:

This property:

- Implements the adopted Park District 2013 Master Plan.
- Presents an acquisition opportunity.
- Integrates lands acquired in partnership with the Conservancy into the park system.
- Helps complete existing parks
- Maintains an equitable parkland distribution throughout the Park District.
- Qualifies for state and federal grants and funds from other sources.

Cost Estimate

Acquisition	\$1,820,000
Safety and Security	\$112,500
Fencing and Gates	\$85,500
Signage and Locks	\$10,000
Invasive Plant Management	\$15,000
Site Cleanup & Debris Removal	\$2,000

4/17/24

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