



**San Diego County**  
**Local Agency Formation Commission**  
 Regional Service Planning | Subdivision of the State of California

**6a**

**AGENDA REPORT**  
 Public Hearing

November 2, 2020

**TO:** Commissioners

**FROM:** Keene Simonds, Executive Officer  
 Linda Heckenkamp, Analyst II

**SUBJECT:** **Proposed “Valley Center Community Services District Reorganization” | Concurrent Dissolution of the Valley Center Community Services District and Formation of County Service Area 138 and Sphere Establishment (RO20-13 et al.)**

**SUMMARY**

The San Diego County Local Agency Formation Commission (LAFCO) will consider a joint proposal filed by the Valley Center Community Services District (CSD) and County of San Diego to reorganize park and recreation services in the unincorporated community of Valley Center in north San Diego County. The proposed reorganization involves the concurrent dissolution of the Valley Center CSD and formation of County Service Area (CSA) No. 138 as the designated successor agency. The proposal is consistent with a recommendation in a recent LAFCO municipal service review and intended to improve services in Valley Center and the estimated 19,133 residents by drawing on the economies of scale of the County and its Parks and Recreation Department. Staff recommends approval of the proposal along with establishing a sphere of influence for CSA No. 138 subject to specified terms – including conditions requested by the CSD and this includes the establishment of an Advisory Park and Recreation Committee. All property taxes collected by the Valley Center CSD would be transferred to CSA No. 138 as part of the reorganization. It is also recommended the Commission delegate protest proceeding to the Executive Officer.

<p><b>Administration</b>          Keene Simonds, Executive Officer          County Operations Center          9335 Hazard Way, Suite 200          San Diego, California 92123          T 858.614.7755 F 858.614.7766          www.sdlafco.org</p>	<p><b>Jim Desmond</b>          County of San Diego</p> <p><b>Chair Dianne Jacob</b>          County of San Diego</p> <p><b>Greg Cox, Alternate</b>          County of San Diego</p>	<p><b>Mary Casillas Salas</b>          City of Chula Vista</p> <p><b>Bill Wells</b>          City of El Cajon</p> <p><b>Paul McNamara, Alternate</b>          City of Escondido</p>	<p><b>Mark Kersey</b>          City of San Diego</p> <p><b>Chris Cate, Alternate</b>          City of San Diego</p>	<p><b>Jo MacKenzie</b>          Vista Irrigation</p> <p><b>Barry Willis</b>          Alpine Fire Protection</p> <p><b>Erin Lump, Alternate</b>          Rincon del Diablo MWD</p>	<p><b>Vice Chair Andy Vanderlaan</b>          General Public</p> <p><b>Harry Mathis, Alternate</b>          General Public</p>
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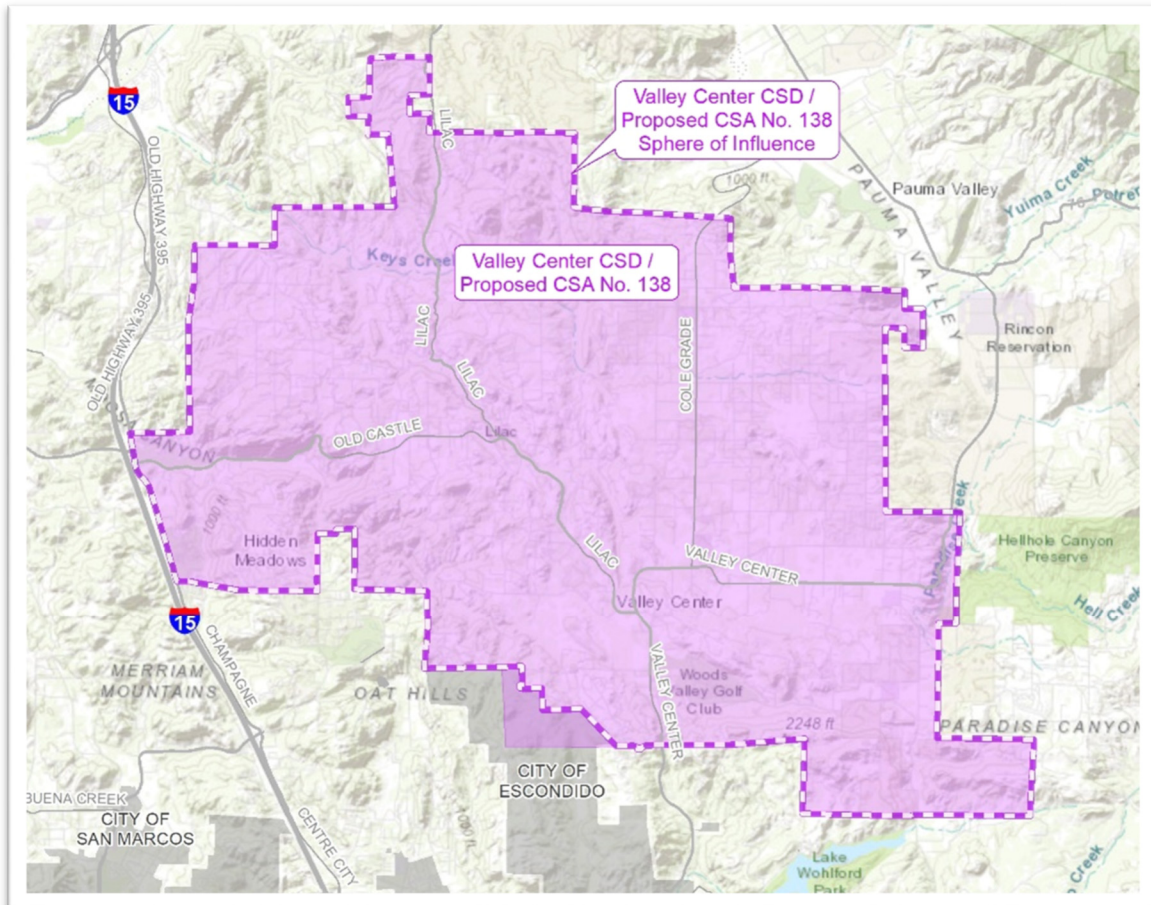
## BACKGROUND

### Applicants’ Request

San Diego LAFCO has received a joint-application request by adopted resolutions from Valley Center CSD and County of San Diego. The joint application proposes the concurrent dissolution of Valley Center CSD and its lone active municipal service function involving parks and recreation and formation of CSA No. 138 as the designated successor agency. The affected territory spans 42,420 acres and includes 34,644 assessor parcels with an estimated resident population of 19,133. There are also 12,171 registered voters. The affected territory primarily consists of semi-rural residential uses along with commercial agriculture.

### Affected Territory

The affected territory is specific to the current jurisdictional boundary of Valley Center CSD and comprises mostly the unincorporated community of Valley Center north of the City of Escondido. A small portion of the affected territory – approximately 550 acres or 1.3% of the total territory – is also within Escondido. An aerial map of the affected territory follows showing topography and land use feature. A more detailed map of the affected territory relative to the affected territory’s metes and bounds is provided as Attachment One.



## Subject Agencies

The proposed change of organization filed with San Diego LAFCO involves one existing subject agency: Valley Center CSD.<sup>1</sup> A summary of the lone subject agency in terms of municipal service functions, resident population, and financial standing follows.

- The Valley Center CSD is an independent special district formed in 1966. It spans 66.3 square miles or 42,420 acres and anchored by the unincorporated community of Valley Center. A five-member elected Board of Directors oversees Valley Center CSD and its one active municipal service function: park and recreation. Current park properties owned by Valley Center CSD total 73.5 acres and divided between five distinct sites within the jurisdictional boundary. The estimated resident population is 19,113 with an average annual growth rate of 0.9% since 2010 and the last census reset. LAFCO established a sphere of influence for Valley Center CSD in 1986, which was last updated in 2005 with a smaller-than-agency designation to exclude 584 jurisdictional acres and equals 1.4% of the District boundary. The last audit for Valley Center CSD covered 2017-2018 and showed the agency’s net position at \$1.3 million and represents an overall change of 55.4% over the prior three audited fiscal years.

## Affected Local Agencies

The affected territory lies within the jurisdictional boundaries and/or spheres of influence of ten local agencies directly subject to San Diego LAFCO. These agencies qualify as “affected agencies” relative to the proposed change of organization and listed below.<sup>2</sup>

- City of Escondido
- County Service Area No. 135 (Regional Communications and Fire Protection)
- Deer Springs Fire Protection District
- Metropolitan Water District of Southern California
- North County Transit District
- Resource Conservation District of Greater San Diego County
- San Diego County Water Authority
- Valley Center Cemetery District
- Valley Center Fire Protection District
- Valley Center Municipal Water District

## DISCUSSION

This item is for San Diego LAFCO to consider approving – with or without discretionary modifications – the reorganization proposal to dissolve Valley Center CSD and form CSA No. 138 as the designated successor agency. The Commission may also consider applying conditions so long as it does not directly regulate land use, property development, or

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<sup>1</sup> State law defines “subject agency” to mean any district or city for which a change of organization or reorganization is proposed.

<sup>2</sup> State law defines “affected local agency” as any entity that contains, or would contain, or whose sphere contains or would contain, any territory for which a change of organization is proposed or ordered. Notice of the proposal and hearing were provided to the agencies.

subdivision requirements. Additional discussion with respect to proposal purpose, development opportunities, and Commission focus follows.

### Proposal Purpose

The purpose of the proposed reorganization before San Diego LAFCO is to improve park and recreation services within the Valley Center community by reorganizing responsibilities from Valley Center CSD to the County of San Diego via the formation of CSA No. 138. Governance would be transferred from an independent CSD Board to the dependent CSA Board comprising the County Board of Supervisors. The proposal follows a recent LAFCO municipal service review and is intended to steady and improve park and recreation services by drawing on the expanded resources of the County’s Park and Recreation Department. Valley Center CSD’s proposal also – notably – includes specified terms to assist in the transition of park and recreation services and outlined below.

- County to review and add Star Valley Park development to the community master plan and County’s Capital Project Program.
- County Department of Parks and Recreation to engage community prior to development of Star Valley Park. It is also requested the County allow equestrian activities to continue.
- Star Valley Park name remains unchanged.
- Appoint a five-member advisory board initially consisting of the Valley Center CSD Board.
- County to consider building a senior center within CSA No. 138.
- Honor existing leases Valley Center CSD has with the following organizations:
  - Valley Center Stampede Rodeo
  - Valley Center Pauma Unified School District
  - Valley Center Fire Protection District
  - Valley Center Vaqueros
- Consider retaining existing employees.
- CSA No. 138 to follow County policy and engage public in the decision to reserve dedicated space at Star Valley Park for privately funded first responders and veterans memorial.

The County has communicated their consent to these requested conditions.

## Current and Potential Development

The Valley Center region historically has focused on commercial agriculture with ancillary rural residential uses. These land uses are undergoing a substantive transition to a more traditional suburban development patterns and marked by planned “villages” that include more moderate and clustered residential densities with local serving retail uses. This transition is highlighted by three prominent developments – Meadowood (824 units), Orchard Run (300 units), and Park Circle (332 units) – already approved by the County of San Diego with the latter project currently under construction.

## Commission Focus

Three central and sequential policy items underlie San Diego LAFCO’s consideration of the proposed reorganization. These policy items take the form of determinations and orient the Commission to consider the interrelated merits of the (a) timing of the reorganization, (b) establishment of a sphere of influence for CSA No. 138, and (c) whether modifications or approval terms for either of the preceding items are warranted.

## ANALYSIS

San Diego LAFCO’s analysis of the proposed reorganization is divided into two distinct subsections. The first subsection pertains to evaluating the central issues referenced in the preceding section and headlined by analyzing the merits of the proposed reorganization and the associated sphere of influence determination. The second subsection considers other germane issues required for consideration by the Commission in evaluating the proposal and highlighted by applicability under the California Environmental Quality Act (CEQA).

## Central Policy Items

### Item No. 1 | Reorganization Timing

The timing of the proposed reorganization to dissolve Valley Center CSD and its lone active municipal service function (park and recreation) and form CSA No. 138 as the designated successor agency appears appropriate. This conclusion draws from the analysis of the factors required for consideration under statute anytime jurisdictional changes are proposed along with locally adopted Commission policies. Most of the prescribed factors and applicable policies focus on the impacts of the proposed formation on the service and financial capacities of the receiving agency, CSA No. 138 though the County of San Diego (emphasis added). A summary of key conclusions generated in the review follow.

- Service Needs

The dissolution of Valley Center CSD and the formation of County Service Area No. 138 addresses the current and pressing need for a public operator with sufficient resources to fully assume responsibility of park and recreation service within the affected territory. Additional details follow.

- The affected territory’s transition to more residential uses highlights the increasing importance of park and recreation services to current and future families.
- Valley Center CSD’s current available parkland produces a ratio of 1.5 acres for every 1,000 residents. This ratio falls substantially below baseline standards established by the State of California for local communities under the Quimby Act, which specifies 3.0 acres for every 1,000 residents.
- Valley Center CSD does not have a master plan or other formal document to guide park and recreation services within the District. The absence of this type of document hinders the District’s ability to strategically plan and allocate resources in a manner consistent with Board objectives and priorities.
- Service Capacities and Levels

The County of San Diego has included an appropriately detailed plan of service to formally assume and improve the park and recreation service within the affected territory as part of their application to form CSA No. 138. Additional details follow.

  - Approval of the reorganization would transfer all park and recreation responsibilities in the affected territory to the County of San Diego’s Park and Recreation Department via the governance vehicle of CSA No. 138. This includes assuming management of the current five park sites and commitment therein to operate and maintain seven days a week.
  - CSA No. 138’s plan of service includes commitment to make all of the following improvements within the five park sites in the affected territory: ensure ADA accessibility and major maintenance of all structures; parking lot paving; roofing repairs; sports field rehabilitation; pool facility upgrades; and playground replacement.
- Service Funding and Costs

The County of San Diego has financial resources and related administrative controls to readily assume and improve park and recreation services in the affected territory through the formation of CSA No. 138. Additional details follow.

  - The County Board of Supervisors has authorized \$4.0 million in general funds to CSA No. 138 to improve the park and recreation services over the initial three fiscal years in the affected territory and as enumerated in the preceding section.
  - The County Board of Supervisors has also authorized an additional \$0.500 million to CSA No. 138 for initial costs to cover staffing, services, and supplies in the first fiscal year.

- All currently allocated property taxes and reserves to Valley Center CSD would be transferred to the CSA No. 138 and support daily operations going forward.

**CONCLUSION |  
MERITS OF REORGANIZATION TIMING**

The timing of the reorganization involving the dissolution of Valley Center CSD and formation of County Service Area No. 138 as successor agency is sufficiently warranted. Justification is marked by the preceding analysis and appropriately responds to the need for a more dependable and resourced entity to assume park and recreation service for the affected territory in support of its evolving and growing role as a bedroom community for the San Diego metropolitan area. Additional analysis supporting analysis is provided in Appendix A.

**Item No. 2 | Establishment of Sphere of Influence**

The proposed reorganization necessitates San Diego LAFCO consider the establishment of a sphere of influence to compliment the formation of CSA No. 138. Consideration of the establishment is premised on the Commission’s statutory task to designate spheres to demark the affected agencies’ appropriate service areas relative to community needs and – among other features – inform future annexation opportunities. To this end, staff believes establishing a sphere for CSA No. 138 to match the current sphere designation for Valley Center CSD and is generally contiguous with the jurisdictional boundary with the exception of excluding 584 acres. These excluded acres overlap into the City of Escondido and comprise a portion of the Daley Ranch property. It would be appropriate to revisit the designation – including the disposition of the Daley Ranch property – as part of a future sphere update.

**CONCLUSION |  
MERITS OF ESTABLISHING A SPHERE OF INFLUENCE**

The establishment of a sphere of influence for CSA No. 138 to match the existing designation for Valley Center CSD is sufficiently warranted. This designation would ensure a like-for-like transition of all current and anticipated park and recreation services from Valley Center CSD to the County of San Diego via CSA No. 138. This designation would service as the Commission’s policy statement that CSA No. 138 is the appropriate and exclusive provider of public parks and recreation services within the subject lands. Additional analysis supporting analysis is provided in Appendix B.

### Item No. 3 | Modifications and Terms

Staff believes no modifications to the proposed jurisdictional boundary for CSA No. 138 are merited at this time. Proceeding with the proposed jurisdictional boundary as submitted, notably, matches the existing service area of the Valley Center CSD and mitigates – among other considerations – the need for additional environmental review. Staff also believes the requested terms included in Valley Center CSD’s resolution of application and enumerated on page four of this agenda report are appropriate and should be applied to any approval. Other standard terms enumerated under LAFCO statute are also appropriate.<sup>3</sup>

#### CONCLUSION | MODIFICATIONS AND TERMS

No modifications to the proposed CSA No. 138 jurisdictional boundary appear merited. Approval terms are appropriate and include all conditions requested of Valley Center CSD in its resolution of application, and this includes establishment of an Advisory Board initiating consisting of the current members of the CSD Board. Standard LAFCO terms should also be incorporated into any approval.

### Other Statutory Considerations

#### Exchange of Property Tax Revenues

San Diego LAFCO is responsible under statute to determine the amount of property tax revenue – if any – to be formally exchanged and/or provided to CSA No. 138.<sup>4</sup> Accordingly, and given all active service functions are proposed to be transferred, staff believes it is appropriate to transfer all property tax revenue currently assigned to Valley Center CSD to CSA No. 138 beginning at the effective date of the reorganization. The substantive effect of this exchange involves 0.1% of the 1.0% currently collected within the affected territory and totaled \$130,926 in 2018-2019.

#### Environmental Review

CEQA requires San Diego LAFCO to assess whether environmental impacts would result from activities approved under the Commission’s statutory authority. Accordingly, San Diego LAFCO is tasked with making two distinct determinations as lead agency under CEQA with respect to this proposal. This involves addressing the (a) proposed reorganization and (b) establishing a sphere of influence for CSA No. 138. The Executive Officer has determined both actions qualify as projects under CEQA but are exempt from further review under State Guidelines based on the following findings.

<sup>3</sup> Reference to California Government Code 57302.

<sup>4</sup> Reference to California Government Code Section 56810(a)(2).



- The reorganization to dissolve Valley Center CSD and form CSA No. 138 as successor agency qualifies for exemption under State CEQA Guidelines Section 15320. This exemption appropriately applies given the underlying action involves the transfer of existing municipal service functions within the same area with no additional powers or expansions therein.
- The establishment of a sphere of influence for CSA No. 138 qualifies for exemption under State CEQA Guidelines Section 15061(b)(3). This exemption appropriately applies given it can be seen with certainty that spheres are planning policies and their establishments and subsequent amendments and/or updates do not change the environment or authorize any new uses or services.

### **Protest Proceedings**

An approval of the proposed reorganization by San Diego LAFCO would require protest proceedings under Government Code Section 57000. As allowed under State law and further contemplated under local policy, it is recommended the Commission delegate these proceedings to the Executive Officer and hold a noticed hearing to accept written objections filed by registered voters and/or landowners within the affected territory. The following thresholds would apply in valuing protests and determining next steps:

- Should less than 25% of (a) registered voters and/or (b) landowners holding less than 25% of the assessed value of land within the affected territory file written protests the change of organization will be ordered without an election.
- Should 25% to 50% of (a) registered voters and/or (b) landowners holding 25% to 50% of the assessed value of land within the affected territory file written protests the change of organization will be ordered subject to an election at a future date.
- Should more than 50% of (a) registered voters and/or (b) landowners holding 50% or more of the assessed value of land within the affected territory file written protests the change of organization will be terminated.

Should the Commission proceed with an approval, staff has tentatively scheduled a protest hearing on the reorganization on December 3, 2020 with the details as to time and place to be determined so as to comply with the physical distancing requirements applicable per the state and local orders regarding COVID-19. Notice for the protest hearing would be provided to landowners and registered voters in a manner provided under statute no less than 21-days in advance.<sup>5</sup> Further – and importantly should this apply – all protest forms would need to be signed on or after the date the protest hearing is noticed; signatures dated ahead of the noticing are invalid under statute.

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<sup>5</sup> Official protest forms for both landowners and voters are available on the LAFCO website with additional instructions.

## RECOMMENDATION

Staff recommends San Diego LAFCO approve the proposed reorganization to dissolve Valley Center CSD and form CSA No. 138 as successor agency without modifications and subject to specified terms based on the analysis provided in the preceding analysis. This recommendation also includes establishing a sphere of influence for CSA No. 138 and is consistent with Alternative One in the proceeding section.

## ALTERNATIVES FOR ACTION

The following alternative actions are available to San Diego LAFCO and can be accomplished with a single motion:

Alternative One (recommended):

Adopt the attached draft resolution conditionally approving the reorganization proposal without modification while also establishing a sphere of influence for CSA No. 138.

Alternative Two:

Continue consideration to a future meeting and provide direction to staff concerning additional information, as needed.

Alternative Three:

Disapprove the change of organization proposal with direction to staff to return at the next regular meeting with a conforming resolution for adoption.

## PROCEDURES FOR CONSIDERATION

This item has been placed on San Diego LAFCO’s agenda for action as part of a noticed public hearing. The following procedures are recommended in the consideration of this item:

- 1) Receive verbal presentation from staff unless waived.
- 2) Initial questions or clarifications from the Commission.
- 3) Open the hearing and invite comments in the following order:
  - Representatives from Valley Center CSD and County of San Diego
  - General public
- 4) Discuss item and consider the staff recommendation.

On behalf of the Executive Officer,



Linda Heckenkamp  
Analyst II

Appendices:

- A) Analysis of Boundary Change Factors
- B) Analysis of Sphere of Influence Factors

Attachments:

- 1) Vicinity Map of the Affected Territory
- 2) Draft Resolution of Approval
- 3) Application Materials
  - a. Valley Center CSD
  - b. County of San Diego

## APPENDIX A

### Government Code Section 56668 Proposal Review Factors

- a) **Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent areas, during the next 10 years.**
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The affected territory as proposed by the applicants is 42,438 acres in size and includes 34,644 assessor parcels within the unincorporated community of Valley Center in northern San Diego County. The subject parcels are mostly developed with low to moderate single-family residential uses along with commercial agriculture. The estimated resident population is 19,113. The total assessed value (land only) is \$3.2 billion as of November 2019. Three major new developments (Meadowood, Orchard Run and Park Circle) are planned and/or expected within the affected territory within the next 10-year period. Additional growth within the affected territory is expected going forward.

- b) **The need for municipal services; the present cost and adequacy of municipal services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.**
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The County of San Diego acts as the primary purveyor of general governmental services to the affected territory. This includes community planning, roads, and law enforcement. The affected territory also overlaps several other special districts that provide a range of municipal services in support of existing and future development. This includes – but not limited to – the Valley Center Municipal Water District (water and wastewater) and Valley Center Fire Protection District (fire protection and emergency medical). This proposal affects park and recreation service and is the focus of the succeeding analysis.

- **Public Park and Recreation Service to Affected Territory**

Valley Center CSD initiated its park and recreation services within the affected territory at the time of its formation in 1966 and currently includes five distinct community parks: Robert Adams Park (6-acres), Cole Grade Park (5.83-acres), Scibilia Field Park (3.04-acres), Star Valley Park (43.98-acres), and Valley Center Community Park (14.1-acres). Valley Center CSD has faced financial challenges to effectively address facility operations and maintenance. Limited funds have caused shortages in staffing, services, and supplies and – pertinently – have engendered the proposed reorganization and transfer of responsibilities to the County via the formation of CSA No. 138. The County’s initial assessment identifies significant improvements are needed to the park and recreation system to meet baseline standards. To this end, the County has developed a three-year capital improvement plan and include:

improvements to the maintenance building, driveway and parking lots, utility upgrades, roofing, HVAC systems, pool rehabilitation, structures (restrooms, office, out buildings), host sites, landscaping, trees, and irrigation, lighting, amenities (playgrounds, picnic amenities, fixtures, signage), ballfield rehabilitation and adding ADA accessibility at an estimated cost of \$4.0 million. The Board of Supervisors has authorized funding the capital improvement plan through general fund monies.

**c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on local governmental structure.**

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Approving the reorganization proposal to dissolve Valley Center CSD and form CSA No. 138 as the successor agency would strengthen existing economic and social ties between the County of San Diego and the affected territory. Formation would expand existing County-controlled municipal services that support current and future development to include enhanced park and recreation service and in doing so further empower the County and its Board of Supervisors to effectuate and support development in the area.

**d) The conformity of the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies/priorities set forth in G.C. Section 56377.**

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Approving the proposed reorganization to dissolve Valley Center CSD and form CSA No. 138 as successor agency would affirmatively respond to an earlier recommendation of the Commission in its “Valley Center Region Municipal Service Review” (2020).

**e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by G.C. Section 56016.**

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A sizeable portion of the affected territory qualifies as “prime agricultural land” under LAFCO law. Specifically, approximately one-half of the lands are currently used for the following purposes: producing an agricultural commodity for commercial purposes; left fallow under a crop rotational program; or enrolled in an agricultural subsidy program. However, approval of the reorganization proposal and formation of CSA No. 138 to assume park and recreation services would have no substantive effect on maintaining the physical and economic integrity of agricultural lands.

**f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment, the creation of islands or corridors of unincorporated territory, and other similar matters.**

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LAFCO is in receipt of a draft map and geographic description of the affected territory that details metes and bounds consistent with the standard of the State Board of Equalization. Approval would be conditioned on a final map and description conforming to the referenced standards and address any modifications required by the Commission. Approval for the

reorganization of the affected territory would not create service islands or corridors of unincorporated territory.

**g) A regional transportation plan adopted pursuant to Section 65080.**

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A notice of the proposed reorganization to dissolve the Valley CSD and form CSA No. 138 as successor agency was provided to the San Diego Association of Governments or SANDAG. No comments were received from SANDAG and as such no conflicts have been identified with respect to its regional transportation plan, San Diego Forward.

**h) Consistency with the city or county general and specific plans.**

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The proposed dissolution of Valley Center CSD and formation of CSA No. 138 as successor agency does not conflict with the County General Plan.

**i) The sphere of influence of any local agency affected by the proposal.**

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See analysis provided as part of Appendix B.

**j) The comments of any affected local agency or other public agency.**

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Staff provided notice of the reorganization proposal to all subject and affected agencies as required under LAFCO law. No written comments were received ahead of preparing this agenda report for distribution on October 23, 2020.

**k) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.**

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The County of San Diego has prepared a detailed plan of service as part of its reorganization filing with the Commission. This includes a capital improvement plan to steady and improve park and recreation services in the affected territory over the first three fiscal years.

**l) Timely availability of adequate water supplies for projected needs as specified in G.C. Section 65352.5.**

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The affected territory’s existing residential uses are presently within and connected to Valley Center Municipal Water District’s retail domestic water system with wholesale supplies provided by the San Diego County Water Authority. Approval of the proposed reorganization would not affect the timely availability of water supplies to the affected territory.

**m) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments.**

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The proposed reorganization to dissolve Valley Center CSD and form CSA No. 138 as successor agency would not impact any local agencies in accommodating their regional housing needs. All potential units tied to the lands within the affected territory are already assigned to the County of San Diego by the region's council of governments, SANDAG.

**n) Any information or comments from the landowner or owners, voters, or residents of the affected territory.**

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The affected territory includes 12,171 registered voters and qualifies as "inhabited" as defined by LAFCO law (containing 11 registered voters or greater). Notice of the proposal and associated public hearing scheduled on November 2<sup>nd</sup> have been provided in a manner consistent with law with no comments received to date.

**o) Any information relating to existing land use designations.**

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See above analysis for (h).

**p) The extent to which the proposal will promote environmental justice.**

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As used in this review factor, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services. The proposed reorganization does not include locating new public facilities and therefore approval is not anticipated to directly influence the promotion of environmental justice within the affected territory.

**q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone or maps that identify land determined to be in a state responsibility area, if it is determined that such information is relevant to the affected territory.**

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The County of San Diego General contains a hazard mitigation plan for potential fire, flooding and earthquakes. The affected territory lies within a "very high" fire hazard zone. It is also mapped within a State Responsibility Area with respect to wildland fire protection. Fire services within the affected territory are primarily the responsibility of the Valley Center Fire Protection District. The Deer Springs Fire Protection District also serves a small portion of the affected territory.

**APPENDIX B  
STATEMENT OF DETERMINATIONS  
SPHERE OF INFLUENCE FACTORS**

**(1) The present and planned land uses, including agricultural and open-space lands.**

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The affected territory as submitted totals 42,438 acres and anchored by the unincorporated community of Valley Center with an estimated resident population of 19,113. The low to moderate residential uses within the affected territory are augmented by commercial agricultural uses and open space and consistent with the County General Plan. Establishing a sphere of influence to replicate the sphere designation of Valley Center CSD for CSA No. 138 as the successor agency is consistent with these present and planned land uses.

**(2) The present and probable need for public facilities and services in the area.**

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The affected territory includes an estimated 19,133 residents and underlie a present and probable need going forward for park and recreation services. Establishing a sphere of influence to replicate the sphere designation of Valley Center CSD for CSA No. 138 as the successor agency to park and recreation services reflects these present and probable needs.

**(3) The present capacity of public facilities and adequacy of public services the agency provides or is authorized to provide.**

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The County of San Diego has prepared a detailed plan of service as part of the proposed reorganization to transfer park and recreation services from Valley Center CSD to the County via the formation of CSA No. 138. This includes a three-year capital improvement plan to steady and improve critical infrastructure deficiencies. Establishing a sphere of influence to replicate the sphere designation of Valley Center CSD for CSA No. 138 as the successor agency to park and recreation services reflects these capacity considerations.

**(4) The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.**

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The County of San Diego has established explicit social and economic ties within the affected territory as the primary municipal service provider and headlined by community planning, roads, and law enforcement. Establishing a sphere of influence to replicate the sphere designation of Valley Center CSD for CSA No. 138 as the successor agency to park and recreation services further consolidates the County’s ties within the affected territory.

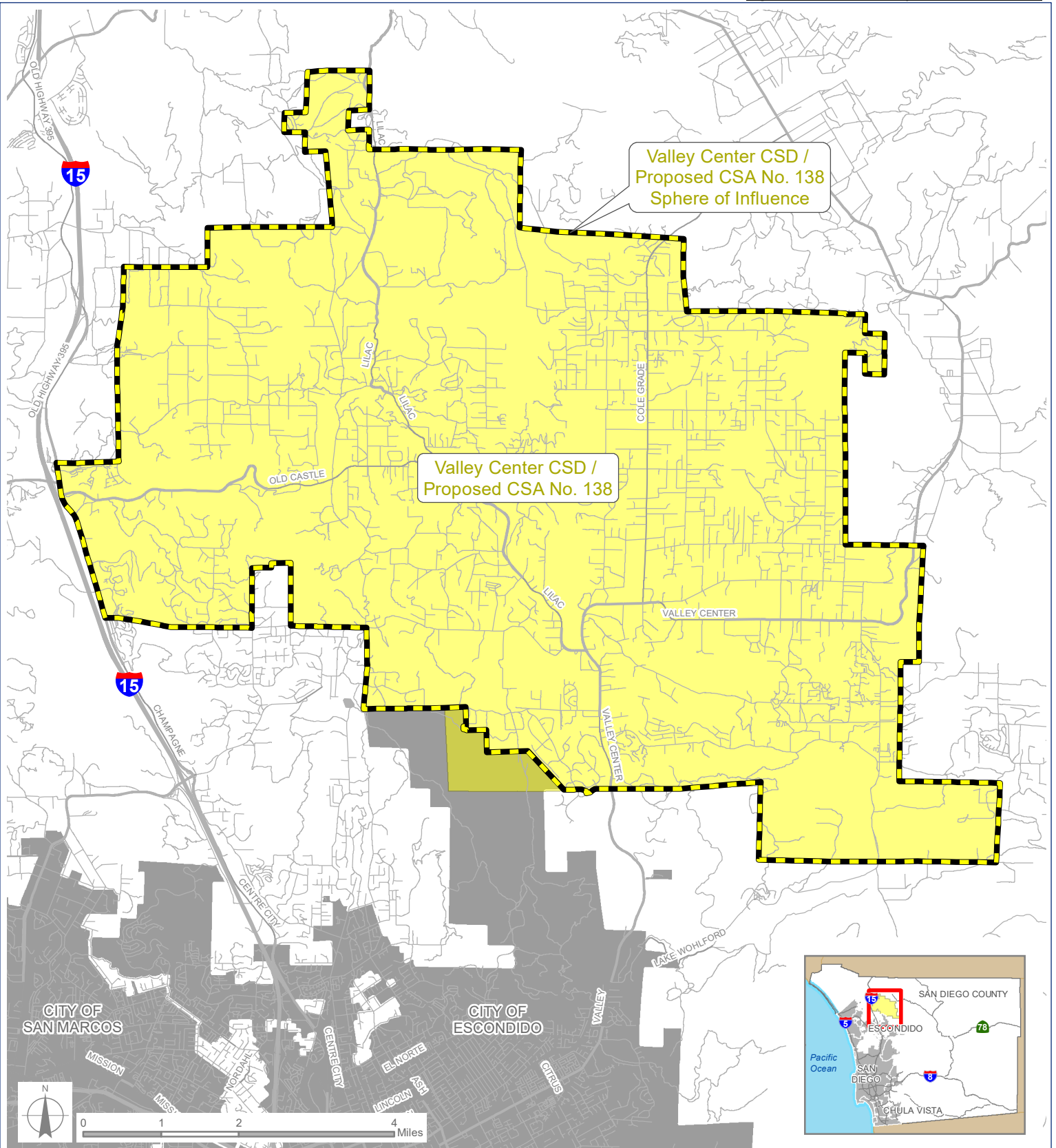
**(5) The present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.**

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The affected territory does not lie within a census tract qualifying as a disadvantaged unincorporated community under State statute or LAFCO policy.

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RO20-13

**Proposed "Concurrent Dissolution of Valley Center Community Services District and Formation of County Service Area No. 138"**

- Valley Center CSD / CSA No. 138
  - Valley Center CSD / CSA No. 138 SOI
- SOI = Sphere of Influence



**San Diego County**  
**Local Agency Formation Commission**  
 Regional Service Planning | Subdivision of the State of California

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**RESOLUTION OF THE SAN DIEGO LOCAL AGENCY FORMATION COMMISSION**

**APPROVING THE VALLEY CENTER COMMUNITY SERVICES DISTRICT REORGANIZATION  
CONCURRENT DISSOLUTION OF VALLEY CENTER COMMUNITY SERVICES DISTRICT AND  
FORMATION OF COUNTY SERVICE AREA NO. 138 AND ESTABLISHING A COTERMINOUS SPHERE OF  
INFLUENCE  
(RO20-13 et al.)**

**WHEREAS**, the Valley Center Community Services District (CSD) filed a resolution of application with the San Diego County Local Agency Formation Commission (Commission) pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

**WHEREAS**, the Valley Center CSD's application requests for the dissolution and cession of all corporate powers contingent upon the formation of a new County Service Area (CSA) to formally assume park and recreation service responsibility for approximately 42,420 acres in the unincorporated community of Valley Center in north San Diego County and its estimated 19,113 residents; and

**WHEREAS**, the County filed a supporting resolution of application with the Commission requesting the formation of CSA No. 138 to formally assume park and recreation service to the affected territory; and

**WHEREAS**, the application filings by Valley Center CSD and County of San Diego are complementary and processed by the Commission as a joint-reorganization proposal; and

**WHEREAS**, the application filed by the County is processed by the Commission as a proposal to form a county service area and is referred to in short-order as:

“VALLEY CENTER COMMUNITY SERVICES DISTRICT REORGANIZATION - DISSOLUTION OF VALLEY CENTER COMMUNITY SERVICE DISTRICT WITH CONCURRENT FORMATION OF CSA NO. 138,”; and

**WHEREAS**, in its resolution of application the County of San Diego, as applicant has consented to an exchange or dedication of property taxes related to the County Service Area No. 138 formation approved by the Commission; and

**WHEREAS**, the Commission's Executive Officer has reviewed the joint-proposal to concurrently dissolve Valley Center CSD and form County Service Area No. 138 and prepared a written report with recommendations; and

**WHEREAS**, the Executive Officer's written report and recommendations on the County Service Area No. 138 formation proposal and need for concurrent sphere of influence establishment have been presented to the Commission in the manner provided by law; and

**WHEREAS**, the Commission heard and fully considered all the evidence presented at a noticed public hearing along with reviewing the necessary concurrent sphere of influence establishment for consistency under Government Code Section 56375.5 on November 2, 2020.

**NOW, THEREFORE, BE IT RESOLVED**, the Commission hereby finds, determines, and orders the following:

1. The hearing was held on the date set therefore, and due notice of said hearing was given in the manner required by law.
2. At the hearing, the Commission called for, heard, and considered all interested parties and public comments and read and considered the Executive Officer's written report.
3. The community served by the Valley Center CSD is not a disadvantaged unincorporated community as defined in Government Code section 56033.5.
4. The Commission serves as lead agency under the California Environmental Quality Act (CEQA) in considering the County Service Area No. 138 Formation and as detailed in the Executive Officer's report: (a) the formation itself along with the associated dissolution; and (b) the establishment of a sphere of influence. The Commission's findings follow.
  - a) The sphere of influence establishment qualifies as a project under CEQA but is exempt from further review under State CEQA Guidelines Section 15061(b)(3). This exemption appropriately applies given it can be seen with certainty spheres of influence are planning policies and any amendments do not make any changes to the environment or authorize any new uses or services.
  - b) The concurrent dissolution of Valley Center CSD and the formation of County Service Area No. 138 qualifies as a project under CEQA but is exempt from further review under State CEQA Section 15320. This exemption appropriately applies given the underlying action enables the County through CSA No. 138 to formally assume park and recreation service responsibilities for the unincorporated community of Valley Center with no additional service powers and no expansion of the existing service territory.
5. The Commission conditionally APPROVES the following sphere of influence establishment.
  - a) The sphere of influence for County Service Area No. 138 is established to match the current sphere designation for Valley Center CSD and is generally contiguous with the jurisdictional boundary except for acreage in the City of Escondido and shown in Exhibit A.
  - b) The Commission conditions the approved sphere of influence establishment as described below in Section 7(a).
6. The written statements of the Commission addressing the mandatory factors required for consideration any time spheres of influence are adopted, amended, or updated under Government Code Section 56425 are provided as Exhibit B.
7. The Commission conditionally APPROVES the proposed Valley Center CSD dissolution and concurrent formation of CSA No. 138 as the designated successor agency as shown in Exhibit C and detailed in Exhibit D.

- a. The following conditions must be satisfied within one calendar year – or November 2, 2021 – unless prior written request for an extension is received and approved by the Commission through its designee, Executive Officer.
  - i. Completion of the 30-day reconsideration period provided under Government Code Section 56895.
  - ii. The concurrent dissolution of Valley Center CSD and formation of CSA No. 138 is contingent on the completed acquisition by the CSA, as successor in interest, of the property, assets, and taxing or assessment authority of the Valley Center CSD.
  - iii. County to review and add Star Valley Park development to the community master plan and County’s Capital Project Program.
  - iv. County Department of Parks and Recreation to engage community prior to development of Star Valley Park. It is also requested the County allow equestrian activities to continue.
  - v. Star Valley Park name remains unchanged.
  - vi. Appoint a five-member advisory board initially consisting of the Valley Center CSD Board.
  - vii. County to consider building a senior center within CSA No. 138
  - viii. Honor existing leases Valley Center CSD has with the following organizations:
    - Valley Center Stampede Rodeo
    - Valley Center Pauma Unified School District
    - Valley Center Fire Protection District
    - Valley Center Vaqueros
  - ix. Consider retaining existing employees.
  - x. CSA No. 138 to follow County policy and engage public in the decision to reserve dedicated space at Star Valley Park for privately funded first responders and veterans memorial.
  - xi. Receipt and confirmation by the County of San Diego Assessor’s Office of the completeness of maps and geographic descriptions of the affected territory showing the CSA No. 138’s boundaries.
- b. The following conditions apply upon and after the effective date of the County Service Area No. 138 formation:
  - i. Tax Revenues. Upon the effective date, the legal existence of Valley Center CSD shall cease except as otherwise required by law. All property tax revenues and voter approved special tax or special assessment revenues (if any), received or receivable by Valley Center CSD as of the effective date shall be collected or collectible by CSA No. 138

for the exclusive use of funding the services within the Territory. CSA No. 138 property taxes, special taxes, and special assessments shall not be available for other CSA No. 138 or County purposes.

- ii. Plan for Service. CSA No. 138 shall provide the services within the territory provided by Valley Center CSD per the Plan for Services adopted by the County of San Diego. Levels of services may improve or increase prior to the day immediately preceding the Effective Date.
  - iii. Transfer of Facilities. Upon the effective date, the facilities located at the real properties identified on Exhibit B of Valley Center CSD Application shall be transferred to CSA No. 138 for use in providing the services.
8. The Executive Officer has the sole discretion to release and or waive any condition of approval before filing the Certificate of Completion.
  9. The population in the affected territory is approximately 19,113 and, thus, the affected territory is inhabited as defined in Government Code Section 56046.
  10. The Commission delegates to the Executive Officer performing all conducting authority proceeding requirements under Government Code Section 57000.
  11. The effective date of the reorganization proposal shall be the date of recordation of the Certificate of Completion as determined by the Executive Officer.
  12. As allowed under Government Code 56107, the Commission authorizes the Executive Officer to make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

PASSED AND ADOPTED by the San Diego County Local Agency Formation Commission on November 2, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

**EXHIBIT A**  
**SPHERE OF INFLUENCE**  
**CSA NO. 138**

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**EXHIBIT B**  
**DETERMINATIVE STATEMENTS**  
**ESTABLISHMENT OF A SPHERE OF INFLUENCE FOR CSA NO. 138**

**(1) The present and planned land uses, including agricultural and open-space lands.**

---

The affected territory totals 42,438 acres and anchored by the unincorporated community of Valley Center with an estimated resident population of 19,113. The low to moderate residential uses within the affected territory are augmented by commercial agricultural uses and open space and consistent with the County of San Diego General Plan. The establishment of a sphere of influence to match the sphere designation of Valley Center CSD for CSA No. 138 as the successor agency is consistent with these present and planned land uses.

**(2) The present and probable need for public facilities and services in the area.**

---

The affected territory includes an estimated 19,133 residents and underlie a present and probable need going forward for park and recreation services. The establishment of a sphere of influence to match the sphere designation of Valley Center CSD for CSA No. 138 as the successor agency to park and recreation services reflects these present and probable needs.

**(3) The present capacity of public facilities and adequacy of public services the agency provides or is authorized to provide.**

---

The County of San Diego has prepared a detailed plan of service as part of the proposed reorganization to transfer park and recreation services from Valley Center CSD to the County via the formation of CSA No. 138. This includes a three-year capital improvement plan to steady and improve critical infrastructure deficiencies. The establishment of a sphere of influence to match the sphere designation of Valley Center CSD for CSA No. 138 as the successor agency to park and recreation services reflects these capacity considerations.

**(4) The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.**

---

The County of San Diego has established explicit social and economic ties within the affected territory as the primary municipal service provider and headlined by community planning, roads, and law enforcement. The establishment of a sphere of influence to match the sphere designation of Valley Center CSD for CSA No. 138 as the successor agency to park and recreation services further consolidates the County's ties within the affected territory.

**(5) The present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.**

---

The affected territory does not lie within a census tract qualifying as a disadvantaged unincorporated community under State statute or LAFCO policy.

**EXHIBIT C**  
**JURISDICTIONAL BOUNDARY**  
**CSA NO. 138**

Placeholder

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**EXHIBIT D**  
**GEOGRAPHIC DESCRIPTION**  
**CSA NO. 138**

Placeholder

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**VALLEY CENTER PARKS &  
RECREATION DISTRICT**

*Established 1966*

28246 Lilac Road ♦ PO Box 141  
Valley Center, CA 92082

Phone (760) 749-8852 ♦ Fax (760) 749-8893

June 17, 2020

Linda Heckencamp  
San Diego County LAFCO  
9335 Hazard Way, Suite 200  
San Diego, CA 92123

RECEIVED

JUN 23 2020

SAN DIEGO LAFCO

Re: Resolution and LAFCO Application for Reorganization

Dear Linda:

Enclosed please find the certified copy of Valley Center Parks and Recreation Resolution 2020-175, Exhibit "A" and Exhibit "B".

Exhibit "A" is the LAFCO application for reorganization. I have executed the contract and completed what I can. I do not have the metes-and-bounds. Please let me know if you need anything else from our district.

Sincerely,

A handwritten signature in blue ink, appearing to read "Darcy LaHaye", with a long horizontal flourish extending to the right.

Darcy LaHaye  
General Manager

Enclosures

**RESOLUTION NO. 2020-175**

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
VALLEY CENTER PARKS AND RECREATION DISTRICT, REQUESTING THE SAN DIEGO  
COUNTY LOCAL AGENCY FORMATION COMMISSION TO TAKE PROCEEDINGS TO DISSOLVE THE  
VALLEY CENTER PARKS AND RECREATION DISTRICT  
WITH RECOMMENDED TERMS.**

**WHEREAS**, the Valley Center Parks and Recreation District (VCPRD) is a public agency duly organized and existing under and by virtue of the California Government Code §6100, *et seq.* and the laws of the State of California, and also known as the Valley Center Community Services District; and

**WHEREAS**, VCPRD desires to file an application with the San Diego County Local Agency Formation Commission (LAFCO) pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 for REORGANIZATION and request dissolution of the District with recommended terms including concurrent formation of a new County Service Area (CSA) to serve as successor agency; and

**WHEREAS**, the reason for reorganization follows LAFCO'S recently completed municipal service review on the region and recommendation therein to reorganize VCPRD into a new CSA to directly draw on the expanded resources of the County of San Diego in providing park and recreational amenities to constituents; and

**WHEREAS**, this application and request for dissolution is contingent on the County of San Diego concurrently applying and receiving approval and order from LAFCO to form a new CSA to serve as successor agency to VCPRD.

**NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE VALLEY CENTER PARKS AND RECREATION DISTRICT DOES HEREBY RESOLVE, DETERMINE AND ORDER** as follows:

**SECTION 1.** VCPRD will forthwith file an Application for Reorganization with LAFCO as provided in Exhibit "A" with authorization to the General Manager to provide and/or sign any related documentation required by LAFCO thereafter.

**SECTION 2.** VCPRD will hold a public hearing to adopt this Resolution giving at least 21 days prior notice.

**SECTION 3.** Recommended terms and conditions of the reorganization are specified on Exhibit "B".

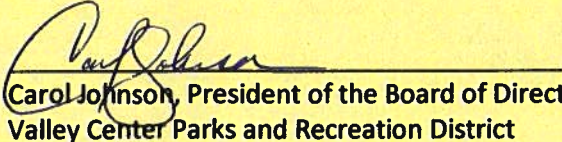
**APPROVED, SIGNED AND ADOPTED** this 16th day of June, 2020 by the following roll call vote:

**AYES:** Johnson, Trok, Wiedenkeller, Guiliano, Laird    **NOES:** 0    **ABSTAIN:** 0    **ABSENT:** 0

**Attest:**

**APPROVED:**

  
Darcy laHaye, General Manager of the  
Board of Directors  
Valley Center Parks and Recreation District

  
Carol Johnson, President of the Board of Directors  
Valley Center Parks and Recreation District



Resolution No. 2020-175

EXHIBIT "B"  
RECOMMENDED TERMS AND CONDITIONS

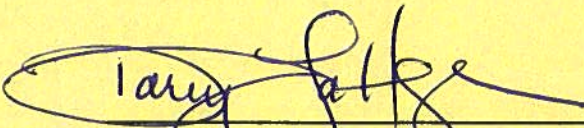
1. County to review and add Star Valley Park development to the community master plan and County's Capital Project Program.
2. County Department of Parks and Recreation (DPR) to engage community prior to development of Star Valley Park. Currently, VCPRD allows equestrian activities at Star Valley Park and would recommend the continued use for equestrians in the community.
3. Star Valley Park name remains unchanged.
4. Appoint 5 member advisory board initially consisting of Valley Center Parks and Recreation board members at time of dissolution.
5. DPR to consider building a senior center within the District.
6. Honor existing leases Valley Center Parks and Recreation District has with:
  - A. Valley Center Stampede Rodeo
  - B. Valley Center Pauma Unified School District
  - C. Valley Center Fire Protection District
  - D. Valley Center Vaqueros
7. Consider retaining existing employees.
8. DPR to follow County policy and engage public in the decision to reserve dedicated space at Star Valley Park for privately funded first responders and veterans memorial.

**CERTIFICATE OF GENERAL MANAGER**

I, Darcy LaHaye, hereby certify that the foregoing Resolution No. 2020-175 was duly adopted by the Board of Directors of the Valley Center Parks and Recreation District at a public hearing held via teleconference at the offices of the District, 28246 Lilac Road, Valley Center, California, on Tuesday, June 16, 2020 and that the same has not been amended or repealed.

Dated this 16<sup>th</sup> day of June, 2020



  
\_\_\_\_\_  
Darcy LaHaye, General Manager for the  
Board of Directors  
Valley Center Parks and Recreation District

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Resolution No.:

Meeting Date:

**RESOLUTION OF APPLICATION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO TO INITIATE PROCEEDINGS WITH THE SAN DIEGO LOCAL AGENCY FORMATION COMMISSION TO FORM A COUNTY SERVICE AREA AND AUTHORIZATION THEREIN TO PROVIDE LOCAL PARKS AND RECREATION SERVICES WITHIN THE AFFECTED TERRITORY AS SPECIFIED**

**WHEREAS**, the County of San Diego (County) is a political division of the State of California with corporate powers pursuant to Government Code Sections 23000-33205;

**WHEREAS**, the unincorporated community of Valley Center in north San Diego County currently receives local parks and recreation services from the Valley Center Community Services District (VCCSD), a community services district formed and operating pursuant to Government Code Section 61000 et seq.;

**WHEREAS**, the VCCSD by Resolution No. 2020-175 adopted on June 16, 2020 submitted an application to the San Diego Local Agency Formation Commission (LAFCO) requesting that VCCSD be dissolved and replaced by a County Service Area to be operated by the County for the purpose of continuing to provide the park and recreational services currently offered by VCCSD;

**WHEREAS**, the County desires to initiate an application with the LAFCO pursuant to the County Service Area Law, Government Code Section 25210 et seq. and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Government Code Section 56000 et seq. to form a CSA to succeed to the interests and responsibilities of VCCSD; and

**WHEREAS**, the County provided notice of the hearing on this application to be published and provided to the Executive Officer of LAFCO in accordance with Government Code Section 25211.3.

**NOW, THEREFORE, IT IS HEREBY RESOLVED** that the Board of Supervisors does hereby order as follows:

1. This resolution of application initiates the LAFCO process to form a County Service Area to be referred to as “County Service Area No. 138 - Valley Center Parks & Recreation” to assume responsibility for and provide local parks and recreation services to the Valley Center community in place of the VCCSD as shown in Exhibit “A” and further described in Exhibit “B.”

A plan for providing services for this resolution of application to the LAFCO has been prepared pursuant to Government Code Section 56653 and is attached hereto as Exhibit "C." The County intends to provide park and recreation services using one time contributions from the County of \$4,473,000, property tax revenue, user fees, and any lease or other revenue currently collected by VCCSD together with such additional or increased charges as may be necessary to ensure the facilities and services continue to meet the needs of the community.

2. The Board of Supervisors finds the proposal to LAFCO is exempt from the provisions of the California Environmental Quality Act under Section 15320 of the State CEQA Guidelines because the action consists of the formation of a new County Service Area to assume responsibility for the provision of park and recreational services from VCCSD without a change in the geographic area where services are provided.
3. The Board of Supervisors requests LAFCO approve the resolution of application with the following terms and conditions:
  - (a) The concurrent dissolution of VCCSD and formation of the County Service Area contingent on the completed acquisition by the County Service Area, as successor in interest, of the property, assets, and taxing or assessment authority of the VCCSD.
  - (b) LAFCO approval, as necessary, of a proposed property tax exchange to allow for the County Service Area to obtain the property tax revenue currently allocated to VCCSD for operation of local parks and recreation facilities.
4. The Clerk of the Board of Supervisors is authorized and directed to file a certified copy of this resolution of application with the LAFCO Executive Officer along with completing all associated documentation in the application process.

**PASSED AND ADOPTED** by the Board of Supervisors of the County of San Diego on October 28, 2020

APPROVED AS TO FORM AND LEGALITY

By: \_\_\_\_\_  
Justin A. Crumley, Sr. Deputy

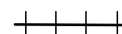

# **EXHIBIT A**

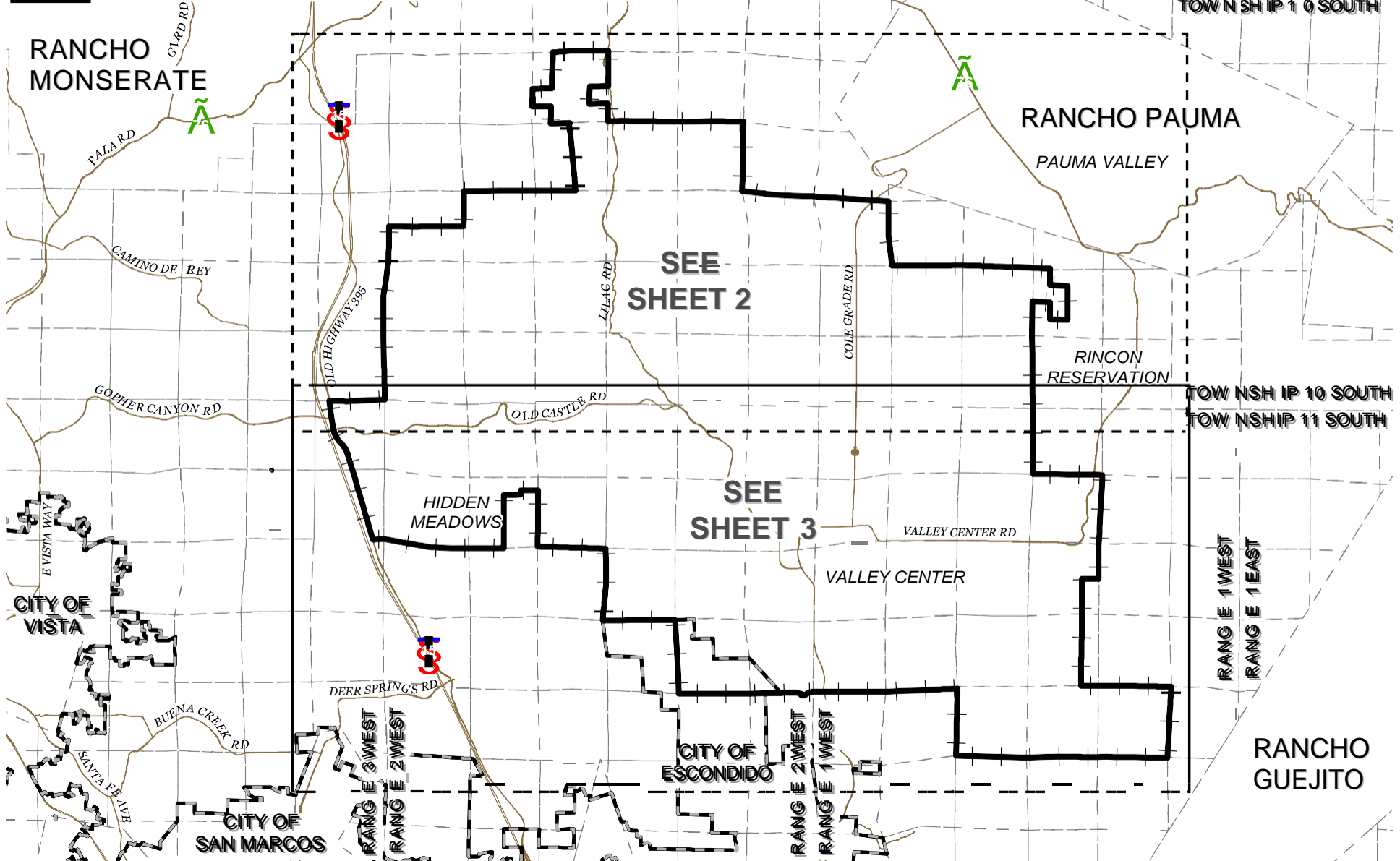
## **Index Map**



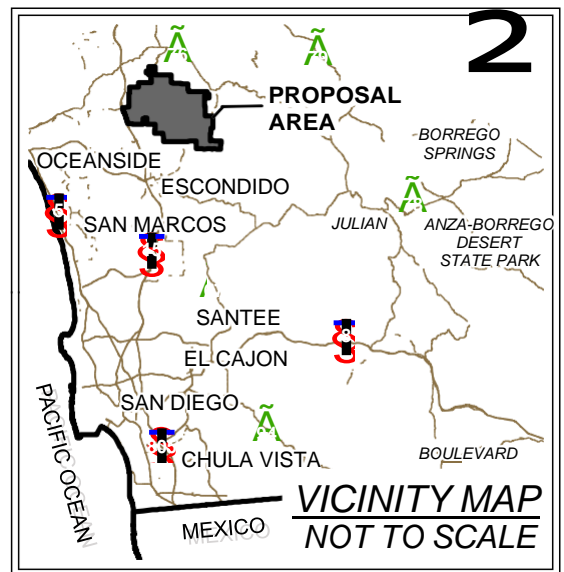
# INDEX MAP

## LEGEND

-  EXISTING VALLEY CENTER CSD BOUNDARY
-  PROPOSED COUNTY SERVICE AREA NO 138 BOUNDARY



# EXHIBIT "A" 2



**DISCLAIMER:**  
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CONCURRENT DISSOLUTION OF VALLEY CENTER COMMUNITY SERVICES DISTRICT AND FORMATION OF COUNTY SERVICE AREA NO. 138

**COUNTY OF SAN DIEGO**  
 Assessor/Recorder/County Clerk  
 Assessor's Mapping Division

AREA: 66.31 SQ MILES

DATE: 07/02/2020

APN: VARIOUS

DRAWN BY: J. DELAROSA

SCALE: 1" = 2 MILES

SHEET: 1 OF 3

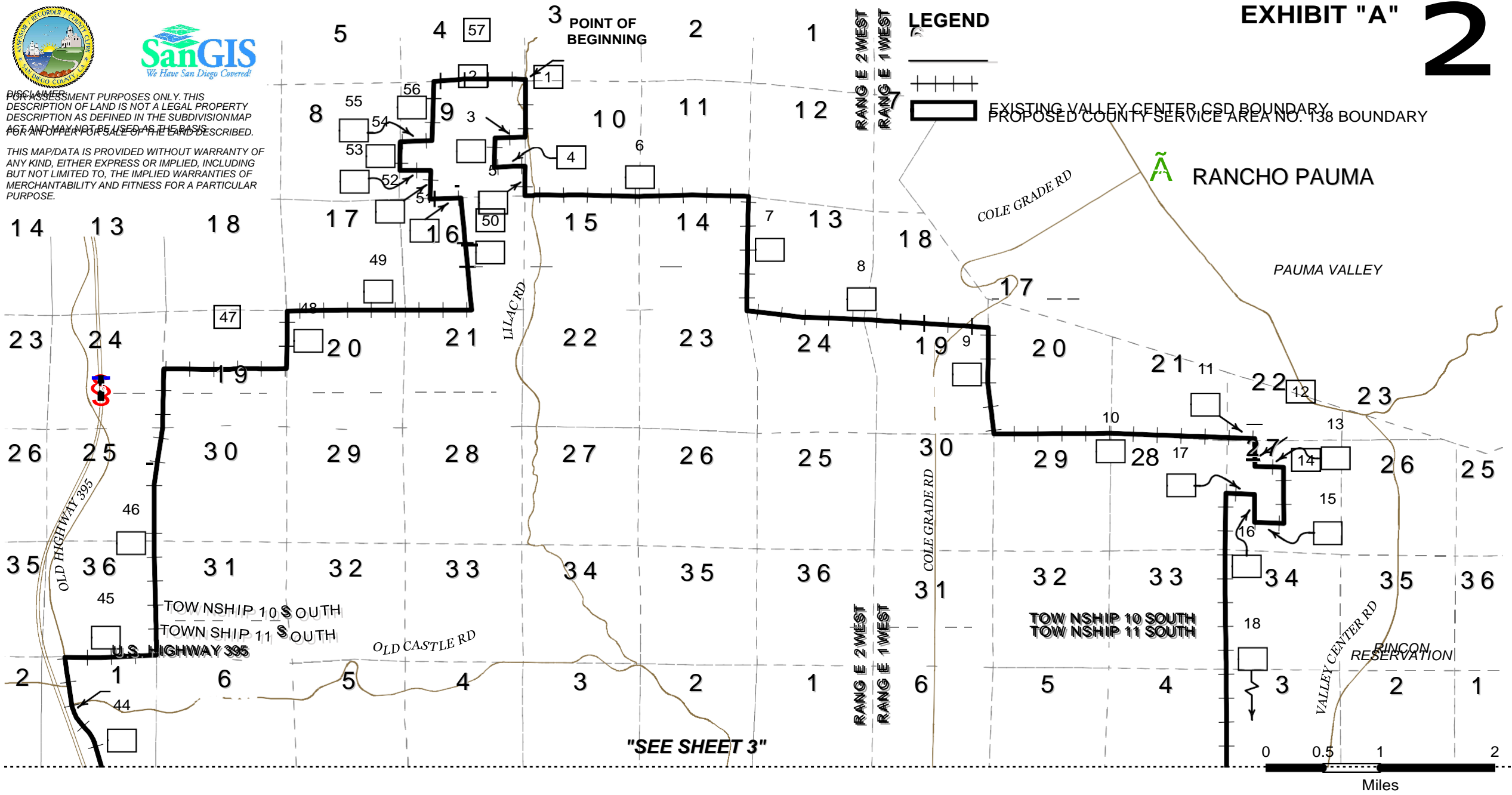
LAFCO REFERENCE NO.: RO20-13



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# EXHIBIT "A" 2



CONCURRENT DISSOLUTION OF VALLEY CENTER COMMUNITY SERVICES DISTRICT AND FORMATION OF COUNTY SERVICE AREA NO. 138

LAFCO REFERENCE NO.: RO20-13

**COUNTY OF SAN DIEGO**  
 Assessor/Recorder/County Clerk  
 Assessor's Mapping Division

AREA: 66.31 SQ MILES

APN: VARIOUS

SCALE: 1" = 1 MILE

DATE: 07/02/2020

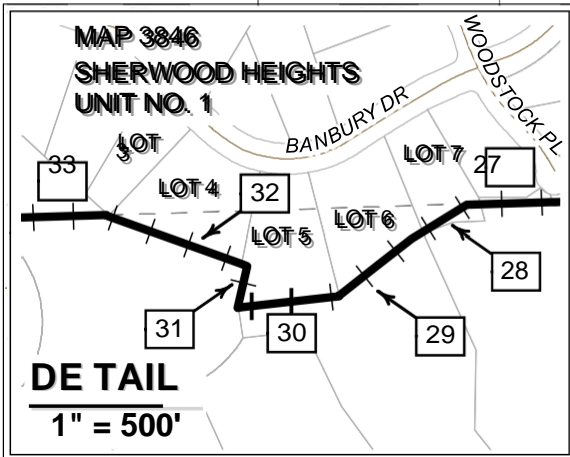
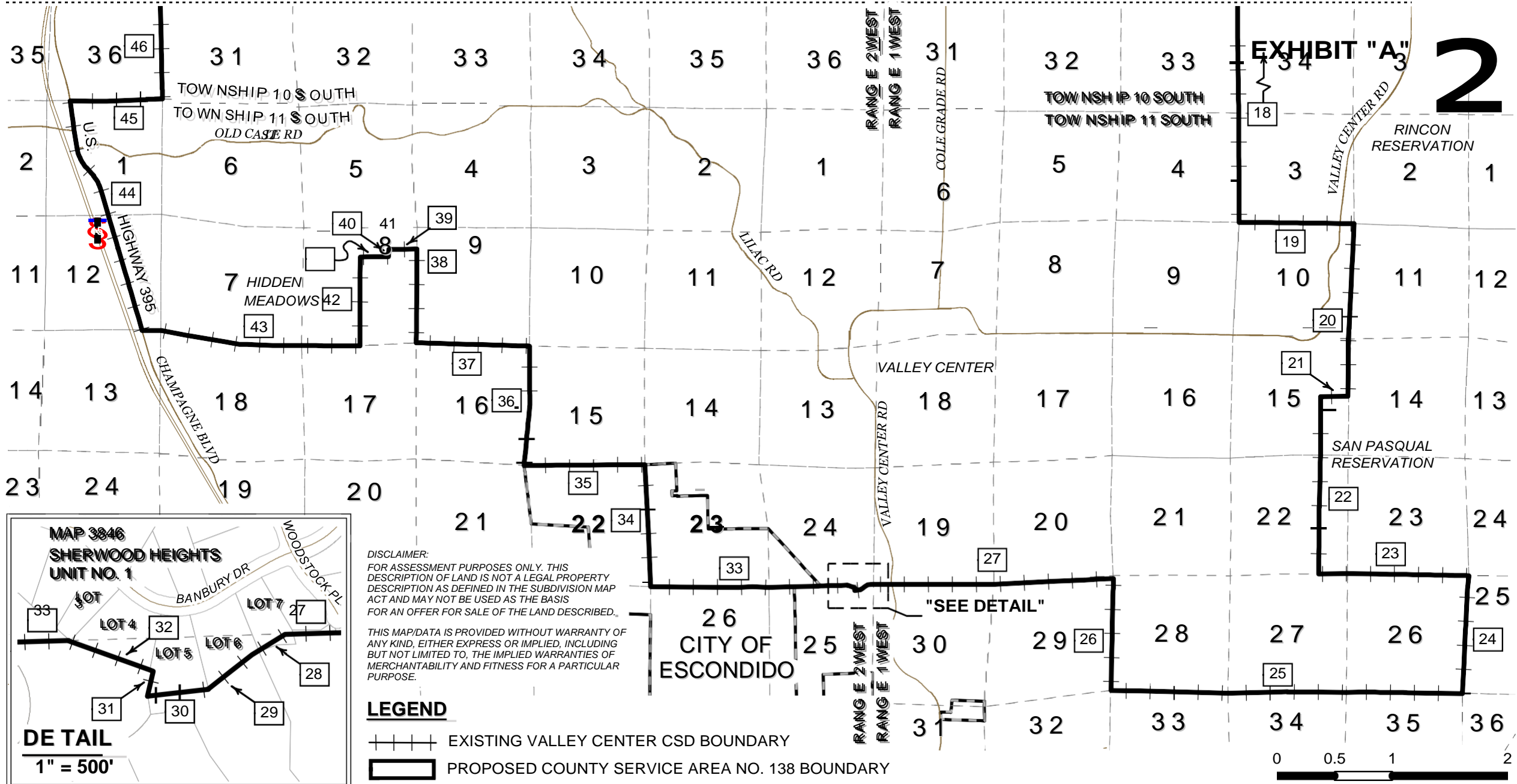
DRAWN BY: J. DELAROSA

SHEET: 2 OF 3



"SEE SHEET 2"

EXHIBIT "A" **2**

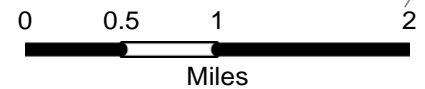


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**LEGEND**

- +++++ EXISTING VALLEY CENTER CSD BOUNDARY
- ▬ PROPOSED COUNTY SERVICE AREA NO. 138 BOUNDARY



CONCURRENT DISSOLUTION OF VALLEY CENTER COMMUNITY SERVICES DISTRICT AND FORMATION OF COUNTY SERVICE AREA NO. 138

**COUNTY OF SAN DIEGO**  
 Assessor/Recorder/County Clerk  
 Assessor's Mapping Division

AREA: 66.31 SQ MILES

DATE: 07/02/2020

APN: VARIOUS

DRAWN BY: J. DELAROSA

SCALE: 1" = 1 MILE

SHEET: 3 OF 3

LAFCO REFERENCE NO.: RO20-13



# **EXHIBIT B**

## **Geographic Description**



## EXHIBIT "B"

### GEOGRAPHIC DESCRIPTION

**" CONCURRENT DISSOLUTION OF THE VALLEY CENTER COMMUNITY SERVICES DISTRICT  
AND FORMATION OF COUNTY SERVICE AREA NO. 138 "  
LAFCO REFERENCE NO.: RO20-13**

ALL THAT TERRITORY IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

**BEGINNING** AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 10 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN;

1. THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION TO THE EAST AND WEST CENTER LINE THEREOF;
2. THENCE WEST ALONG SAID EAST AND WEST CENTER LINE TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;
3. THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;
4. THENCE EAST ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID SECTION 9;
5. THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID SECTION;
6. THENCE EAST ALONG SECTION LINES TO THE NORTHEAST CORNER OF SECTION 14, SAID TOWNSHIP;
7. THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 14 TO THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 10 SOUTH, RANGE 2 WEST;
8. THENCE EAST ALONG SECTION LINES TO THE WEST LINE OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 1 WEST;
9. THENCE SOUTHERLY ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID SECTION 20;
10. THENCE EASTERLY ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF SECTION 21 OF SAID TOWNSHIP TO THE SOUTHEAST CORNER OF SAID SECTION;
11. THENCE EAST ALONG SECTION LINES TO THE WEST LINE OF THE NORTH EAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27 OF SAID TOWNSHIP;
12. THENCE SOUTHERLY ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID QUARTER-QUARTER;

13. THENCE EASTERLY ALONG SAID SOUTH LINE TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 27;
14. THENCE SOUTHERLY ALONG SAID NORTH AND SOUTH CENTER LINE TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION 27;
15. THENCE WESTERLY ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID QUARTER-QUARTER;
16. THENCE NORTHERLY ALONG SAID WEST LINE TO THE EAST AND WEST CENTER LINE OF SAID SECTION 27;
17. THENCE WESTERLY ALONG SAID EAST AND WEST CENTER LINE TO THE WEST LINE OF SAID SECTION 27;
18. THENCE SOUTHERLY ALONG SECTION LINES TO THE NORTH LINE OF SECTION 10, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN;
19. THENCE EASTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF SAID SECTION 10;
20. THENCE SOUTHERLY ALONG SECTION LINES TO THE EAST AND WEST CENTER LINE OF SECTION 15 OF SAID TOWNSHIP;
21. THENCE WESTERLY ALONG SAID CENTER LINE TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15;
22. THENCE SOUTHERLY ALONG SAID WEST LINE AND ALONG THE WEST LINE OF THE EAST QUARTER OF SECTION 22 OF SAID TOWNSHIP TO THE SOUTH LINE OF SAID SECTION 22;
23. THENCE EASTERLY ALONG SAID SOUTH LINE AND ALONG THE NORTH LINE OF SECTION 26 OF SAID TOWNSHIP TO THE EAST LINE OF SAID SECTION 26;
24. THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF SECTION 35 OF SAID TOWNSHIP;
25. THENCE WESTERLY ALONG SECTION LINES TO THE EAST LINE OF SECTION 29 OF SAID TOWNSHIP;
26. THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF SAID SECTION 29;
27. THENCE WESTERLY ALONG SECTION LINES TO THE SOUTHERLY LINE OF SHERWOOD HEIGHTS UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 3846, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 26, 1958;
28. THENCE ALONG SAID SOUTHERLY LINE OF SAID MAP NO. 3846, SOUTH 59°22'39" WEST 149.63 FEET;
29. THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID MAP NO. 3846, SOUTH 50°52'54" WEST 273.65 FEET TO THE MOST SOUTHERLY CORNER THEREOF;

30. THENCE LEAVING THE SOUTHERLY LINE OF SAID MAP NO. 3846, SOUTH 82°34'37" WEST 265.74 FEET;
31. THENCE NORTH 12°25'24" EAST 112 FEET TO THE SOUTHERLY LINE OF SAID MAP NO. 3846;
32. THENCE ALONG SAID SOUTHERLY LINE OF SAID MAP NO. 3846, NORTH 70°54'44" WEST 390.78 FEET TO THE NORTH LINE OF SAID SECTION 25;
33. THENCE WEST ALONG SECTION LINES TO THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 2 WEST;
34. THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 23 TO THE NORTHWEST CORNER OF SAID SECTION;
35. THENCE WEST ALONG SECTION LINES TO THE SOUTHWEST CORNER OF SECTION 15, SAID TOWNSHIP;
36. THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 15 TO THE NORTHWEST CORNER OF SAID SECTION;
37. THENCE WEST ALONG SECTION LINES TO THE SOUTHEAST CORNER OF SECTION 8, SAID TOWNSHIP;
38. THENCE NORTH ALONG THE WEST LINE OF SAID SECTION TO THE NORTH LINE OF THE SOUTH 330 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, SAID TOWNSHIP;
39. THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER;
40. THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER;
41. THENCE WEST ALONG THE SOUTH LINE THEREOF TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 8;
42. THENCE SOUTH ALONG SAID CENTER LINE TO THE SOUTH LINE OF SAID SECTION;
43. THENCE WEST ALONG SECTION LINES TO THE SURVEY LINE OF U.S. HIGHWAY 395, AS SHOWN ON STATE HIGHWAY MAPS NOS. 23 AND 24, FILED IN THE RECORDER'S OFFICE OF SAID COUNTY;
44. THENCE NORTHERLY ALONG SAID SURVEY LINE TO THE NORTH LINE OF SECTION 1, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN;
45. THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SECTION 1, SAID TOWNSHIP;

46. THENCE NORTH ALONG SECTION LINES TO THE WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 10 SOUTH, RANGE 2 WEST;
47. THENCE EAST ALONG THE EAST AND WEST CENTER LINE OF SAID SECTION 19 TO THE EAST QUARTER CORNER OF SAID SECTION;
48. THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 19 TO THE NORTHWEST CORNER OF SECTION 20, SAID TOWNSHIP;
49. THENCE EAST ALONG SECTION LINES TO THE SOUTH QUARTER CORNER OF SECTION 16, SAID TOWNSHIP;
50. THENCE NORTH ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 16 TO THE NORTH QUARTER CORNER OF SAID SECTION;
51. THENCE WEST ALONG SECTION LINES TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 OF SAID TOWNSHIP;
52. THENCE NORTH ALONG SAID EAST LINE TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;
53. THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF SAID SECTION 9;
54. THENCE NORTH ALONG SAID WEST LINE TO THE EAST AND WEST CENTER LINE OF SAID SECTION;
55. THENCE EAST ALONG SAID EAST AND WEST CENTER LINE TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION;
56. THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID SECTION 9;
57. THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID SECTION 9 AND THE **POINT OF BEGINNING**.

CONTAINING **66.31 SQUARE MILES** OF LAND MORE OR LESS.

*FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.*



**COUNTY OF SAN DIEGO**  
**ASSESSOR'S MAPPING DIVISION**  
JGD 07.02.20



**EXHIBIT C**

**PLAN OF SERVICE**



## PLAN OF SERVICE

Pursuant to Government Code Sections 56653 and 56824.12, this plan describes services to be provided by the County of San Diego within Valley Center, an unincorporated community in the north San Diego County. The community currently receives local parks and recreation service from the Valley Center Community Services District (VCCSD), a public special district that adopted a Resolution of Dissolution on June 16, 2020. It is the County of San Diego's intention to form CSA No. 138 Valley Center Parks & Recreation and assume the local parks and recreation services provided by VCCSD for the benefit of the Valley Center community.

**(1) An enumeration and description of the services currently provided:**

The VCCSD is a 66 square mile public special district that serves approximately 19,000 residents in the unincorporated community of Valley Center, located in north San Diego County. The VCCSD consists of 73-acres of public park land. The VCCSD operates five public park facilities: Robert Adams Park (6-acres), Cole Grade Park (5.83-acres), Scibilia Field Park (3.04-acres), Star Valley Park (43.98-acres), and Valley Center Community Park (14.1-acres). For several years, VCCSD has faced financial challenges to effectively address facility operations and maintenance. Limited funds have caused shortages in VCCSD staffing, services, and supplies. The current state of the VCCSD facilities do not meet the park and recreational needs of the community.

**(2) The level and range of services to be provided:**

The County shall operate and maintain the five park facilities, totaling 73-acres of park land. The County will provide administrative, operational, and maintenance services to operate CSA No. 138 at County Parks and Recreation standards. The County shall also provide specialized skills, major maintenance, planning, and capital improvement services to expand park amenities and facilities. Additionally, the County will incorporate community involvement, stakeholder collaborations, and volunteer opportunities to enhance parks and recreational experiences for the community.

**(3) An indication of when those services can feasibly be extended to the affected territory, if new services are proposed:**

The County plans to provide operations and maintenance services by February 2021, and major maintenance services by Spring 2021. Capital improvement management and planning services will be provided in fiscal year 2021-22.

**(4) An indication of any improvements or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed.**

Facility improvements at the five park facilities include ADA accessibility, major maintenance to structures, parking lot resurfacing, roofing repairs, sports field rehabilitation, pool facility upgrades, playground replacement, efficiency upgrades to utility systems, replacement of park amenities, and landscape improvements, including tree planting.

**(5) Information with respect to how those services will be funded**

On August 25, 2020 the County Board of Supervisors approved \$4,000,000 for Initial Facility Improvements, \$150,000 for Initial Startup Costs, and \$323,000 for Staffing, Services and Supplies to operate and maintain CSA No. 138 from February to June 2021.

Initial existing facility improvements will be provided by County general-purpose funds.

Improvements	Cost
ADA accessibility	\$350,000
Maintenance Building	\$300,000
Driveway and parking lots	\$950,000
Utility upgrades	\$500,000
Roofing	\$200,000
HVAC systems	\$150,000
Pool complex improvements	\$150,000
Structures (restrooms, office, out bldgs.)	\$275,000
Host Sites	\$125,000
Landscaping, trees, and irrigation	\$150,000
Lighting	\$100,000
Amenities (playgrounds, picnic amenities, site furnishings, signage)	\$225,000
Ballfield Rehabilitation	\$150,000
Total:	\$3,625,000
10% Contingency	\$362,500
TOTAL	\$3,987,500*

\*\$4,000,000 approved by the Board of Supervisors

**Operations and Maintenance Budget (Initial Fiscal Year)**

Initial Fiscal Year	Funding Amount
Feb – Jun 2021	\$473,000*

\*County general-purpose funds, February 1, 2021 – June 30, 2021; Initial Startup Costs (\$150,000), and Labor, Services & Supplies (\$323,000).

Subsequent annual operations and maintenance budgets will be adopted through the County annual budget process.

CSA No. 138 Projected Annual Operations and Maintenance Funding:

<b>Funding Source</b>	<b>Amount</b>
Property Tax (existing)	\$138,000
Park User Fees and Rents	\$238,000
General-Purpose Funding	\$397,000
<b>TOTAL</b>	<b>\$773,000</b>

CSA No. 138 Projected Annual Operations and Maintenance Budget:

<b>Budget Item</b>	<b>Cost</b>
Labor (salaries and benefits)	\$399,000
Services and Supplies	\$286,000
Utilities	\$80,000
Vehicles/Equipment	\$8,000
<b>TOTAL</b>	<b>\$773,000</b>

CSA No. 138 Projected Annual Operations and Maintenance Budgets (Three Fiscal Years):

<b>Fiscal Year</b>	<b>Cost</b>
2021-22	\$773,000
2022-23	\$773,000
2023-24	\$773,000

**(6) The total estimated cost to provide the new or different function or class of services within the special district’s jurisdictional boundaries.**

Initial Costs:

<b>Initial Costs</b>	<b>Amount</b>
Initial Facility Improvements	\$4,000,000
Startup Costs (equipment)	\$150,000
Operations and Maintenance Feb-Jun 2021	\$323,000
<b>Total Initial Cost</b>	<b>\$4,473,000</b>

CSA No. 138 Projected Ongoing Operations and Maintenance Budgets (Three Fiscal Years):

<b>Fiscal Year</b>	<b>Amount</b>
2021-22	\$773,000
2022-23	\$773,000
2023-24	\$773,000

Star Valley Park Development: Environmental review, design, and construction.

<b>Fiscal Year</b>	<b>Funding Amount</b>
2021-22	\$650,000
2022-23	\$10,000,000
2023-24	\$10,000,000
TOTAL	20,650,000

**(7) An indication of existing providers, if any, of the new or different function or class of services proposed to be provided and the potential fiscal impact to the customer of those existing providers:**

No other existing provider operates in the VCCSD or new CSA No. 138 boundary.

**(8) A written summary of whether the new or different function or class of service will involve the activation or divestiture of the power to provide service or services, service function or functions, or class of function:**

No anticipated activation or divestiture of latent powers during this CSA formation.

**(9) A plan for financing the establishment of the new or different function or class of services within the special district’s jurisdictional boundaries:**

See items (5) and (6) above. Cost of Initial Facility Improvements (\$4,000,000), Startup Costs (\$150,000), and Operations and Maintenance Budget for February - June 2021 (\$323,000) will be provided by County general-purpose funds.

Ongoing Operations and Maintenance Budgets will be provided by existing property tax (\$138,000), park use fees and rents (\$238,000), and general-purpose funding (\$397,000).

Capital Improvements will be provided by the County Department of Parks and Recreation Capital Improvement Needs Assessment program and available Park Land Dedication Ordinance funds.

**(10) Alternatives for the establishment of the new or different functions or class of services within the special district’s jurisdictional boundaries:**

No alternatives have been identified to assume the functions of VCCSD and provide the improvements and services proposed by the County for the new CSA No. 138 – Valley Center Parks & Recreation.