

3. Authorization to Appropriate \$75,000 into the Vasco Hills Area Management Project: Vasco Hills Regional Preserve



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

DATE March 18, 2025
TITLE Authorization to Appropriate \$75,000 into the Vasco Hills Area Management Project: Vasco Hills Regional Preserve
DIVISION Acquisition, Stewardship, and Development
FROM Brian Holt, Division Lead of Planning, Trails, Cultural Resources & GIS
Ken Wysocki, Assistant General Manager of Acquisition, Stewardship & Development
APPROVED Sabrina Landreth, General Manager 

RECOMMENDATION

The General Manager recommends the Board of Directors authorize the appropriation of \$75,000 from Mitigation Fund 257 into the Vasco Hills Area Management Project for land management activities in Vasco Hills Regional Preserve and the surrounding vicinity.

BACKGROUND

The East Bay Regional Park District (Park District) occasionally accepts land dedications and funding from private developers to mitigate for impacts caused by urban development. Some of these funds are held in Mitigation Fund 257 and require Board of Directors action to appropriate into a project account for expenditure.

In 2013, William Lyon Homes paid the Park District \$798,080 for long-term management of two, non-contiguous areas within the Souza property in Vasco Hills Regional Preserve (labeled Souza Lyon Homes Conservation Area on the enclosed figure). These payments satisfied mitigation requirements associated with construction of William Lyon Homes' Vista Del Mar housing project in Pittsburg. The Park District placed \$798,080 in Mitigation Fund 257 for long-term management of the Souza Lyon Homes Conservation Area and surrounding vicinity. With accrued interest, the fund now totals \$991,386.

Staff recommends the Board of Directors authorize the General Manager to appropriate \$75,000 from Mitigation Fund 257 into the Vasco Hills Area Management Project #700100 for land management activities to benefit the Souza Lyon Homes Conservation Area and vicinity. Initial expenditures will include removal of unused infrastructure such as fences, gates, and antennae. Future expenditures may include site clean-up, resource protection, or similar activities.

ANALYSIS

ALTERNATIVES	
Alternative I	The Park District not appropriate from Mitigation Fund 257.
Pros	There are none.

Cons	Land management costs would need to draw from other funding sources.
Reason for not recommending	The funding was provided to benefit the Souza Lyon Homes Conservation Area and vicinity and should be utilized for this purpose.

FISCAL IMPACT

The Park District holds \$991,386 in Mitigation Fund 257 for management of the Souza Lyon Homes Conservation Area and vicinity. This recommended Board action would authorize appropriation of \$75,000 into the Vasco Hills Area Management Project #700100.

SOURCE OF FUNDS	
Mitigation Fund 257, Souza-Lyons	\$ 991,386
Total Funds Available	\$ 991,386

USE OF FUNDS	
Vasco Hills Area Management Project	\$ 75,000
Total Current Project Cost	\$ 75,000

ATTACHMENTS

- A. Vasco Hills Regional Preserve – Souza Lyon Homes Conservation Area Map



**EAST BAY REGIONAL PARK DISTRICT
RESOLUTION NO. 2025 – 03 -
MARCH 18, 2025**

**AUTHORIZATION TO APPROPRIATE \$75,000 INTO THE VASCO HILLS AREA
MANAGEMENT PROJECT: VASCO HILLS REGIONAL PRESERVE**

WHEREAS, the East Bay Regional Park District (Park District) accepted \$798,080 from William Lyon Homes and placed it in Mitigation Fund 257 for management of the Souza Lyon Homes Conservation Area in Vasco Hills Regional Preserve and the surrounding vicinity; and

WHEREAS, the Park District desires to appropriate from Mitigation Fund 257 for land management expenditures to benefit the Souza Lyon Homes Conservation Area and vicinity;

NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of the East Bay Regional Park District authorizes the appropriation of \$75,000 from Mitigation Fund 257 (Souza-Lyons) into the Vasco Hills Area Management Project #700100; 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 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 March 18, 2025, by the following vote:

FOR:

AGAINST:

ABSTAIN:

ABSENT:



Vasco Hills Regional Preserve

Souza Lyon Homes Conservation Area

- Souza Lyon Homes Conservation Area
- Souza Property Acquisition (2004)
- Regional Parkland
- EBRPD Roads and Trails

