




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

DATE	May 7, 2024
TITLE	Adoption of Resolution of Intention to Order Improvements, Grant Preliminary Approval to the Draft Engineer's Report, Establish Date of Public Hearing and Instruct the Clerk of the Board to Provide Appropriate Public Notice of Hearing: Alameda County/Contra Costa County Regional Trails Landscaping and Lighting Assessment District (Two County LLD), including ZB-1 (Five Canyons), ZB-2 (Dublin Hills), ZB-3 (Walpert Ridge), ZB-4 (San Ramon Hills), ZB-5 (Stone Valley), and ZB-6 (Gateway Valley/Sibley Volcanic) (Zones of Benefit)
DIVISION	Finance and Management Services
FROM	Deborah Spaulding, Assistant General Manager of Finance & Management Services/CFO
APPROVED	Sabrina Landreth, General Manager 

RECOMMENDATION

The General Manager recommends that the Board of Directors:

1. Adopt a Resolution of Intention to Order Improvements.
2. Grant preliminary approval of the draft Engineer's Report for the proposed operation of the Alameda County/Contra Costa County Regional Trails Landscaping and Lighting Assessment District (Two County LLD), including the following Zones of Benefit (ZB): ZB-1 (Five Canyons), ZB-2 (Dublin Hills), ZB-3 (Walpert Ridge), ZB-4 (San Ramon Hills), ZB-5 (Stone Valley), and ZB-6 (Gateway Valley/Sibley Volcanic) for fiscal year 2024/2025 (7/1/2024 - 6/30/2025).
3. Establish Tuesday, the 21st day of May, 2024, at the hour of 1:00 p.m. as the time to conduct a public hearing, and instruct the Clerk of the Board to provide appropriate public notice of the hearing, as required by the Landscaping and Lighting Act of 1972.

BACKGROUND

The Park District's regional trail system enjoys widespread citizen appreciation and support throughout the two-county jurisdiction. Various funding sources are available for the acquisition of regional trails. However, the maintenance and operations of regional trails is funded almost entirely through property assessments and the General Fund.

In 1993, the Board of Directors formed the Alameda County/Contra Costa County Landscaping and Lighting District (Two County LLD). It was determined that the formation of this special assessment district would provide an equitable funding source to finance the cost of the regional trails within the Two County LLD by the property owners within the Two County LLD boundaries.

The Two County LLD was formed prior to the passage of Proposition 218 and is considered a “grandfathered assessment.” In 1996, 78.6% of voters in the two counties reaffirmed the continuation of the Two County LLD, as required by Proposition 218.

ANALYSIS

The assessment rate of \$5.44 per equivalent dwelling unit was authorized and has remained unchanged over the years. For 2024/2025 there are 370,523 residential, industrial and commercial assessable parcels in Alameda County and 302,656 in Contra Costa County. Additionally, there are 228,162 assessable multi-family residential parcels in Alameda County and 81,792 in Contra Costa County, which are assessed at \$2.72 per unit.

Subsequent to the formation of, 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 1,089 units, which are proposed to be assessed at \$57.71 each.
- Dublin Hills Zone of Benefit (ZB-2), in the City of Dublin, was established in 1996 and currently includes 662 units, which are proposed to be assessed at \$41.77 each.
- Walpert Ridge Zone of Benefit (ZB-3), in the City of Hayward, was established in 1998 and currently includes 765 units, which are proposed to be assessed at \$186.23 each.
- San Ramon Hills Zone of Benefit (ZB-4), in the City of San Ramon, was established in 1999 and currently includes 140 units, which are proposed to be assessed at \$52.21 each.
- Stone Valley Zone of Benefit (ZB-5), near Las Trampas Regional Wilderness Area, was established in 2006 and currently includes 39 units, which are proposed to be assessed at \$217.25 each.
- Sibley Volcanic Regional Preserve Zone of Benefit (ZB-6), near the City of Orinda, was established in 2007 and currently includes 245 units, which are proposed to be assessed at \$129.24 each.

Over the past several years, within the Two County LLD and certain ZOBs, additional fund balance has accumulated. Some of these funds will be recommended to be appropriated via Board action on May 21st to specific projects that will fulfil the purpose of these ZOBs and the Two County LLD. The recommendations are as follows:

1. An appropriation of \$750,000 from the Two County LLD (Fund 220) for the Point Molate Bay Trail Extension project. This project will complete a 2.5-mile segment of the San Francisco Bay Trail along the shoreline of the San Pablo Peninsula, connecting with the trail over the Richmond-San Rafael Bridge to the City of Richmond’s Point Molate Beach Park, and will restore and enhance San Francisco Bay shoreline habitats at several locations along the trail corridor.
2. An appropriation of \$50,000 from the Dublin Hills Zone of Benefit ZB-2 (Fund 223) to install a water meter to provide separate water service.
3. An appropriation of \$75,000 from the Stone Valley Zone of Benefit ZB-5 (Fund 227) and an appropriation of \$25,000 from the San Ramon Zone of Benefit ZB-4 area (Fund 225) for a “green climber” slope mower for mowing, mulching, and road grading repair operations that will be shared between these two locations.

FISCAL IMPACT

In total, assessment revenues of \$4,784,367 are expected to be raised from the Two County LLD and the Zones of Benefit. These revenues are anticipated in the 2024 and 2025 District budgets and are restricted to fund regional trail maintenance and improvements as specified in the attached draft Engineer's Report. The Adopted 2024 Budget in these funds totaled \$5,339,753. Prior year fund balance is intended to be expended.

Additionally, at the May 21, 2024 Board of Directors meeting, appropriations of \$750,000 will be requested from the Two County LLD (Fund 220) for the Point Molate Bay Trail Extension project, and \$50,000 will be recommended for appropriation from the Dublin Hills Zone of Benefit area (Fund 223) to install a water meter to separate service. From the San Ramon Zone of Benefit area (Fund 225) \$25,000 will be requested, and from the Stone Valley Zone of Benefit area (Fund 227) \$75,000 will be requested for shared equipment.

ATTACHMENTS

Attachment A: Draft 2024/25 Engineer's Report for Alameda County – Contra Costa County Landscaping and Lighting Assessment District No. I (ACC-I)



**EAST BAY REGIONAL PARK DISTRICT
RESOLUTION NO. 2024 – 05
MAY 7, 2024**

ADOPTION OF RESOLUTION OF INTENTION TO ORDER IMPROVEMENTS, GRANT PRELIMINARY APPROVAL TO THE DRAFT ENGINEER'S REPORT, ESTABLISH DATE OF PUBLIC HEARING AND INSTRUCT THE CLERK OF THE BOARD TO PROVIDE APPROPRIATE PUBLIC NOTICE OF HEARING: ALAMEDA COUNTY/CONTRA COSTA COUNTY REGIONAL TRAILS LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT (TWO COUNTY LLD), INCLUDING ZB-1 (FIVE CANYONS), ZB-2 (DUBLIN HILLS), ZB-3 (WALPERT RIDGE), ZB-4 (SAN RAMON HILLS), ZB-5 (STONE VALLEY), AND ZB-6 (GATEWAY VALLEY/SIBLEY VOLCANIC) (ZONES OF BENEFIT)

WHEREAS, the Alameda County/Contra Costa County Regional Trails Landscaping and Lighting Assessment District (Two County LLD) was established by EBRPD Board action on June 1, 1993 and will complete its current fiscal year of operation on June 30, 2024; and

WHEREAS, the fiscal year 2023/2024 maintenance and operation program for Two County LLD and Zones of Benefit is being implemented; and

WHEREAS, operation and maintenance funds are required in fiscal year 2024/2025 for Two County LLD and Zones of Benefit to maintain parklands, open space, trails and related parkland access; and

WHEREAS, the Board of Directors of the East Bay Regional Park District desires to take the necessary steps, including the adoption of resolutions and the required public hearing, to continue operation of Two County LLD and Zones of Benefit in the fiscal year 2024/2025 (July 1, 2024 through June 30, 2025), in the manner set forth in the report presented this date; and

WHEREAS, on March 19, 2024 the Board of Directors approved the resolution initiating proceedings and ordering filing of the annual report for the Two County LLD and Zones of Benefit (Resolution No. 2024-03-059); and

NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of the East Bay Regional Park District hereby receives and preliminarily approves the draft 2024/25 Engineer's Report for the Alameda County/Contra Costa County Regional Trails Landscaping and Lighting Assessment District (Two County LLD), including ZB-1 (Five Canyons), ZB-2 (Dublin Hills), ZB-3 (Walpert Ridge), ZB-4 (San Ramon hills), ZB-5 (Stone Valley), and ZB-6 (Sibley Volcanic), which describes work to be performed in fiscal year 2024/2025, the budget for the fiscal year, the assessment roll and the proposed assessment rate as presented to the Board on May 7, 2024; and

BE IT FURTHER RESOLVED that it is the intention of the Board of Directors to levy and collect assessments within Two County LLD and Zones of Benefit during fiscal year 2024/2025. The area of land to be assessed is all of the jurisdictional territory included within the boundaries of Alameda County and Contra Costa County. The actions taken to levy and collect assessments are pursuant to the State of California Landscaping and Lighting Act of 1972, subsequent

amendments and the provisions of State Proposition 218. The improvements to be maintained and operated in Fiscal Year 2024/2025 in the assessment district are the Park District's regional trails, both within the Park District's parklands and connecting regional parks; and

BE IT FURTHER RESOLVED that the Board of Directors hereby sets Tuesday, May 21, 2024, at the hour of 1:00 p.m. as the date, time and place for a public hearing to review the Engineer's Report and to determine the work program and the assessment rate for fiscal year 2024/2025; and

BE IT FURTHER RESOLVED that the Board of Directors hereby instructs the Clerk of the Board to proceed with and provide the legally-required public notice defining the purpose of the public hearing and the date and location of the hearing; and

BE IT FURTHER RESOLVED that the General Manager and the Chief Financial Officer are 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 and appropriate to accomplish the intentions of this resolution.

Moved by Director _____, and seconded by Director _____, and adopted May 7, 2024, by the following vote:

FOR:

AGAINST:

ABSTAIN:

ABSENT: