
UNFINISHED BUSINESS

Bill No: SB 392
Author: Grayson (D), et al.
Amended: 6/13/25 in Assembly
Vote: 21

SENATE LOCAL GOVERNMENT COMMITTEE: 7-0, 4/30/25
AYES: Durazo, Choi, Arreguín, Cabaldon, Laird, Seyarto, Wiener

SENATE APPROPRIATIONS COMMITTEE: Senate Rule 28.8

SENATE FLOOR: 34-0, 5/15/25 (Consent)
AYES: Allen, Archuleta, Arreguín, Ashby, Becker, Blakespear, Cabaldon, Caballero, Choi, Cortese, Dahle, Durazo, Gonzalez, Grayson, Hurtado, Jones, Laird, Limón, McGuire, McNerney, Menjivar, Niello, Ochoa Bogh, Pérez, Richardson, Seyarto, Smallwood-Cuevas, Stern, Strickland, Umberg, Valladares, Wahab, Weber Pierson, Wiener
NO VOTE RECORDED: Alvarado-Gil, Cervantes, Grove, Padilla, Reyes, Rubio

ASSEMBLY FLOOR: 77-0, 8/21/25 (Consent) - See last page for vote

SUBJECT: Regional park districts: East Bay Regional Park District: East Bay Hills Conservation Program

SOURCE: East Bay Regional Park District

DIGEST: This bill creates the East Bay Hills Conservation Program (Program) managed by East Bay Regional Park District (the District) to preserve the East Bay Hills as open space.

Assembly Amendments of 6/13/25 specify that local land use policy documents, such as general or specific plans, developed or updated on or after January 1, 2026, acknowledge the East Bay Hills as an area of statewide significance affecting land use within the East Bay Hills. Also, specify that the Park District has all necessary rights and powers to achieve the goals of the program that are consistent with the Park District's existing authority.

ANALYSIS:

Existing law:

- 1) Establishes procedures for the formation of regional park districts
- 2) Prescribes the powers, functions, and duties of regional park districts, which include:
 - a) Acquire any property inside and outside its boundaries by any means;
 - b) Develop lands, trails, natural areas, and other facilities for public recreation or agricultural services;
 - c) Charge fees for utilization of its properties not exceeding the cost of providing services;
 - d) Contract for construction or completion of any building, structure, or improvement;
 - e) Review and assess the needs for acquisition, preservation, and maintenance of open-space lands and prepare an expenditure plan for acquisitions; and
 - f) Impose a special tax or assessment and incur debt.

This bill:

- 1) Allows the District to establish and administer the Program to address the resource and recreational goals of the East Bay Hills, as provided.
- 2) Allows the District to collaborate with state, California tribes, regional, and local partners.
- 3) Specifies the Park District has all necessary rights and powers to achieve the goals of the program that are consistent with the Park District's existing authority.
- 4) Requires East Bay Hills to be acknowledged as an area of statewide significance in local land use documents developed or updated on or after January 1, 2026, affecting land use within East Bay Hills.
- 5) Defines the East Bay Hills as the ridgeline of hills extending from the northern edge of Wildcat Canyon to the southern edge of Lake Chabot and includes all adjacent natural lands within the control of the Park District, as specified.

Background

The District manages 73 parks spanning across 126,809 acres of land across Contra Costa and Alameda counties. The District is a special district governed by a board of directors with seven members elected to serve four-year terms. The District includes protected natural landscapes consisting of various ecosystem types, including wetlands, redwood forests, mixed evergreen forests, annual and perennial grasslands, and freshwater habitats. This ecosystem supports a range of animal species and provide recreational opportunities for surrounding communities.

According to the District, the East Bay Hills is an area defined by the ridgeline of hills extending from the northern edge of Wildcat Canyon to the southern edge of Lake Chabot. The East Bay Hills allows for various activities including, hiking, biking, fishing, golfing, and horseback riding.

Comments

Purpose of this bill. According to the author, “The East Bay Hills span across 30,000 acres in Alameda and Contra Costa counties, and help provide essential wildlife habitat, recreational opportunities, and ecological benefits. The areas encompassed by the East Bay Hills are managed by the East Bay Regional Parks District, who seek to protect the natural and cultural resources of the area, while providing recreational and educational opportunities to the public. The East Bay Hills face numerous challenges in their current management, which threaten their long-term sustainability. Due to development, wildfire threats, and other challenges, these areas face increased fragmentation, which threaten protection of resources and habitats. To help manage these challenges, a more coordinated conservation strategy is needed. SB 392 would help achieve this goal by establishing the East Bay Hills Conservation Program, which would be administered by the East Bay Regional Parks District. The East Bay Hills Conservation Program would provide a more unified framework to help achieve the goals of ecosystem restoration, enhancing wildfire resilience, and protecting public access – ensuring that these lands can continue to benefit the East Bay community for years to come.”

FISCAL EFFECT: Appropriation: No Fiscal Com.: Yes Local: Yes

According to the Assembly Appropriations Committee, no state costs. Because this bill authorizes, but does not require the Park District to establish the program, costs to the Park District are not reimbursable by the state. In addition, although Legislative Counsel does not include the local fee disclaimer language, any local

costs to update land use policy documents are not state-reimbursable because local agencies have the authority to charge fees to recover these costs.

SUPPORT: (Verified 8/22/25)

East Bay Regional Park District (Source)
California Association of Recreation & Park Districts
California Special Districts Association
Civicorps
Contra Costa County
Midpeninsula Regional Open Space District

OPPOSITION: (Verified 8/22/25)

None received

ASSEMBLY FLOOR: 77-0, 8/21/25

AYES: Aguiar-Curry, Ahrens, Alanis, Alvarez, Arambula, Ávila Farías, Bains, Bauer-Kahan, Bennett, Berman, Boerner, Bonta, Bryan, Calderon, Caloza, Carrillo, Castillo, Chen, Connolly, Davies, DeMaio, Dixon, Elhawary, Ellis, Flora, Fong, Gabriel, Gallagher, Garcia, Gipson, Jeff Gonzalez, Mark González, Hadwick, Haney, Harabedian, Hart, Hoover, Irwin, Jackson, Kalra, Krell, Lackey, Lee, Lowenthal, Macedo, McKinnor, Muratsuchi, Nguyen, Ortega, Pacheco, Papan, Patel, Patterson, Pellerin, Petrie-Norris, Quirk-Silva, Ramos, Celeste Rodriguez, Michelle Rodriguez, Rogers, Blanca Rubio, Sanchez, Schiavo, Schultz, Sharp-Collins, Solache, Soria, Stefani, Ta, Tangipa, Valencia, Wallis, Ward, Wicks, Wilson, Zbur, Rivas

NO VOTE RECORDED: Addis, Ransom

Prepared by: Itzel Vargas / L. GOV. / (916) 651-4119
8/22/25 15:37:15

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