

FRAMEWORK FOR AN OPEN SPACE PROTECTION AND ENHANCEMENT FUNDING MEASURE FOR CONTRA COSTA COUNTY

May 25, 2004

Approved by the Contra Costa County Board of Supervisors on May 25, 2004.

Approved by the Contra Costa County Open Space Funding Authority on May 25, 2004.



I. PURPOSE OF THE FUNDING MEASURE

The Board of Supervisors created the Ad Hoc Committee on Open Space Funding to make recommendations on whether and how to create new local funding for open space, parks, recreation, natural resource, and farmland preservation needs throughout the County. To achieve this goal, the Ad Hoc Committee convened an open committee of individuals and organizations interested in this topic to provide specific advice and input. After more than three and one-half years of meetings, this citizen committee, the Contra Costa County Advisory Committee on Open Space Funding, has recommended a one hundred and seventy-five million-dollar (\$175,000,000) funding measure to be placed before the property owners of the County, proceeds to be managed by a Joint Powers Authority (JPA) of the County and the East Bay Regional Park District and granted by the JPA to appropriate organizations to fill a wide variety of open space needs.

A. THE VALUE OF OPEN SPACE

The variety of open spaces in Contra Costa County—from pristine natural parks, scenic shorelines, and productive tracks of prime farmland to neighborhood parks, trails, and urban creeks—are a crucial component of the quality of life of local residents. Collectively, these open space resources provide many benefits:

- Protect the visual character, heritage, and beauty of the County;
- Conserve water quality by protecting land adjacent to urban creeks, lakes, and the Bay.
- Promote educational opportunities for children and adults to learn about the County’s human and natural history;
- Create and maintain parks and recreation facilities where people can hike, bike, play, and find solitude;
- Protect the richest farmland in the County for continued food production;
- Conserve habitat and corridors for wildlife;
- Create a physical setting and amenities that attract and retain businesses, jobs, a vibrant culture, and talented people;
- Complement sound, balanced land-use planning and efforts to address traffic problems.

B. PRESENT CHALLENGES

The booming regional economy can foster vibrant communities and create economic opportunity for County residents. However, this economic growth must be complemented with continued protection of our many open space resources if our quality of life is to be maintained. At the very least, we should build on the strong history of open space protection in this County and continue to provide parks and trails and other open space resources to keep up with a growing population. But, if we wish to pass on to future generations a community that retains the attractions that drew us here, we need to identify those characteristics of the County that we most wish to protect and enhance, whether these be defining natural features—like Mount Diablo, the shoreline of San Francisco Bay, the Carquinez Straits, and Delta, or the fertile farmland of East County—or backyard open space resources—like neighborhood parks, healthy urban creeks, scenic ridgelines, and hiking and biking trails—that make our developed and developing areas pleasant places to live and work.

C. NEED FOR NEW LOCAL FUNDING

Meeting the challenge of protecting open space in the future will require funding. The passage in 2000 and 2002 of state water and park bonds (Propositions 12, 13, 40, and 50) and passage of any future state park and water bonds will provide some funding for projects in Contra Costa County, but substantial portions of the bond revenues will be set aside for competitive grants that require or encourage a local match. A new source of local funds is needed to leverage such sources and to provide revenues adequate to meet future open space needs. Some additional reasons we need new local funding are provided below:

- East Bay Regional Park District’s Measure AA was passed in 1988. Revenues from it are approximately 90% spent; the remainder is entirely committed.
- City and local recreation districts are hard pressed to keep up with building new facilities and renovating older facilities.
- Private non-profit organizations like land trusts, creek restoration and regional trail groups present opportunities for partnerships between the public and private sectors.
- New funding can complement and supplement the work of the EBRPD and extend local support to new types of conservation priorities such as protection of prime farmland and other types of agriculture, use of conservation easements, and restoration of urban creeks.
- Existing funds for open space stewardship are strained, and a flexible new source of funds is needed to cover critical management functions such as ranger patrols to protect public safety and natural resources.

The following comparison further illustrates that, despite past accomplishments, Contra Costa County now lags behind most other Bay Area counties in terms of open space per capita and future funding revenues.

Comparison of Urbanization, Open Space, and Future Open Space Funding Among Bay Area Counties

	Contra Costa	Napa	Marin	Solano	Sonoma	San Mateo	Santa Clara	Alameda	San Francisco
Percent of land area that is developed ¹	26.2%	3.5%	11.7%	8.6%	7.2%	19.9%	18.7%	25.5%	81.2%
Percent of land area available for development ¹	9.5%	2.3%	5.7%	6.3%	6.9%	7.7%	4.1%	7.5%	7.0%
Acres of protected open space per capita ² (Bay area average = .14 acres/person)	.12 acres per person	.84 acres/person	.70 acres per person	.26 acres/person	.23 acres per person	.14 acres per person	.10 acres per person	.08 acres per person	.01 acres/person
Secure future funding for open space ³ (does not include Proposition 12 and other state/federal sources—see below)	Measure AA city & grantable portion spent; EBRPD portion 90% spent, remaining 10% allocated by park	None yet	On-going property tax increment provides for acquisitions	Solano County is now exploring an OS funding measure	¼ cent sales tax for open space and a county open space district	O.S. Dist. has a tax & bond, but bond is nearly spent. County has parks dept. w/ annual budget.	Initiated a parcel tax and an O.S. District. In 2001, voters approved a \$8M/year assessment.	Measure AA (status same as CCC); Landfill tipping fee to provide significant o.s. funding.	N/A (parks dept. budget)

D. TYPES OF OPEN SPACE THAT NEED FUNDING

The following categories descriptions explain the variety of “Open Space” actions that are needed in the County:

Scenic Landscapes and Regional Parks—Preserve defining features of our landscape such as important ridgelines and other scenic landforms, green buffers, connections between existing parkland areas, and other unique landscape or community features;

¹ ABAG estimates from “Status and Trends 2000”, based on data from 1995 (ABAG Figures do not consider the County’s 65/35 Ordinance which would restrict urbanization of the County to 35% of the land area)

² GreenInfo Network, 1999

³ East Bay Regional Park District and Bay Area Open Space Council

Creeks/Watersheds—Protect & restore urban & other creeks, watersheds, wetlands, and soil, and improve water quality, safety and flood plain management;

Farmland—Maintain the County’s agricultural heritage through purchase of conservation easements, buffers, irrigation water or other protections for prime agricultural soils, rangeland, and unique agricultural features;

Historic preservation—Preserve historic structures and cultural resources and provide educational opportunities

Local & Municipal Parks/Recreation—Enhance and create local parks to improve quality of life in our existing communities and complement revitalization efforts; provide healthy, safe recreational alternatives for our youth;

Shorelines—Protect and restore the shorelines and marshes of the Bay and Delta, provide public access, education and recreation opportunities, and improve water quality.

Trails/Public Access Facilities—Close gaps in major Bay Area trails such as the Bay Trail and Ridge Trail, unify and connect existing regional trail systems, improve existing trails, public access and equestrian access;

Wildlife habitat and corridors—Protect/enhance the habitat of unique and valuable plants and animals.

E. FUNDING PRINCIPLES

The following principles are the basis for the funding measure allocation categories and the criteria within each category. They will also guide the implementation of the Measure and serve as benchmarks for the Citizens’ Oversight Committee in reviewing project proposals.

These following eight principles are intended to maximize the public benefit derived from the Measure and to assure fair and equitable distribution of revenues. A project need not address each of these eight principles to be funded, but the consistency with principles will be considered when allocations are determined.

- 1) To provide funding to help complete major Open Space projects and programs of countywide impact, scale, or scope;
- 2) To provide local matching funds to governmental agencies and non-profit groups as a way to attract State, Federal and Foundation funds to specific Open Space projects with the County;
- 3) To provide per capita funds directly to local jurisdictions (e.g., cities and local recreation agencies, and the County) to fund park and recreation projects based on local need as determined by locally elected and appointed officials;
- 4) To provide new methods for Open Space protection, including the appropriate use of conservation easements, connections among existing parks, and protection of urban creeks and prime farmland;

- 5) To encourage continuation of private agricultural operations through purchase of conservation easements;
- 6) To distribute the funds equitably throughout the County both geographically and demographically;
- 7) To balance funding between large projects of countywide impact with more localized projects and programs;
- 8) To assure that new and existing open spaces receive necessary stewardship.

In addition, there are several principles that assure the taxpayers that the funds will be expended in a way that complements good public policy. These too will be used by the Citizens' Oversight Committee to gauge the appropriateness of a project proposal.

- 9) To not preclude the development of affordable workforce housing, and, where possible, to provide park amenities that complement new housing;
- 10) To minimize impacts and respect adjacent property owners and the values they place on their property;
- 11) To rely on existing institutions to implement the measure, to the extent possible, so that funds are spent efficiently and by those with the most relevant experience;
- 12) To reward projects with demonstrated community support;
- 13) To ensure that funded projects are feasible and have a credible plan for funding and performing needed long-term maintenance;
- 14) To acquire property or easements only from willing sellers.

Finally, several additional principles are included to guard against unintended consequences.

- 15) The projects and programs in this measure are not land use designations and shall not be used as such in the land use planning process;
- 16) The terms of this Measure shall govern all allocations of funds hereunder notwithstanding any future policy or program related to open space acquisitions that may be adopted within Contra Costa County;
- 17) No funding from this Measure shall be used to acquire lands for which there is an active development application, filed by a person with an ownership or equitable interest in the property, pending before a land use planning agency, without that person's consent.

II. GENERAL ALLOCATION OF FUNDS

The general funding categories and allocations for the 30-year life of the measure are:

Acquisition / Capital Expenditures

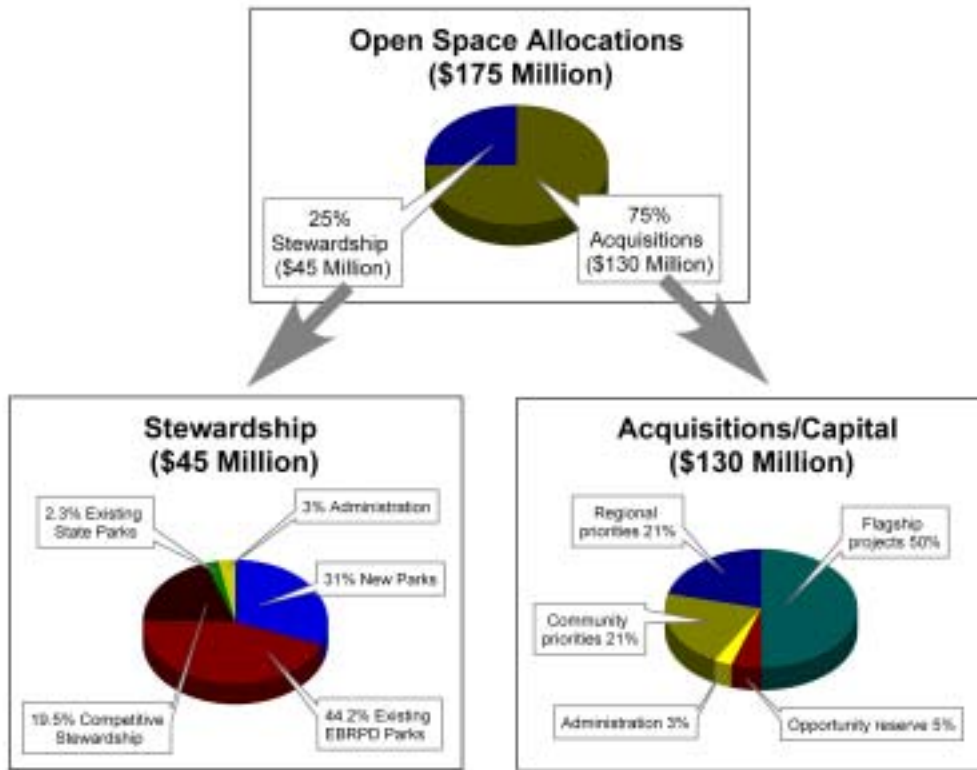
◦	Flagship projects:	\$65,000,000
◦	Regional priorities:	\$27,200,000
◦	Community priorities:	\$27,700,000
◦	Opportunity Reserve Fund:	\$6,300,000
◦	Administration:	<u>\$3,800,000</u>
	TOTAL ACQUISITION/CAPITAL:	\$130,000,000

Stewardship Expenditures

◦	Maintenance of existing regional-scale open space:	\$20,950,000
◦	Maintenance of new regional-scale open space:	\$13,970,000
◦	Competitive grants for specific stewardship & restoration projects:	\$8,730,000
◦	Administration:	<u>1,350,000</u>
	TOTAL STEWARDSHIP:	\$45,000,000
	 GRAND TOTAL FOR OPEN SPACE MEASURE:	 \$175,000,000

All proposed allocations are in 2004 dollars and are based on net present value estimates of a 30-year revenue stream. Proposed allocations should increase over time, based on any growth in revenue to the funding measure, on inflation rates, and on the amount of time that passes before the project is implemented. Stewardship funds shall be allocated by category on a pay-as-you-go-basis (i.e., no borrowing shall occur against the revenue stream allocated for stewardship). Capital funds may be allocated annually as revenues accrue, or the JPA may determine to borrow against the some or all of the anticipated revenue stream for capital projects in order to provide grants for acquisitions and other capital projects earlier than would be possible on a pay-as-you-go basis. Factors that will be considered include rates of interest and land value inflation.

Unless otherwise noted, funding allocations will be distributed through a competitive grant program. A wide variety of public and private organizations are eligible to apply for and receive funds raised by this measure, including but not limited to land trusts, park districts, water districts, other special districts, cities, the County, and other not-for-profit organizations. The administration of the grant-making process is further described in the Administration section of this document and selection criteria and considerations are outlined in the Funding Principles section above. All contracts disbursing funds from this measure will require recipients to commit to “maintenance of effort” provisions to ensure that new funds augment rather than replace existing expenditures. All funds from this measure must be spent on projects and activities within Contra Costa County.



III. DESCRIPTION OF FLAGSHIP PROJECTS

Descriptions of these recommended Flagship projects are provided below. The attached map shows the general locations of these recommended Flagship projects (alternatively referred to as “Flagship Opportunity Areas”) that are budgeted for \$63,000,000. An additional \$2,000,000 is allocated to this category for future opportunities (see section VII).

A. MOUNT DIABLO PARK EXPANSIONS

Mt. Diablo State Park is one of California’s oldest and most heavily used. This park is in an area of intense development pressure. The very slopes of the mountain are threatened, including much of North Peak and major canyons on southern and eastern slopes. The mountain is home to many special status species. To protect these species, corridors of protected lands need to be made with other adjacent protected areas. \$5,000,000 is set aside for additions to this park.



B. SAN FRANCISCO BAY TRAIL

In the 1990s, the California legislature adopted a bill identifying the need for a trail that would ring the San Francisco Bay and they provided some seed money to help in this development. In the last 10 years, this emerging trail has become a major recreational resource for the entire Bay Area. The cost of construction was to be handled by local agencies. The EBRPD has built major segments of the trail but substantial gaps remain. By allocation of \$5,000,000 to this trail, major gaps in the Contra Costa County component of the trail could be overcome. Helping to complete the missing links between Richmond and Crockett would be a key objective. These funds can be utilized for both right-of-way and trail construction costs.

C. RICHMOND SHORELINE

This allocation will support acquisition, restoration, and public access along the shoreline of West County from the county line near Point Isabel northward to the southern edge of Point Pinole Regional Park. This 30-mile stretch of shoreline contains a variety of scenic and cultural treasures and offers stunning three-bridge views of San Francisco Bay, the San Francisco skyline, and Mount Tamalpais. There are numerous public access and recreational opportunities, including: hiking, biking, picnicking, kayaking, and various fishing and boating piers. Existing parks and trails such as Miller-Knox Regional Shoreline, Rosie the Riveter World War II Home Front National Historic Park, and the East Shore State Park, Point Isabel Regional Shoreline, and a planned and partially completed segment of the San Francisco Bay Trail provide a foundation upon which these funds can build. Wetland protection and restoration opportunities also exist. \$5,000,000 is set aside for this work.

D. MUIR HERITAGE CORRIDOR



This is the area where John Muir walked and worked when he wasn't traveling through the Sierras. This corridor includes portions of city/county designated Briones Hills Agricultural Preservation Area. The corridor connects Hercules together with Martinez along both sides of State Route 4. This land is primarily

one of private cattle ranches. Acquisition of conservation easements, parklands, and protection of grazing lands will be pursued to protect the scenic heritage of the area. \$5,000,000 is allocated for this area. The southern portion of the corridor flanks EBMUD and EBRPD lands on the boundaries of Lafayette and Orinda and extends west and south to include the Caldecott wildlife corridor. \$3,000,000 is set aside for acquisitions to fill in the gaps between public lands and the existing development.

E. PRIME FARMLAND/AGRICULTURAL CORE



The County has some of the best farmland in the state. Our last largely contiguous farming area is located in the lands east of Brentwood from Knightsen to Byron. Home to nut and fruit trees and field crops, this area is an important natural and cultural resource and provides a link between city dwellers and our food sources. The area is a recognized destination for classroom fieldtrips and family outings. The State has a program to help purchase easements and Brentwood has launched an ambitious agricultural enterprise program, but a countywide local match is needed to insure the State of our commitment to the program and to complement the efforts of the City of

Brentwood. \$5,000,000 is to be set aside for this effort.

F. NORTH CONTRA COSTA WETLANDS AND RIVERFRONT

As one of the defining features of the County, the San Francisco and San Pablo Bay-Delta system is the cornerstone of our visual amenities. Over the last 3 decades great strides have been made to acquire and open the waterfront to public use. There are however substantial gaps in public ownership and a definite need for water quality and habitat improvements. This category will provide funds for public agencies to fill those gaps. The funds can be spent from Pinole to Oakley on waterfront land acquisition, trail and facility development. Approximately half the funds will be spent between Pinole and Martinez within several hundred feet of the shoreline. The other half will be spent on the shoreline from the naval weapons station to Bethel Island. \$5,000,000 is reserved for these purposes.

G. TASSAJARA

The Tassajara Valley extends from the eastern edge of the Blackhawk Ranch development along Camino Tassajara, east and then south to the Alameda County line. The valley has been under pressure to develop, fueled in part by some ranchers' desire to retire from



sometimes unprofitable operations. \$5,000,000 will be reserved for acquiring properties either in fee simple or their development rights in order to preserve the open character of the valley, to provide opportunities for continuing ranch operations, and to avoid additional traffic congestion. It is anticipated that maximizing permanent open space will be best achieved by acquisitions along hillsides and ridgelines, however, properties along Camino Tassajara and other roadways will be considered when cost-effective opportunities present themselves.

Bob Walker

H. LAS TRAMPAS OPEN SPACE CONNECTIONS

Extending from the Lafayette/Walnut Creek boundary south to the Alameda County line this prominent ridgeline parallels the scenic I-680 and frames the western boundary of San Ramon, Danville, Alamo and the southern borders of Moraga and Walnut Creek. The area extends to the edge of St. Mary's College. The EBRPD's Las Trampas Wilderness area is located within this sub-region. Land conservation efforts need to be extended to the north and south to better protect this prominent physical feature and permanently conserve a unique urban wilderness and safeguard the watersheds of our public drinking water reservoirs. \$5,000,000 is set aside for either agricultural easements or fee simple acquisition.

I. KIRKER HILLS

An essential visual resource for the Cities of Concord, Clayton, Pittsburg, and Walnut Creek, this ranching area frames the northern flank of central and eastern Contra Costa County. Immediately to the east is Black Diamond Mines Regional Preserve. The purchase of agricultural easements to protect this area into the future as



ranching lands will protect this area from future sprawl and large lot development. In some cases the land may be acquired for addition to Black Diamond Mines Regional Preserve. \$5,000,000 is set aside to purchase lands or easement in this area.

J. EAST COUNTY FOOTHILLS



This large area extends from the southern end of Antioch and the western boundary of Brentwood south to the Byron Airport. This grassland and oak savannah area is the home to many endangered species. As the heart of the remaining grazing lands in the County, this area needs to be protected for both agricultural production and habitat preservation. Public ownership of conservation easements will insure this area will remain a viable corridor for wildlife; \$5,000,000 is set aside for this effort.

K. LAMORINDA GREENBELT

Open space protection opportunities exist along the northern edge of the cities of Lafayette and Orinda, from the Briones Regional Park area near Acalanes road west along the flanks of EBMUD and EBRPD to include the Caldecott wildlife corridor above the Caldecott Tunnel. \$3,000,000 is set aside for acquisitions to fill in the gaps between public lands and the existing development.

L. CREEK AND WATERSHED RESTORATION PROGRAM

This funding category will provide seed money for creek and watershed projects located throughout the County.

Specific objectives include:

- ❖ Restoration of the natural character and function of creeks.
- ❖ Transformation of creeks into community amenities and local educational opportunities through enhancement of visual character and improved public access.
- ❖ Enhancement of water quality, including reduced pollution and sedimentation to benefit public health and struggling fish and wildlife populations.
- ❖ Watershed restoration, including weed management, and improved permeability to restore natural groundwater recharge and minimize flooding.



Patricia Mathews

The \$5,000,000 set aside for this flagship will be divided geographically roughly as follows—One million dollars each for five geographic areas, which are:

- West County watersheds from Crockett to the Alameda County line.
- East County watersheds from Bay Point to Oakley and Brentwood.
- North and Central County watersheds, including Alhambra Creek, Grayson Creek, Mt. Diablo Creek, and Walnut Creek from, and including, the City of Walnut Creek north to the Bay.
- South and Central County watersheds including the Lamorinda area and the lands south of Walnut Creek to the Alameda County line.
- The final one million should be reserved for the rural, less-impacted portions of each of these watersheds.

Project nomination for grants will be submitted through the Contra Costa Watershed Forum and will be prioritized for funding by a six member committee representing one member each from the Contra Costa Flood Control District, the Contra Costa Community Development Department, the Contra Costa Clean Water Program, Contra Costa Resource Conservation District, the Contra Costa/Alameda Weed Management Area and a representative from a countywide creek advocacy organization appointed by the other five members. Grant allocations in any fiscal year shall not exceed \$500,000.

M. TRAIL CONSTRUCTION AND ENHANCEMENT PROGRAM

This will provide funding for the construction of trails, acquisition of right-of-way for trails, for enhancements along existing trails, and for improved access by the disabled. \$5,000,000 will be established for off-road (Class 1) trails. This will be based on competitive grants to be reviewed annually and projects that attract matching funds should be encouraged and recognized in the decision making process. Funding of facilities shall be reviewed annually and shall be dispersed with a \$500,000 per year maximum.

Priority will be given to funding projects to provide sub-regional or regional connectivity, that is trails connecting communities, or regional parks or major city parks together.

Allocations shall be made by the Citizens' Oversight Committee.

IV. DESCRIPTIONS OF REGIONAL PRIORITIES & ALLOCATION PROCESS

The Regional Priorities category is to be funded for \$27,200,000. This category includes numerous very worthy recreation and Open Space funding projects that are important to geographic, sub-regional areas of the County for which there are insufficient local resources to accomplish the project.

These projects will require matching funds of at least one-to-one, though funding measure revenues can be used as the local match for other programs that require local match.

Most of the funds in this category will be allocated by the Citizens' Oversight Committee upon receipt of nominations.

The identified projects and their maximum funding levels are described below:

- 1) West Moraga/Indian Valley Open Space Acquisition (\$2M)

This will expand the publicly protected lands adjacent to the San Leandro Reservoir Watershed and provide for public parklands connectivity to Sibley Regional Park.

- 2) Burton Ridge in the Lafayette/Walnut Creek Area Open Space Acquisition (\$2M)

Burton Ridge parallels the western boundary of Rossmoor and these rugged lands could be added to the embryonic open space system found in the area.

- 3) El Sobrante Hills Open Space Acquisition (\$2M)

The hillsides that surround the El Sobrante Valley have several opportunities for acquisition. This will provide seed money to protect the rugged and slide prone hillsides and contribute to completion of the Bay Area Ridge Trail.

4) Big Break Shoreline and Delta Science Center in the Oakley area (\$2M)

Funds from this measure could be used to develop local park amenities near the Dutch Slough Restoration and/or fund the construction of a major educational and scientific institution on the Delta Shoreline, the Delta Science Center.

5) Old River Delta Shoreline Park Acquisition and Development near Discovery Bay (\$2M)

The western Delta is rich in recreational potential but there is a lack of public recreational facilities in this part of the County; this would fund a shoreline park.

6) John Marsh Home Pioneer Park Development near Brentwood (\$2M)

The John Marsh Home is the oldest home in the County and the funding would be utilized for improvements to the historic facility and to enhance the surrounding public property.

7) El Cerrito, Kensington, and Southern Richmond: San Francisco Bay Shoreline to the Hills Urban Open Space & Creeks (El Cerrito area) (\$2M)

The highly urbanized southwest area of the County presents a wide variety of opportunities for new parks and open space, including wetland restoration on the shoreline, creek restoration and associated pocket parks through the lowlands, and hillside protection opportunities in the hills.

8) Walnut Creek Watershed Enhancement Project (\$2M)

This would provide local agencies funding for projects that enhance this creek system from San Ramon and Lafayette to Suisun Bay. Benefits would include implementation of the 1992 restoration plans for the Walnut Creek Channel and spin-off benefits to the Iron Horse Trail.

9) Concord Naval Weapons Station Habitat Restoration and Wetlands Access (\$2M)

Funds would support restoration of habitat and public access to wetland areas in this moth-balled military facility, consistent with interim use plan now being formulated.

10) Lindsay Wildlife Museum Off-Site Wildlife Rehabilitation Center (\$1.2M)

The Lindsay Wildlife Museum needs a rural facility to care for larger species of rehabilitated wildlife and prepare them for re-introduction to the wild.

11) Byron Airport/Habitat Corridor (\$2M)

This is to acquire lands between the Byron Airport and the Los Vaqueros Reservoir to tie the fragmented habitat lands together.

12) Bishop Ranch/Big Canyon Park Expansion in the San Ramon area (\$1M).

This is to provide parkland expansion that will tie parkland in southwest San Ramon into a cohesive unit.

13) Blackhawk/Danville Greenbelt (\$1M).

This provides funding to secure the existing boundary between planned growth areas and the rural Tassajara Valley Flagship area.

14) Northwest Communities Open Space Connection (\$1M)

This provides funding to tie together open space and parklands between Hercules, Rodeo and Crockett.

15) Pittsburg/Antioch Hillsides (\$1M).

This provides funding to tie existing park and dedicated open space lands together into a cohesive system along the southern edges of Pittsburg and Antioch.

16) Wildcat Creek Trail Extension in the North Richmond and San Pablo areas (\$2M)

This will help fund completion of the Wildcat Creek Trail from the Bay Trail in North Richmond through San Pablo to Alvarado Park at the foot of the hills. The trail may not be able to follow the creek in all segments due to right-of-way constraints, and alternative alignments that may be necessary in some places are also eligible for funding.

Other funds will be allocated based upon grant requests to the Citizens' Oversight Committee. All requests for funding of Regional Priority Projects will need to identify the agency that will implement and operate the facility, ensure that the property will be protected in perpetuity and identify the anticipated source of matching funds.

Non-profit groups could satisfy match requirements by developing an endowment fund to assure operation and maintenance.

V. DESCRIPTION OF COMMUNITY PRIORITY ALLOCATIONS

Due to the extensive unmet funding for local park, recreation, trail, open space, and historic preservation purposes, this funding measure will provide twenty-one (21) percent of the funds as a pass through to local governmental agencies that provide park and

recreation services. An allocation of \$27,720,000, or approximately \$28 per County resident, is recommended for this purpose. Some additional features of this allocation are described below:

- Eligible projects include: park acquisition and development, park structures, playgrounds, open space areas, trails, restoration of creeks and other natural resources, recreational facilities, and park renovations. Operation and maintenance costs are ineligible.
- All cities, park and recreation districts, county service areas or other local governmental agencies are eligible to receive funding if they are authorized and provide parks and recreation services to a community or area.
- That cities get credit for all population within the city; if there is a unit of government that provides services to the unincorporated area within the city SOI, the funds would go to that local entity. In cases of overlap – the funds go to the city unless otherwise requested by the city.
- All remaining funding for the unincorporated areas will be allocated by the Board of Supervisors as they deem appropriate.
- Five percent of the \$27,720,000 allocated for the Community Priorities category (\$1,300,000) will be reserved for projects that are jointly sponsored by two or more public agencies so long as the lead agency and land manager is a city, the County, or a park district. Eligible partner agencies include but are not limited to EBRPD and school districts. This Partnership Incentive will be allocated by a competitive grants process established by the Citizens' Oversight Committee. The Partnership Incentive may not fund more than 20% of the cost of a project.
- Community Priority funds shall be reimbursed after the project is completed. The exception is that up to 15% of the grant amount can be requested for the up-front design and permit costs. The Citizens' Oversight Committee will consider requests for up-front appropriations.
- Funding to identified agencies will be provided after receipt of an action by the elected body of each agency specifying the proposed use of the funds and describing how the project conforms to the purposes of this benefit assessment district. For the 85% or more of funds to be paid on a reimbursement basis, documentation of the completed project is also required.
- The Citizens' Oversight Committee would develop more detailed procedures for disbursement of funds within the first year of operation.

Applying the above criteria to the 2000 Federal Census Figures, the Community Priority allocations will be as described in the table in Attachment A.

VI. OPEN SPACE STEWARDSHIP

Stewardship of protected lands and resources is an essential complement to protection of all forms of open space in Contra Costa County. Important open space stewardship activities include the management and restoration of sensitive resources, maintenance and operation of public access facilities, park patrols, and the protection of public health and safety. To address these needs, approximately \$45 million is allocated under this measure as follows:

- 1) Allocate about 80% (\$34,920,000) of the stewardship funds for operating and maintaining regional-scale scenic landscape facilities on a programmatic basis;
 - reserve 40% (\$13,970,000) of these funds for operating new scenic landscapes purchased with funds from the Flagship and, possibly, the Regional Priority categories; it is anticipated that in the first years of the implementing the Measure, when few if any new acquisitions have been made, these funds shall accumulate and be held in reserve until new acquisitions are requiring maintenance funds;
 - 60% of these funds (\$20,950,000) shall be allocated for existing large-scale regional facilities operated by State Parks (5% or \$1,050,000) and EBRPD (95% or \$19,900,000) in Contra Costa County; includes ranger patrols, opening land banks, and other operations and maintenance;

- 2) Allocate about 20% (\$8,730,000) of the stewardship funds on a competitive, project-specific basis
 - regional-scale open lands or trails only
 - not patrols
 - focus on stewardship projects that are capital in nature (i.e. restoration, enhancement, trails, and public access)
 - many agencies eligible, including all agencies and organizations that operate parks, watershed lands, trails, and open space areas.
 - match required

All projects awarded funds from this measure, whether for stewardship or capital projects, will be required to prepare a stewardship plan and to demonstrate a source of funds to operate and maintain lands and resources.

Inclusion of stewardship funding would complement acquisition of conservation easements. Stewardship funds could be deposited in an annuity or other interest earning endowment account to support easement stewardship in perpetuity. Such an approach is attractive because it would address the costs of open space conservation in a comprehensive manner.

VII. DESCRIPTION OF THE OPPORTUNITY RESERVE FUND

An Opportunity Reserve Fund of \$8,300,000 will be created and held for capital projects of flagship or regional priority level that aren't presently advocated or are subsequently

determined to be under-funded. Not less than \$2 million of these funds shall be reserved for flagship level projects.

VIII. PROGRAM ADMINISTRATION

1. Appointment of Citizens' Oversight Committee

The Citizens' Oversight Committee shall be responsible for overseeing the implementation of this funding measure. The 21 members of this committee shall serve four-year terms spanning more than one County Board of Supervisors terms (at the outset of the Measure, initial terms may be 3 or 5 years so that future four year terms will span more than one County Board of Supervisors terms). Seats on the Citizens' Oversight Committee shall represent specific interests and constituencies related to open space protection. To strengthen the connection between members and their representatives, a nomination process will be used that assigns responsibility for committee nominations to a variety of organizations. Criteria for selection of nominees will be up to the nominating organization, but all members must reside within Contra Costa County and within the area served by the nominating authority.

The Citizens' Oversight Committee shall be composed of members representing the following interests or organizations:

- 5 citizens appointed by the Board of Supervisors, one by each Supervisor
- 1 citizen appointed by the EBRPD Board of Directors
- 4 citizens nominated by the Contra Costa Mayors' Conference and ratified by the JPA Executive Committee
- 1 citizen nominated by the Contra Costa Association of Special Districts and ratified by the JPA Executive Committee
- 1 citizen nominated by the Contra Costa Water District and ratified by the JPA Executive Committee
- 1 citizen nominated by the East Bay Municipal Utility District and ratified by the JPA Executive Committee
- 1 person nominated by a business organization*
- 1 person nominated by a land trust*
- 1 person nominated by ranching and farming interests*
- 1 person nominated by an environmental organization*
- 1 person nominated by a labor organization*
- 1 person nominated by a real estate developer organization*
- 1 person nominated by a government finance watchdog or taxpayer organization*
- 1 person nominated by a social justice/equity organization*

*Nominations for these representatives shall be solicited from the various organizations that are active on these issues.

Citizens' Oversight Committee members representing government agencies shall not be elected members of the governing board of those agencies.

2. Responsibilities of the Citizens' Oversight Committee
 - a. Guide the administration of the funding measure consistent with the funding principles described above.
 - b. Determine which agency or agencies will receive funds to implement flagship projects, regional priorities, and opportunity reserve funds.
 - c. Determine the priorities for the expenditure of funds (i.e., to allocate funds equitably and logically over time, whether this involves allocation of annual tax and assessment revenues or the selling and refunding of any revenue bonds).
 - d. Determine the appropriate amount and increments of bonds to be sold, if any; to balance funding needs, interest rate opportunities and the flow of bond repayment revenues.
 - e. Determine that matching funding will be available for the regional priorities' projects (which require a one-to-one match or better).
 - f. Ensure that matching funds stretch the use of new funds. All new funds should be considered local match against other funding programs.
 - g. Determine the role of conservation easements in the acquisition priorities.
 - h. Allocate funds for trail and watershed projects as described.
 - i. Balance competing demands for funding geographically.
 - j. Allocate the Partnership Incentive within the community priority funds.
 - k. Reallocate unused funds within each category if excess funds are available or if projects can't be completed. Reallocated funds shall remain in the geographic area from which they originated.
 - l. Conduct an annual review of funded projects and to oversee the preparation of an annual report by staff.
 - m. Conduct other actions necessary to implement the funding measure
3. Sunset of Citizens' Oversight Committee

Once 100% of the funds are allocated the Committee will sunset.

4. Role of the Joint Power's Authority (JPA) Governing Board and Executive Committee

The JPA Governing Board shall consist of members of the Contra Costa County Board of Supervisors and the EBRPD Board of Directors. The responsibilities of the JPA Governing Board shall include approving the proposed formation of the benefit assessment district, conducting the assessment district ballot process, overseeing tabulation of ballots, approving the annual assessments (if approved by property owners during the ballot process), and approving the annual JPA budget. Other duties shall be delegated to the JPA Executive Committee, including but not limited to the appointment of the Citizens' Oversight Committee members nominated by outside organizations, the approval of Citizens' Oversight Committee recommendations, and approval of grant contracts.

The JPA Executive Committee shall consist of up to 9 members, 5 from the County Board of Supervisors and 2 from the EBRPD Board of Directors, and 2 nominated by the Contra Costa Mayors' Conference. To take action, a quorum of 5 members must be present. The JPA Executive Committee will be responsible for the primary administration of the funding measure and shall ensure that the funding proceeds are spent expeditiously. The JPA Executive Committee shall also be the body responsible for reviewing nominations and appointing members representing outside organizations to the Citizens' Oversight Committee. Such appointments shall require a 2/3 vote. The Citizens' Oversight Committee shall provide policy advice and guidance to the funding program, but the JPA Executive Committee shall have decision-making authority on expenditures. The JPA Executive Committee may over-rule an allocation recommendation of the Citizens' Oversight Committee only by 2/3 vote and findings supporting this decision consistent with the Funding Principles.

The JPA Governing Board and Executive Committee shall receive an annual report that outlines the work accomplished over the last fiscal year and a program for anticipated expenditures for the next three fiscal years.

5. Operation of Citizens' Oversight Committee, JPA Governing Board, and JPA Executive Committee

The Citizens' Oversight Committee, JPA Governing Board, and JPA Executive Committee will be operated in accordance with the Brown Act and the Contra Costa County Better Government Ordinance. All meetings of these bodies shall be open to the public and shall be located within the County. Citizens' Oversight Committee members shall not be paid to serve.

6. Participation by Associations of Public Agencies

Within nine (9) months of the certification of a successful outcome of the vote on this measure, the associations of public agencies noted above as nominating members to the Citizens' Oversight Committee and/or to the JPA Executive Committee may notify the JPA Governing Board of their willingness to nominate representatives to the Citizens' Oversight Committee and/or the JPA Executive Committee. If within these 9 months the associations of public agencies do not provide notice that they are willing to nominate representatives, the number of seats on the Citizens' Oversight Committee and/or the JPA Executive Committee shall be reduced accordingly.

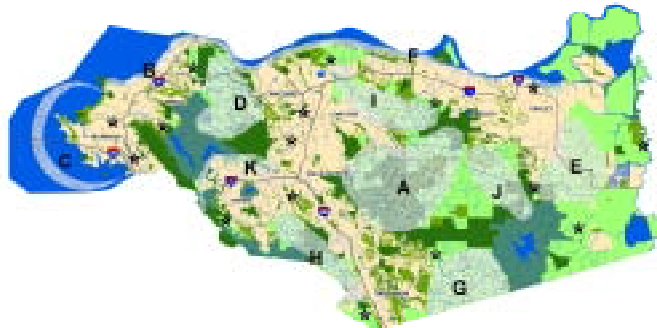
7. Administration Services

Administration services for the committee shall be provided by JPA staff and shall be funded from funding measure proceeds; these costs shall not exceed three (3) percent of total revenues.

IX. FUNDING MECHANISM

A Benefit Assessment District approach is the recommended method for implementing this program. Assessment Districts place a charge on real property to pay for the special benefit conveyed to that property from a government service. The amount assessed is determined by an engineer's report that distributes the cost of the government service according to benefit received by each property. Assessments must be approved by a weighted majority of property owners in an election conducted by mail. Votes are weighted according to the amount of assessment that would be paid.

This approach has been used recently by the Santa Clara County Open Space Authority and the Mountains Recreation and Conservation Authority (a government agency with the mission of acquiring land in the Santa Monica Mountains). After considering a comprehensive evaluation of available mechanisms developed by staff several years ago, and after considering several of these mechanisms in significant detail, the Advisory Committee concluded that the Assessment District Approach was the best match for the Open Space Funding Measure. Attachment B presents a more detailed description of the evaluation process and the alternatives considered.



Attachment A: Community Priorities Allocations

JURISDICTION	2000 POPULATION	FUNDING
Antioch	90,532	\$2,512,700
Brentwood	23,302	\$646,800
Clayton	10,762	\$298,700
Concord	121,780	\$3,380,000
Danville	41,715	\$1,157,800
El Cerrito	23,171	\$643,200
Hercules	19,488	\$540,900
Lafayette	23,908	\$663,600
Martinez	35,866	\$995,500
Moraga	16,290	\$452,200
Oakley	25,619	\$711,100
Orinda	17,599	\$488,500
Pinole	19,039	\$528,500
Pittsburg	56,769	\$1,575,700
Pleasant Hill/Pleasant Hill P&RD (incorp. portion)	32,837	\$911,400
Richmond	99,216	\$2,753,800
San Pablo	30,215	\$838,700
San Ramon	44,722	\$1,241,300
Walnut Creek	64,296	\$1,784,600
UNINCORPORATED COUNTY		
COUNTY SERVICE AREAS		
CSA R-7A Alamo	15,626	\$433,700
CSA M-16 Clyde	694	\$19,300
CSA P-1R-1 Crockett	3,194	\$88,700
CSA M-8 Discovery Bay	8,981	\$249,300
CSA R-9 El Sobrante	12,260	\$340,300
LSA M-17 Montarabay	10,336	\$286,900
CSA R-10 Rodeo	8,717	\$242,000
AUTONOMOUS DISTRICTS		
Ambrose P&RD (Bay Point)	21,534	\$597,700
Bethel Island Municipal Improvement District	2,312	\$64,300
Diablo CSD	988	\$27,500
Kensington CSD	4,936	\$137,000
Pleasant Hill P&RD	4,682	\$130,000
Rollingwood/Willard P&RD	2,900	\$80,500
REMAINDER OF UNINCORPORATED	54,530	\$1,512,800
UNINCORPORATED COUNTY SUBTOTAL	151,690	\$4,210,100
Partnership Incentive		\$1,386,000
GRAND TOTAL	948,816	\$27,720,000

Attachment B
Notification List for Contra Costa County Advisory Committee on Open Space Funding

First Name	Last Name	Agency/Organization
		Contra Costa County Farm Bureau
		Contra Costa County Citizen's Land Alliance
		EBRPD - Interagency Planning - GAG
Steve	Abbors	East Bay Municipal Utility District
Steve	Abbors	CCC Fish and Wildlife Committee
Charles	Abrams	City of Walnut Creek
Seth	Adams	Save Mount Diablo
Judy	Adler	LifeGarden
Jared	Aldrich	Greenbelt Guardians
Karen	Alley	Town of Moraga
Henry	Alver	
Mike	Amorosa	Tom Torlakson's Office
Shannah	Anderson	SPAWNERS
Sharon	Anderson	CCC County Counsel's Office
Mike	Arata	
Brock	Arner	City of San Pablo
Carol	Arnold	Contra Costa Resource Conservation District
Marianne	Aude	
Mitch	Avalon	CCC Public Works Dept.
Dick	Avenius	
Gil	Azevedo	City of Antioch Parks & Recreation Commission
Carol	Baird	California Institute for Biodiversity
Linda	Ballentine	Stewards of the Arroyo Pasajero CRMP
Ronald	Banducci	
Judi	Bank	
Eva	Bansner	League of Women Voters of the Bay Area
Stephen	Barbata	Delta Science Center at Big Break
Valerie	Barone	City of Walnut Creek
Dennis	Barry, AICP	CCC Community Development Dept.
Christina	Batt	Muir Heritage Land Trust
Yvonne	Bayless	C.Y.C.L.E.
Geoffrey	Bellenger	City of Lafayette Parks & Recreation
Bob	Berggren	City of Pleasant Hill Recreation & Park District
Bennett	Berke	Save Mount Diablo
Rhonda	Berry	City of Brentwood
Martha	Berthelsen	The Watershed Project
Linda	Best	Contra Costa Economic Partnership
Bruce	Beyaert	Trails for Richmond Action Committee (TRAC)
Terry	Beymos	
Bethallyn	Black	UC Cooperative Extension Contra Costa County
Jim	Blickenstaff	Sierra Club, Mt. Diablo Group, Save Our Danville Creeks
John	Bliss	Shilts Consultants, Inc.

First Name	Last Name	Agency/Organization
Rosie	Bock	East Bay Regional Park District
Gloria	Boehm	City of El Cerrito
Laszlo	Bonnyay	Town of Moraga Parks & Recreation Commission
Barbara	Bontemps	City of Orinda Parks & Recreation
Jack	Bontemps	Orinda Parks & Recreation Foundation
Arthur	Bonwell	Save Mount Diablo
Felicia	Borrego	Save the Bay
Dubravka "Dee"	Boskovic	
Rich	Bottarini	City of Pleasant Hill
Josh	Bradt	CC Clean Water Program
Myrtle	Braxton	City of Richmond Parks & Recreation Commission
Marty	Breen	Save Mount Diablo
Kate	Breslin	Supervisor John Gioia's Office (District 1)
Jan	Bridges	City of El Cerrito Park & Rec Commission
Craig	Bronzan	City of Brentwood Parks & Recreation
Lanny	Brown	City of Brentwood Parks & Recreation Commission
Jerry	Brown	Contra Costa Water District
Ron	Brown	Save Mount Diablo
Ron	Brown	
Ann	Buell	California State Coastal Conservancy
Rod	Bulter	
Sherida	Bush	City of Martinez Parks & Recreation Commission
Lauri	Byers	CCC Board of Supervisors
Joe	Calabrigo	Town of Danville
Bob	Calkins	CCC Redevelopment Agency
Rosemary	Cameron	East Bay Regional Park District
Bob	Cantrell	City of Martinez
Lisa	Carnahan	CCC Public Works Dept. Special Districts
Charles	Carpenter	
Laura	Case	CCC Board of Supervisors
Maria	Catanzaro	
Dan	Cather	City of Walnut Creek
Richard	Chamberlain	Town of Moraga
Bob	Chapman	
Terrance	Cheung	Supervisor Gioia's Office
Paul	Choisser	
Susan	Click	City Council
Dan	Coleman	Shapell Industries
Dave	Collins	East Bay Regional Park District
Tom	Conrad	Habitat for Humanity
Ron	Cornman	
Steve	Costa	
Ronald	Crane	
Jason	Crapo	County Administrator's Office
Genevieve	Cross	Trust for Public Land

First Name	Last Name	Agency/Organization
Dennis	Cunnane	
Dennis	Cunnane	City of Moraga
Janice	Curry	
Jim	Cutler	Planning, Mediation & Environmental Srvcs.
Lori	Dair	Sustainable El Cerrito
Mike	Daley	Sierra Club Bay Chapter
John	Dalrymple	Central Labor Council
Dennis	Danaghu	
Charli	Danielson	
Frank	Darling	City of Orinda Parks & Recreation
Gwynne	Davi	City of Pittsburg Parks & Recreation
Mel	Davis	City of Richmond
Brenda	De La Ossa	Mount Diablo Gateway Alliance
Brenda	De La Ossa	District III Supervisor's Office
Jennifer	Deal	City of Lafayette Parks & Recreation
Mark	DeSaulnier	CCC Board of Supervisors
Rachael	Dinno	Government Relations Trust for Public Land
Roger	Dolan	Muir Heritage Land Trust
David	Dolberg	Trails for Richmond Action Committee (TRAC)
Roger	Dollan	Muir Heritage Land Trust
Tim	Donahue	Sierra Club, Delta Group
Jack	Dove	
Bob	Doyle	East Bay Regional Park District
Lydia	Du Borg	City of Concord
Beatriz	Duffy	City of San Ramon
Tad	Duffy	City of San Ramon
Natalie	DuMont	Greenbelt Alliance
Kathy	Duncan	City of San Pablo Parks & Recreation
Jeff	Edmonston	
Lucretia	Edwards	
Adam	Eichberg	Conservation Finance Trust for Public Land
Adam	Eichberg	Conservation Finance Trust for Public Land
Juliet	Ellis	Urban Habitat Program
Kevin	Emigh	CCC Public Works Dept.
Jeff	Eorio	City of San Ramon Parks & Recreation
Jeff	Eorio	City of San Ramon Parks & Recreation
Skip	Epperly	CCC Public Works Dept.
Betty & Sue	Ericsson	
Craig	Ewing	City of Lafayette
Steven	Falk	City of Lafayette
Farideh	Faraji	City of Antioch, Leisure Services
	Favlow	
Arthur	Feinstein	Golden Gate Audubon Society
Peter	Felsenfeld	Contra Costa Times
Rudy	Fernandez	City of Antioch, Leisure Services

First Name	Last Name	Agency/Organization
Larry	Ferri	Mt. Diablo State Park
Wayne	Fettig	Saranap Homeowners' Association
Betty	Fisher	Supervisor DeSaulnier's Office
Michael	Fleming	City of Martinez Parks & Recreation
Paul	Flores	City of Pittsburg
Susan	Friedman	San Ramon General Plan Task Force
Glenn	Fuller	John Muir National Historic Site
Bob	Fulton	
Chuck	Gabrysiak	
Mary Ann	Gaebe	
Kevin	Gailey	Town of Danville
Trudi	Garland	City of Orinda Parks & Recreation
Jeff	Gault	City of San Ramon
Ginger	Gessner	City of Concord
Gary	Gilleran	Young & Rubicam San Francisco
John	Gioia	CCC Board of Supervisors
Federal	Glover	
Federal	Glover	CCC Board of Supervisors
Roberta	Goulart	CCC Community Development Dept.
Diana	Granados	Native Bird Connections
Diana	Granados	Native Bird Connections
Bill	Granados	Native Bird Connections
Jeremy	Graves	City of Clayton
Millie	Greenberg	CCC Board of Supervisors
John	Greitzer	CCC Community Development Dept.
Sean	Griffith	West Contra Costa Green Party
Marc	Grisham	City of Pinole
D. Manuel	Grosse, Sr.	City of Richmond
Gretchen	Grover	
Gretchen	Grover	East Bay Municipal Utility District
Darla	Guenzler	Bay Area Open Space Council
Jim	Gwerder	CCC Citizens Land Alliance
Tom	Hagler	
Alexander	Hall	City of Hercules Parks & Recreation
Ken	Hambrick	
Barry	Hand	City of Oakley
Scott	Hanin	City of El Cerrito
Pamela	Hardy	Ponderosa Homes
Sharon	Harris	
Codie	Hart	City of Antioch, Leisure Services
Cynthia	Harvey	Supervisor John Gioia's Office
Joyce	Hawkins	City of Orinda
Myrna	Hayes	Carquinez Strait Preservation Trust
Hillary	Heard	CCC Community Development Dept.
Susan	Heckly	Lindsay Wildlife Museum

First Name	Last Name	Agency/Organization
Alison	Hill	City of Lafayette Parks & Recreation
Nadine	Hitchcock	Bay Area Conservancy Program, Coastal Conservancy
Adele	Ho	City of San Pablo
Melanie	Hobden	City of Orinda
Aram	Hodess	Plumbers & Steamfitters Local 159
Ralph	Hoffman	League of Women Voters
Kathy	Hoffman	Congressman George Miller's Office
Rich	Holden	Moraga, Park & Recreation Committee
Jeff	Houston	
Melody	Howe Weintraub	
David	Hudson	
Kris	Hunt	Contra Costa Taxpayer's Association
William	Hunt	Walnut Creek Parks, Recreation and Open Space Commission
Rebecca	Ines	City of Pittsburg, Community Development Dept.
Michelle	Itagaki	City of Hercules
Lucinda	Jackson, PH.D.	Chevron Research & Technology Co.
Jim	Jakel	Contra Costa Council
Jim	Jakel	City of Martinez
Ed	James	City of Concord
Vincent	Johnson	Community Youth Council for Leadership & Education
Jody	Jones	
Lillie Mae	Jones	Community Youth Council for Leadership & Education
Lee	Jones	Neighborhood House of North Richmond
Stephen	Joseph	
Bob	Joyce	
Frank	Jurik	
Nancy	Kaiser	City of Oakley
Pamela	Karr	City of Walnut Creek Park, Rec. & Open Space Comm.
Michael	Kean	City of Antioch, Leisure Services
Kevin	Keegan-Twombly	City of Lafayette Parks & Recreation
John	Keibel	John A. Keibel: Documentary Photography
Jim	Kennedy	CCC Community Development Dept.
Daniel	Kibler	
Gordon	Kimber	CCC Planning Commission
Steve	Kirby	
Glenn	Kirby	
Heather	Koch	City of El Cerrito
Werner	Koellner	Sierra Club, Mount Diablo Group
John	Kopchik	CCC Community Development Dept.
Dee	Korbel	
Monica	Kortz	City of El Cerrito Parks & Recreation
Andrew	Krakoff	City of Orinda Parks & Recreation
Catherine	Kutsuris	CCC Community Development Dept.
James	Kyle	City of Antioch, Leisure Services

First Name	Last Name	Agency/Organization
Norman	La Force	Sierra Club SF Bay Chapter
Kandi	Lancaster	City of Concord Parks & Rec Commission
Debbi	Landshoff	Sierra Club, West Contra Costa Group
Beverly	Lane	East Bay Regional Park District
Beverly	Lane	East Bay Regional Park District
Robert J.	Lang	City of San Ramon Parks & Community Svcs. Comm.
Paul	Larson	Galindo Creek Association
Steve	Lawton	City of Hercules
Mike	Leana	City of Brentwood
Mike	Leana, AICP	City of Brentwood
Irving	Lee	City of Concord Parks & Rec Commission
Linda	Lewis	
William	Lindsay	City of Orinda
Beatrice	Liu	County Counsel's Office, Contra Costa County
Laura	Lockwood	CCC Administrator's Office
Laura	Lockwood	
John D.	Loder	Mills-Peninsula Hospital Foundation
Henry	Losee	
Henry R.	Loubet	
Jeremy	Madsen	Greenbelt Alliance
D. Grant	Mainland	City of Walnut Creek Park, Rec. & Open Space Comm.
Karl	Malamud-Roam	CC Mosquito & Vector Control District
Silvano	Marchesi	Contra Costa County Counsel's Office
Joe	Mariotti	Friends of Pinole Creek Watershed
John	Markley	City of Orinda Parks & Recreation Commission
Carol	Mason	Mount Diablo Gateway Alliance
Greg	Mattson	McGill Martin Self, Inc.
Kristine	Mazzei	Tri-Valley Business Council
Janet	McBride	SF Bay Trail Program, Assoc. of Bay Area Governments
Barron	McCoy	City of San Pablo
Jennifer A.	McGarry	City of Concord Parks & Rec Commission
Janet	Melloni	City of Brentwood Park & Recreation Commission
Donna	Menge	
John	Mercurio	Concord Parks and Recreation Commission
Paul	Merrick	East Bay League Conservation
Ed	Meyer	CCC Department of Agriculture
Ken	Mintz	City of San Ramon Parks & Community Svcs. Comm.
Ivy	Morrison	Coalition for Open Space
Darrell	Mortensen	City of Walnut Creek Parks & Recreation
Jo-Lynn	Mull	City of San Ramon Parks & Community Svcs. Comm.
Sandy	Myers	Town of Danville Leisure Services
Willie	Natt	Wells Fargo/East Bay Market Area
Brenda	Navellier	El Cerrito Park & Recr Commission
Steve	Nelson	Summit Bank
Laurabeth Grieneeks	Nelson	City of El Cerrito Park & Rec Commission
Kathleen	Nimr	Sierra Club, Mt. Diablo Group

First Name	Last Name	Agency/Organization
Shirley	Nootbaar	
Robert	Nootbaar	
Ron	Nunn	CCC Agricultural Land Trust
Robert	Nuzum	Contra Costa Water District
Pat	O'Brien	East Bay Regional Park District
Michael G.	O'Connell	Paine Webber, Inc.
Clarice	Odell	City of Orinda
Kae	Ono	CCC Community Development Dept.
Edmundo	Orozco	City of Pittsburg Parks & Recreation Commission
Mitch	Oshinsky	City of Brentwood
Peter	Oswald	Sunset Development Company
Garil	Owalina	City of Orinda Parks & Recreation
Edward	Pancoast	Urban Creeks Council
Jenny	Papka	Native Bird Connection
Steve	Pardieck	Muir Heritage Land Trust
Laura	Pardieck	
Jean	Parker	City of Walnut Creek Park, Rec. & Open Space Comm.
Mike	Parness	City of Walnut Creek
Stefanie	Parrott	
Richard	Patchin	City of Martinez Parks & Recreation
Lori	Patotzka	
Dianne	Paul	Canyon Community Association
Leroy	Pereira	
Henry	Perkins	City of Pittsburg Parks & Recreation
Faye	Perry	Prospect Sierra Ranch
Mary Nejedly	Piepho	
Wayne	Pierce	Roddy Ranch, LLC
Sal	Pizzamenti	City of Pittsburg Parks & Recreation
Bernadette	Powell	Lindsay Wildlife Museum
Bob	Power	Bay Area Ridge Trail Council
Edward	Prenot	CC Master Gardener
Ted	Radke	East Bay Regional Park District
Ted	Radke	East Bay Regional Park District
Dylan	Radke	
Mike	Ramsey	City of Pleasant Hill
Jim	Randall	City of San Ramon
Maya	Rappaport	City of Orinda
Kristopher	Rasmussen	City of Lafayette Parks & Recreation
Vrees	Rauch	
Peter	Rauch	California Native Plant Society, East Bay Chapter
Winston	Rhodes	City of Brentwood
Nancy	Richardson	Town of Moraga Parks & Recreation
Dan	Richardson	City of Walnut Creek
Mary	Rocha	
Patrick	Roche	CCC Community Development Dept.

First Name	Last Name	Agency/Organization
Ernie	Rodrigues	City of Brentwood Park & Recreation Commission
Richard	Rollins	Affiliated Engineers, Inc.
Pam	Romo	Friends of the Creeks
Carol	Rowley	City of San Ramon Parks & Recreation Commission
Jennifer	Russell	City of Lafayette Parks & Recreation
John	Ruzek	East Bay Bicycle Coalition
Kevin M.	Ryder	City of Richmond
Mike	Sakamoto	City of Hercules
Lori	Salamack	Town of Moraga
Sherry	Sank	City of Martinez Parks & Recreation
Dave	Sargent	
Ruth	Sayre	Springhill Valley Homeowners Association
Nancy	Schaefer	
Lou	Schretel	City of Walnut Creek Parks & Rec. Commisson
Patricia	Scott	
Mary	Selkirk	California Center for Public Dispute Resolution
Cece	Sellgren	CCC Public Works Dept.
Cece	Sellgren	Muir Heritage Land Trust
Michael G.	Sellers	National Audubon Society
Carolyn	Severin	EBRPD Board of Directors
Dan	Shaw	City of Richmond Community Development Department
Douglas	Sheehan	City of Pittsburg Parks & Recreation
Nassir	Shirazi	City of Pittsburg
Maurice	Shiu	CCC Public Works Dept.
Doug	Siden	East Bay Regional Park District
Carol	Singer	City of Lafayette Parks & Recreation
	Sir or Madam	City of Antioch Leisure Services City of Antioch
Jean	Siri	East Bay Regional Park District
Jean	Siri	EBRPD Board of Directors
Igor	Skaredoff	Friends of Alhambra Creek
Shirley	Skaredoff	Friends of Alhambra Creek
Debra	Skeaton	
Todd V.	Skinner	City of Orinda Parks & Recreation
Gary	Skrel	City of Walnut Creek Park, Rec. & Open Space Comm.
John	Slaymaker	Greenbelt Alliance
Katherine	Small	City of Lafayette Parks & Recreation Commission
Tiffany	Smith	Community Youth Council for Leadership & Education
Tyler	Snortum-Phelps	Green Party of Contra Costa
Marcia	Somers	Town of Danville Leisure Services
Maxine	Spellman	California State Coastal Conservancy
Malcolm	Sproul	LSA Associates, Inc.
Sandy	Sprowl	
Dan	Stanton	Native Bird Connection
John	Steere	Sycamore Associates
Wayne	Steffen	City of Antioch, Leisure Service

First Name	Last Name	Agency/Organization
Karen	Stein	Town of Moraga
Karen E.	Stephenson	City of Richmond
Sherry	Sterrett	City of Pleasant Hill Parks & Recreation
Bruce	Stewart	Community Youth Council for Leadership & Education
Jackie	Stewart	
Fran	Sticha	City of Lafayette Parks & Recreation
Evelyn	Stivers	Greenbelt Alliance
Beth	Stone	East Bay Regional Park District
Eileen	Straus	
Joel	Summerhill	City of Pittsburg
John	Sutter	East Bay Regional Park District
Mark	Sweeney	City of Martinez Parks & Recreation
Darrel	Sweet	California Rangeland Trust
Richard	Takahashi	City of El Cerrito Park & Rec Commission
Bette	Tarr	Trails for Richmond Action Committee (TRAC)
Nancy	Tatarka	San Ramon City Council
Mike	Taugher	Contra Costa Times
James	Teixeira	City of Martinez
Tom	Terrill	The Terrill Company
Howard	Thomas	
Richard	Thompson	CCC Ag Trust (staff)
Laura	Thompson	SF Bay Trail Program, Assoc. of Bay Area Governments
Sandra	Threlfall	
Clifford	Tong	Burton Valley.com
Melody	Trapp	
Isiah	Turner	City of Richmond
Gayle B.	Uilkema	CCC Board of Supervisors
Nanci	Valche	EB Business
Gui	van Domselaar	City of Hercules, Community Development / Public Works
Gerard	Van Steyn	Shilts Consultants, Inc
Barbara	Vaughn	Mt. Diablo Audubon Society
Barbara	Vincent	League of Women Voters
Mike	Vukelich	Contra Costa County Farm Bureau
Karen	Wahl	City of Brentwood
Heller	Waidtlow	Native Bird Connection
Lorna	Wallace	Greenbelt Alliance
Dave	Walters	
Mimi	Waluch	East Bay Regional Park District
Ron	Ward	City of Antioch
Jesse	Washington	City of Richmond Parks & Recreation
Helen	Weaver	City of Richmond
Donald	Weber	City of Lafayette Parks & Recreation
Hermann	Welm	Pinole Pt. Properties
Hermann	Welm	Contra Costa Economic Partnership
Nancy	Wenninger	East Bay Regional Park District

First Name	Last Name	Agency/Organization
Peter	Weshler	San Jose State University, Dept. Urban & Regional Planning"
Jackie	Wessman	
Sharon	West	City of Richmond
Richard	Westin	City of Orinda Parks & Recreation
Dave	Wetmore	City of Antioch
Dave	Wetmore	City of Antioch, Department of Leisure Services
Eric	Whan	CCC Public Works Dept.
Les	White	City of Pittsburg
Sandee	Wiedemann	
Ayn	Wieskamp	East Bay Regional Park District
Chris	Wilcox	City of El Cerrito Parks & Recreation Commission
Linda	Wilcox	County Counsel
Barry	Williams	City of Richmond, Recreation & Parks Department
Thomas R.	Williams	Aetna U.S. Healthcare
Roland	Williams	Castro Valley Sanitary District
Elizabeth	Williams-Jones	City of Pittsburg Parks & Recreation
Pete & Amelia	Wilson	
Tim	Wirth	Trust for Public Land
Gene	Wolfe	
Phil	Wong	City of San Ramon
John	Woodbury	Bay Area Open Space Council
John	Woodbury	Bay Area Open Space Council
Elva	Yanez	Trust For Public Land
Bruce	Yow	City of El Cerrito Park & Rec Commission
Jim	Zelinski	

Attachment C: Additional Background Information on Funding Mechanisms

The Advisory Committee conducted a thorough review of potential funding mechanisms in the course of developing its recommendations, referring this subject to a subcommittee for more detailed discussion at several junctures. The Advisory Committee’s evaluation process initially focused on a comprehensive summary of all available mechanisms for raising local public funds for open space protection, a report prepared by staff for the Board of Supervisors in 1999 (Options for Funding the Acquisition and Protection of Open Space and Agricultural Lands in Contra Costa County). Based on a review of this report and a series of discussions with invited experts on the emerging approach of using a Benefit Assessment District for regional open space protection, the Advisory Committee identified the following as the three most feasible alternatives:

- **General Obligation Bond:** The sale of bonds backed by the full faith and credit of the issuing agency and repaid through a temporary increase in the ad valorem property tax. The size of the tax increase is determined by the amount of bond revenues desired, the term for repaying the bonds, and the interest rates available in the bond market.
- **Parcel Tax:** A tax on real property. The tax may be levied on a flat, per-parcel rate, or may be graduated according to the use of the property (i.e. commercial properties may pay one rate and residential properties may pay another) or according to other criteria. The tax cannot be levied on an ad valorem basis. If tax revenues are to be dedicated to a specific purpose, the parcel tax is defined as a Special Tax and requires the approval of 2/3 of the voters in a special election (same is true for general obligation bond).
- **Benefit Assessment District:** An assessment (i.e., a charge) on real property to pay for the special benefit conveyed to that property from a government service. The amount assessed is determined by an engineer’s report that distributes the cost of the government service according to benefit received by each. Assessments must be approved by a weighted majority of property owners in an election conducted by mail. Votes are weighted according to the amount of assessment that would be paid.

The table below compares the features of these three alternative funding approaches.

	General Obligation Bond	Parcel Tax	Benefit Assessment District
How are funds generated?	Increase in ad valorem tax on property	Tax on individual parcels. Possible for tax to be a flat, per-parcel charge or to vary tax by type of parcel and other factors.	Assessment on property. Amount assessed is determined by engineers report that distributes costs according to benefits.

	General Obligation Bond	Parcel Tax	Benefit Assessment District
Who pays?	Property owners. Properties with a higher net assessed value pay more.	Property owners. Tax rates are determined within the measure by the framers.	Property owners, based on engineers report that distributes costs according to benefits.
Who votes?	Registered voters	Registered voters	Property owners
What voting margin is required for approval?	2/3 majority	2/3 majority	50% weighted majority (votes are weighted according to amount of assessment they would pay)
What type of election?	Special or General Election	Special or General Election	Election by mail
What are the time constraints on the election?	Two elections per year, though odd years are more expensive	Two elections per year, though odd years are more expensive	Election may be convened at any time. 45 days must be allowed for return of ballots.
Costs of election	Depends on how many items on ballot	Depends on how many items on ballot	Depends upon how many parcels included.
OK to fund stewardship?	No	Yes	Yes
Fixed term required?	Yes	No	No
Possible to expend revenues on a pay-as-you-go basis?	No	Yes	Yes
Possible to sell bonds?	Yes (required)	Yes	Yes
Advantages	<ul style="list-style-type: none"> ◦ Simple ◦ Only way to raise ad valorem tax ◦ Best interest rate 	<ul style="list-style-type: none"> ◦ Possible to customize tax rate ◦ Flexibility in use of revenues 	<ul style="list-style-type: none"> ◦ Perhaps more equity in distribution of costs ◦ Flexibility in use of revenues ◦ Election may occur at any time
Disadvantages	<ul style="list-style-type: none"> ◦ Not possible to manage funds on pay-as you-go basis ◦ No stewardship 	<ul style="list-style-type: none"> ◦ Even year election probably required ◦ Flexibility in tax rate structure can be point of 	<ul style="list-style-type: none"> ◦ Application to county-wide open space needs is an emerging technique

	General Obligation Bond	Parcel Tax	Benefit Assessment District
	<ul style="list-style-type: none"> ◦ Even year election probably required ◦ New property owners generally pay more 	controversy	