




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

DATE	March 18, 2025
TITLE	Approval of Resolution Initiating Proceedings and Ordering Filing of An Annual Report for Alameda County/Contra Costa Regional Trails LLD (Two County LLD)
DIVISION	Finance and Management Services
FROM	Deborah Spaulding, Assistant General Manager of Finance and Management Services
APPROVED	Sabrina Landreth, General Manager 

RECOMMENDATION

The General Manager recommends that the Board of Directors approve the attached Resolution taking the following actions:

1. Initiating proceedings for the 2025-26 fiscal year operation of the Alameda County/Contra Costa County Regional Trails Landscaping and Lighting Assessment District (Two County LLD), including the related Zones of Benefit (ZB):
 - a. ZB-1 (Five Canyons)
 - b. ZB-2 (Dublin Hills)
 - c. ZB-3 (Walpert Ridge)
 - d. ZB-4 (San Ramon Hills)
 - e. ZB-5 (Stone Valley)
 - f. ZB-6 (Gateway Valley/Sibley Volcanic)
2. Appointing NBS as Engineer of Work for the Two County LLD including related ZBs; and
3. Instructing NBS to prepare an Engineer's Report for the operation of the Two County LLD and related ZBs for the 2025-26 fiscal year.

BACKGROUND

The East Bay Regional Park District's (Park District) regional trail system enjoys widespread citizen appreciation and support throughout its two county jurisdiction. Various funding sources are available for the acquisition of regional trails. However, regional trail maintenance and operations are funded solely through property assessments and the General Fund.

In 1993, the Alameda County/Contra Costa County Regional Trails Landscaping and Lighting District (Two County LLD) was formed by the Park District Board of Directors. It was determined that the formation of a special assessment district provided an equitable funding source to finance the cost of operating and maintaining the regional trails within the LLD by the property owners within the assessment district.

ANALYSIS

The assessment rate of \$5.44 per equivalent dwelling unit was authorized and has remained unchanged over the years. In 1995, multi-unit parcels were added to the assessment at \$2.72 per unit. Last year, there were 370,523 assessable parcels in Alameda County and 302,656 assessable parcels in Contra Costa County. Additionally, the number of assessable multi-family residential parcels was 228,162 in Alameda County and 81,792 in Contra Costa County.

Subsequent to the formation and within the boundaries of the Two County LLD, zones of benefit were developed to address specific trail maintenance priorities for certain development projects, including the following:

- Five Canyons Zone of Benefit (ZB-1), in Castro Valley, was established in 1994 and currently includes 1,088 assessable units, which were assessed \$57.71 each in fiscal year 2024-25.
- Dublin Hills Zone of Benefit (ZB-2), in the City of Dublin, was established in 1996 and currently includes 662 assessable units, which were assessed \$41.77 each in fiscal year 2024-25.
- Walpert Ridge Zone of Benefit (ZB-3), in the City of Hayward, was established in 1998 and currently includes 765 assessable units, which were assessed \$186.23 each in fiscal year 2024-25.
- San Ramon Hills Zone of Benefit (ZB-4), in the City of San Ramon, was established in 1999 and currently includes 140 units, which were assessed \$52.21 each in fiscal year 2024-25.
- Stone Valley Zone of Benefit (ZB-5), near Las Trampas Regional Wilderness Area, was established in 2006 and currently includes 39 assessable units, which were assessed \$217.25 each in fiscal year 2024-25.
- Sibley Volcanic Regional Preserve Zone of Benefit (ZB-6), near the City of Orinda, was established in 2007 and currently includes 245 assessable units, which were assessed \$129.24 each in fiscal year 2024-25.

In 1996, in accordance with the provisions of Proposition 218, the continuation of the assessment rate and services by the Two County LLD was approved by the voters of Alameda and Contra Costa Counties. Continuation of this assessment requires that the Board of Directors annually initiate a statutory process to sustain the Two County LLD operation and Zones of Benefit for the next fiscal year (July 1, 2024 to June 30, 2025). The District has a contract with the engineering firm NBS to prepare the required Engineer's Report and to provide administration services. Accordingly, the Board of Directors is requested to take the following action:

1. Approve the attached Resolution which initiates the Two County LLD process for the 2025-26 fiscal year;
2. Appoint NBS as the Engineer of Work;
3. Instruct NBS to prepare an Engineer's Report for Fiscal Year 2025-26.

FISCAL IMPACT

All costs of operating the Two County LLD are paid from assessment and interest revenues. Since the inception of the Two County LLD, costs associated with the regional trail maintenance and support has exceeded assessment revenues collected. In 2025, the Two County LLD Fund expenditures are budgeted at \$5,774,333.

The 2025 adopted budget appropriations for the six Zones of Benefit totaled \$153,934.

ATTACHMENTS

None.



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

**APPROVAL OF RESOLUTION INITIATING PROCEEDINGS AND ORDERING
FILING OF AN ANNUAL REPORT FOR ALAMEDA COUNTY/CONTRA COSTA
REGIONAL TRAILS LLD (TWO COUNTY LLD) (PURSUANT TO THE
LANDSCAPING AND LIGHTING ACT OF 1972)**

WHEREAS, the East Bay Regional Park District (Park District) Board of Directors formed the Alameda County/Contra Costa County Regional Trails Landscaping and Lighting Assessment District (Two County LLD) on June 1, 1993; and

WHEREAS, the Two County LLD will complete its fiscal year of operation on June 30, 2025; and

WHEREAS, the requirement for the operation and maintenance of the Park District's regional trails system within the Two County LLD boundaries continues to exist for the 2025-26 fiscal year (July 1, 2025 through June 30, 2026); and

NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of the East Bay Regional Park District hereby:

1. Designates NBS as the Engineer of Work for the Alameda County/Contra Costa County Regional Trails Landscaping and Lighting Assessment District;
2. Directs NBS to file an annual Engineer's Report in accordance with the provisions of the Landscaping and Lighting Act of 1972;
3. Adopts this resolution pursuant to Section 22622 of the Streets and Highways Code of the State of California; 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 March 18, 2025, by the following vote:

FOR:

AGAINST:

ABSTAIN:

ABSENT: