



San Diego County Local Agency Formation Commission

Commission Meeting (Videoconferencing only)
November 2, 2020

Chair

Dianne Jacob

Vice Chair

Andy Vanderlaan

Commissioners

Jo MacKenzie

Jim Desmond

Mark Kersey

Mary Casillas Salas

Bill Wells

Barry Willis

Alternates

Chris Cate

Greg Cox

Erin Lump

Harry Mathis

Paul McNamara



Agenda Item No. 6a

Proposed

**“Valley Center Community Services District Reorganization |
Concurrent Dissolution of Valley Center CSD and
Formation of County Service Area No. 138”**

(CO20-13 et al.)

Agenda Item No. 6a

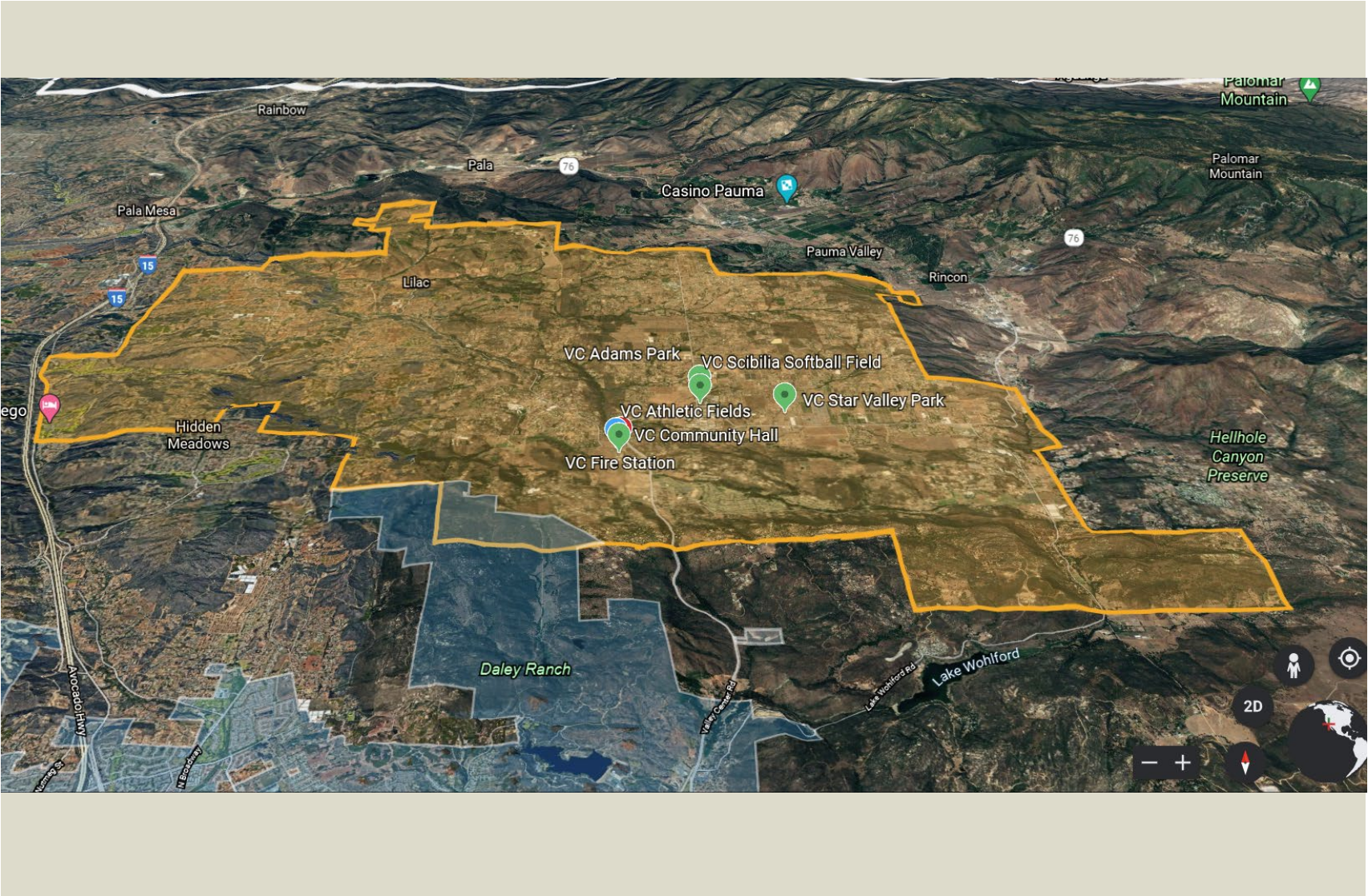
Proposed Valley Center CSD Reorganization |

Concurrent Dissolution of Valley Center CSD and Formation of CSA No. 138

receive staff presentation

-
discuss and provide feedback

-
consider recommendations



Agenda Item No. 6a

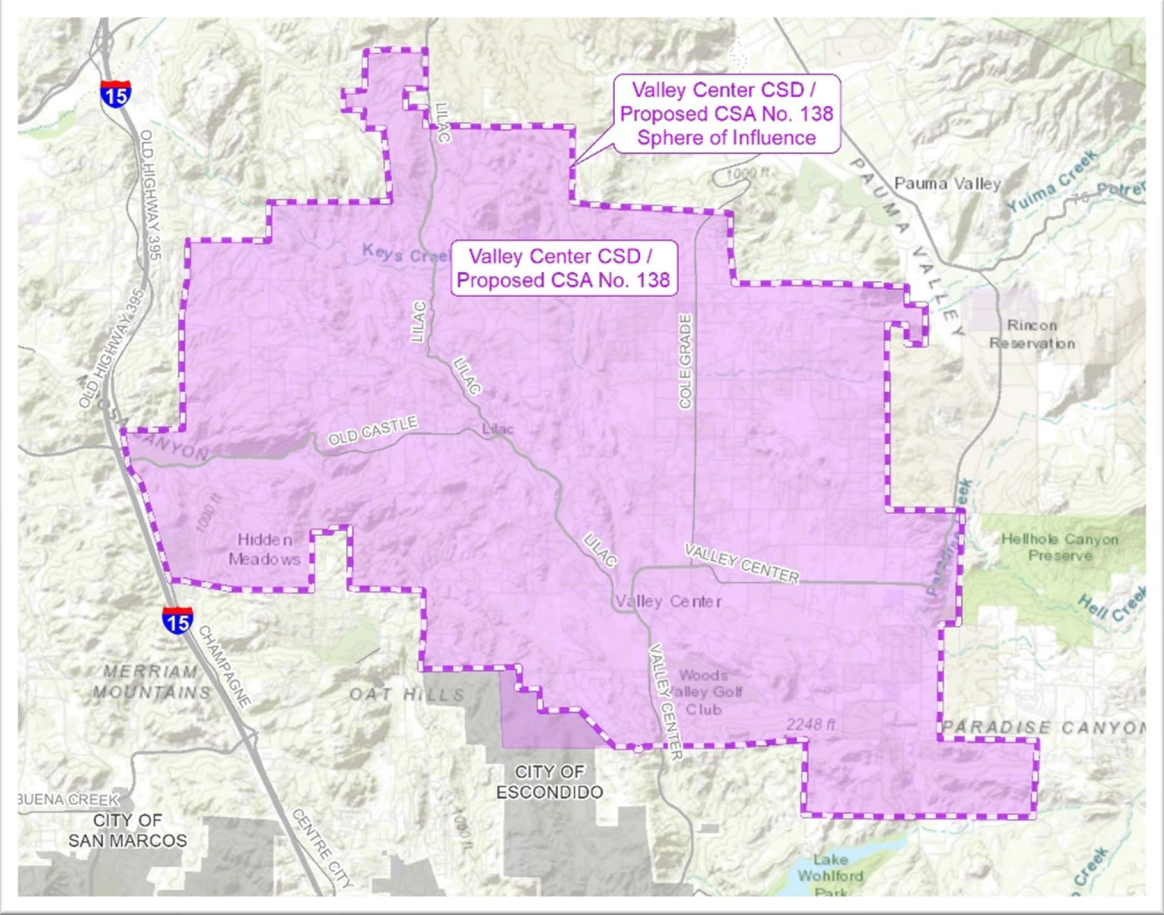
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Affected Territory

42,420 acres

34,644 assessor parcels

19,133 estimated residents

Agricultural,
Semi-rural residential,
and rural uses

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Proposal Request

1. Joint proposal by Valley Center CSD and County of San Diego to reset how park and recreation services are organized, funded, and ultimately delivered in the Valley Center community.
2. Actual mechanics involve two distinct LAFCO actions:
(a) dissolve CSD and its lone function involving park + rec and
(b) form a new CSA NO. 138 as the designated successor agency.
3. Also involves LAFCO authorizing a full transfer of property taxes which currently go to the CSD – about 140k a year.
4. Associated need to establish a sphere of influence for the CSA and demark appropriate current/future service area.

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Proposal Background

1. Proposal follows...

- The CSD's limited and thinning resources.
- Aging infrastructure prone to disrepair.
- Low parkland ratio of 1.5 acres for every 1,000 residents.
(Currently half of requirement under the Quimby Act 3.0 ac/1k residents.)
- Changing development practices neutralizing the CSD's funding sources
(i.e. developers directly fund development specific park sites).

- Recent Valley Center MSR recommendation
Proposal is consistent with a recommendation in a recent LAFCO municipal service review 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.

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CSA No. 138 Plan of Service

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

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Terms and Conditions

- iii. County to add Star Valley Park development to the community master plan and County's Capital Project Program.
- iv. County Dept of Parks and Rec to engage community in a long-term outreach program prior to future development of Star Valley Park and continue equestrian activities.
- v. Star Valley Park name remains unchanged.
- vi. **Appoint a five-member advisory board consisting of CSD Board.**
- vii. County consider building community center that includes senior/ multi-use programming options.
- viii. **Honor existing use agreements and leases the CSD has.**
- ix. Employ and/or other otherwise appoint the CSD General Manager to an equivalent position through the end of fiscal year.
Consider making permanent such employment and/or appointments.
- 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.

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Recommendations

Alternatives

1. (a) Approve the reorganization as submitted with the terms and conditions as detailed in the draft resolution.

(b) Establish a sphere for the new CSA that replicates the current CSD sphere and punt any thoughts of updating to next MSR cycle

(c) Schedule a protest hearing following the 30-day reconsideration period.
2. Continue consideration to the next regular meeting set for December 7, 2020 and provide direction to staff concerning additional information.
3. Disapprove the proposal with direction to the Executive Officer to return at the next regular meeting with a conforming resolution for adoption.

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PUBLIC HEARING | CONSIDER RECOMMENDATIONS