





# September 27, 2016 Community Meeting

Detachment of  
Valley Wide Recreation and Park District  
from the City of Menifee






## Introductions

City Staff

- City Manager's Office
- Community Services Department
- Public Works/City Engineering Department
- Finance Department, Webb and Associates (City tax admin)

Elected Officials

- Mayor and City Council
- Parks, Recreation and Trails Commission
- Senior Advisory Committee

Community Groups

- Non-Profit Service Clubs
- Youth Sports Organizations

***Eastside and Westside Residents!***





## Terms and Definitions

- **LAFCO – Local Agency Formation Commission**  
Cortese-Knox-Hertzberg Reorganization Act of 2000 (CKH) encourages orderly development of services within their county of jurisdiction. Governs the boundaries of special districts and cities.
- **SOI – Sphere of Influence**  
Spatial region or concept division over which a state or organization has a level of cultural, economic, military, or political exclusivity, accommodating to the interests of powers outside the borders of the state that controls it.
- **Parks and Recreation Services**  
Delivery of programs and activities that improve residents' quality of life through leisure services and maintenance of parkland and/or open space.
- **ROW – Right of Way**  
Area of public access and ownership from street centerline to curb plus 12' of additional parkway (average) for sidewalk, trail and landscaping.
- **City/Municipal Government**  
City administration having corporate status and powers of self-government or jurisdiction; governing, ruling body of a municipality with applicable services provided.
- **Park and Recreation District**  
A park district is a form of local special-purpose district for providing public parks and recreation in or near its geographic boundaries.
- **Special Tax District**  
Form of funding for specific scope of public services within the boundaries of identified tax collection; restricted expenditures (LMD, LLMD, CSA, CFD, etc.).





## Background

### Timeline

- Jul 27, 1972 - Valley Wide Recreation Park District
- Oct 2008 - City incorporation
  - West-side contract services with County
- 2013 - Community Services Department creation
- 2014 - West-side contract services with VWRPD
- Dec 11, 2014 – LAFCO Sphere of Influence public hearing
- Jul 1, 2015 - In-house west-side operations by City
- Feb 3, 2016 – Resolution No. 16-496 adopted to submit detachment application to LAFCO
- May 26, 2016 – Application submitted to LAFCO





## Mission

*The Community Services Department enhances residents' quality of life by delivering quality programs, services, and facilities that create lasting positive memories for youth, adults and seniors throughout the community.*

Services:

- Recreation and Leisure Activities
- Senior Services
- Park and Landscape Maintenance
- Park Development/Improvement
- Community Outreach (Committees and Commission)
- Grants
- Special Events (signature festivals and seasonal activities)

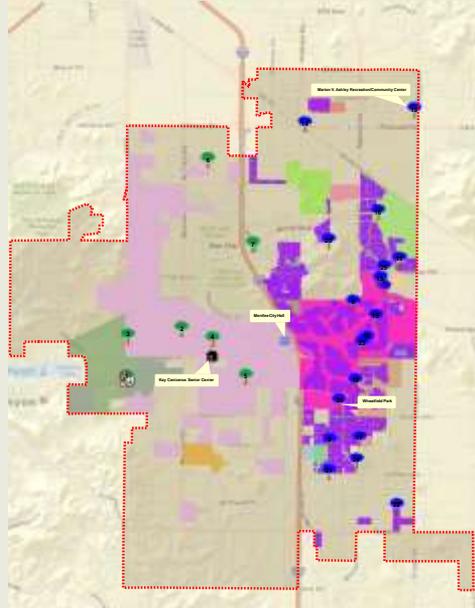




### 2015-2016 Levy Assessments (City Parks & Landscaping)

Tax District	Assessment
LLMD 89-1C (Vol 1)	\$506,343
CSA 33	\$6,500
CSA 145	\$874,711
CFD 2012-1	\$535,175
CFD 2012-2	\$92,337
CFD 2014-1	\$156,995
<b>Total*</b>	<b>\$2,172,061</b>

\*some assessments include street lights, street sweeping, fossil filters, and other non-landscape maintenance







## City Facilities

**Centers**

- Kay Ceniceros Campus
- Senior Center
- West Annex (Dept. HQ)
- North Annex (Community Co-Op)
- Lazy Creek Recreation Center

**Parks**

- Audie Murphy Ranch Sports Park
- E.L. Pete Peterson Park
- La Ladera Park
- Lazy Creek Park
- Lyle Marsh Park
- Nova Park
- Rancho Ramona Park
- Spirit Park
- Central Park (coming Summer '17)

**Landscape Areas**

- Calle Tomas ROW
- Gallery Oaks ROW
- Holland Road ROW
- Bradley Road
- Cherry Hills Blvd Street Medians
- Haun Road ROW
- Newport & Haun Street Median
- Quail Valley Fire Station Landscape
- AMR Newport ROW
- Murphy Ranch Road
- La Piedra & Sherman
- Paloma Wash Trail
- \*Menifee Town Center Landscape\*
- \*Sun City Blvd Street Medians\*
- \*Newport Town Square ROW
- \*Newport CVS ROW
- \*Newport McDonalds ROW
- LLMD 89-1C Vol. 1 ROWs (1.2 M sqft)



PARKS, RECREATION CENTERS AND LIBRARIES




**City of Menifee Parks**

- 1 Audie Murphy Ranch Sports Park
- 2 E.L. Pete Peterson Park
- 3 E.L. Pete Peterson Park
- 4 E.L. Pete Peterson Park
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- 50 E.L. Pete Peterson Park

- City Boundary
- Menifee City Hall
- Community Services Dept. HQ
- Kay Ceniceros Senior Center
- Lazy Creek Recreation Center
- Menifee Library
- Sun City Library
- Paloma Wash Library

- 9 Parks/Facilities (City)
- 20 Parks/Facilities (VW)
- +2 million sqft City Maintained ROW Parkways





## Parks In Progress (PIP)

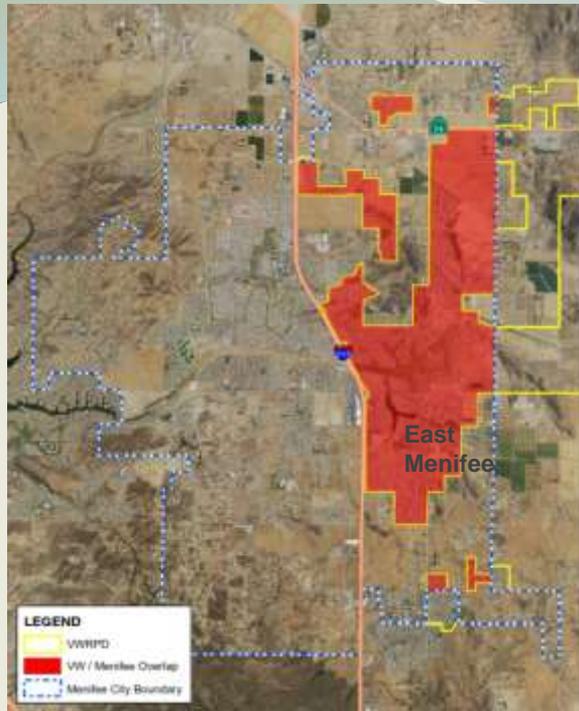
#	Community/Park Name	Developer	Dedication	Tract	Acres
1	Hidden Hills Park	KB Home	City (CFD)	30142-2	5.18
2	Menifee Heights	CV Communities	City (CFD)	32277	9.97
3	"The Lakes" (PA-18)	CV Communities	VW (LLMD)	30422	15.92
4	Mosaic Park	Watt Companies	VW (LLMD)	28206	1.5
5	Eagle Crest	Capstone	City (CFD)	34037	2.13
6	Central Park	Regent Properties	City (CFD)	36303	5
7	Cimarron Ridge	Van Daele Homes	City (CFD)	36658	10
8	Evans Park	City/KB Homes	City (CFD)	30554	20
9	Salt Creek Trail	Riverside County	County	Various	-
10	Diamond Brothers	Rancon	CFD/LLMD?	32101	1.52
11	Diamond Brothers	Rancon	CFD/LLMD?	32102	4.8
12	Cottonwood Park (PA6C)	Pacific Communities	City (CSA)	28788	2.54
13	Cottonwood Park (PA6B)	Pacific Communities	City (CSA)	28794	5.52
14	Sunwood	Sunwood Menifee 79	City (CFD)	31856	1.3
15	Heritage Lake	Standard Pacific	VW (LLMD)	34406	19.71
16	Talvera	True Life Communities	City (CFD)	29777	2.7
17	Underwood	CV Communities	City (CFD)	29835	9.17
18	TBA	Strata	City (CFD)	31098	5.15
19	Cantalena	Richland Communities	City (CFD)	33732	14.6
20	Golden Meadows (3 parks)	Richland Communities	City (CFD)	31194	14.7
21	Quail Hill	Repke	City (CFD)	32794	2.11
22	Fleming Ranch (3 Parks)	Fleming Family	City (CFD)	36513	28.3
23	Canyon Cove (trail)	Brookfield	City (CFD)	32025	-
24	AMR North (PA30/PA40E)	Brookfield	City (CFD)	36485	6.36
25	AMR North Trails	Brookfield	City (CFD)	36485	-
26	MV Ranch SP (1-3 Parks)	Brookfield	City (CFD)	31811	29.9
				Total	218.60





## Detachment Beginnings

- December 11, 2014: Riverside County Local Agency Formation Commission (LAFCO) considered a Sphere of Influence review and amendment for VWRPD
- LAFCO Commission declined expansion request for Menifee areas and requested the follow of the City:
  1. Setup its own parks and recreation operation (complete)
  2. Show a track record of performance (complete)
  3. Gain concurrence from City Council on desire to detach VWRPD from the City of Menifee (complete)
  4. Develop a plan to transition VWRPD facilities to the City (pending detachment application review)

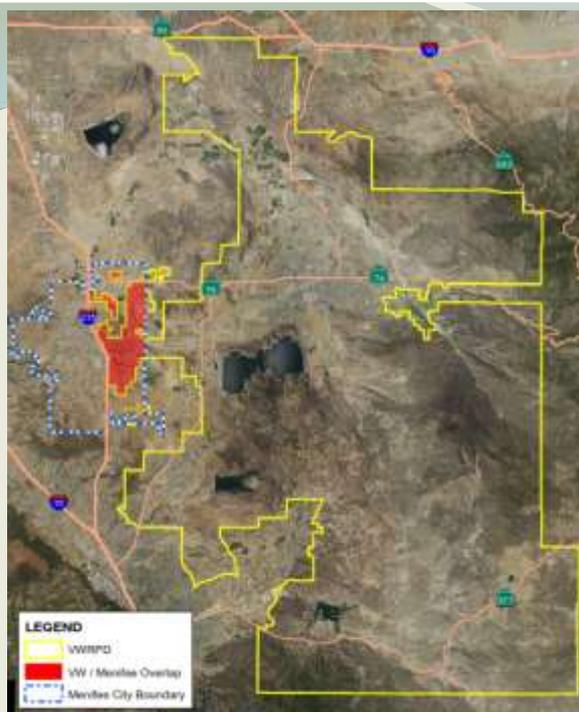


### 2015-2016 VWRPD LMD Levy Assessments (in Menifee)

**\$3,765,589\***

- 40% total VW Special District Revenue
- 1.7% total District Area

\* Does not include revenue from 1% of property tax collection



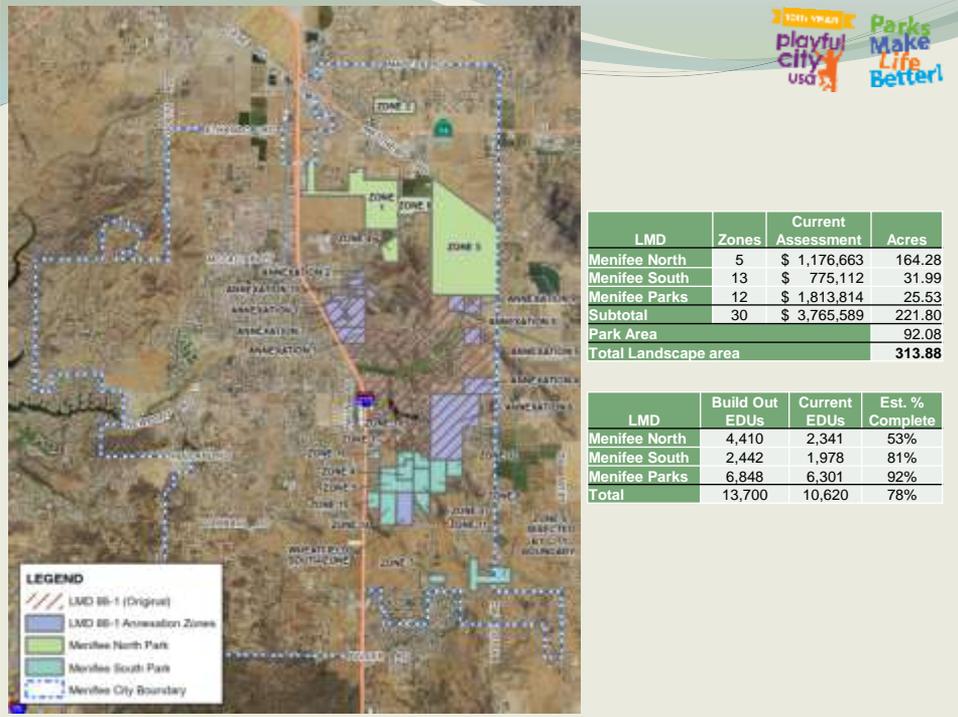
### Valley-Wide Recreation and Park District

**\$3,765,589\***

- 40% total VW Special District Revenue
- 1.7% total District Area

Agency	Acres	SqMi	Overlap %
VWRPD	342,857	536	1.7%
VWRPD in City	5,889	9	-
City	29,800	47	19.8%

\* Does not include revenue from 1% of property tax collection



LMD	Zones	Current Assessment	Acres
Menifee North	5	\$ 1,176,663	164.28
Menifee South	13	\$ 775,112	31.99
Menifee Parks	12	\$ 1,813,814	25.53
<b>Subtotal</b>	<b>30</b>	<b>\$ 3,765,589</b>	<b>221.80</b>
<b>Park Area</b>			<b>92.08</b>
<b>Total Landscape area</b>			<b>313.88</b>

LMD	Build Out EDUs	Current EDUs	Est. % Complete
Menifee North	4,410	2,341	53%
Menifee South	2,442	1,978	81%
Menifee Parks	6,848	6,301	92%
<b>Total</b>	<b>13,700</b>	<b>10,620</b>	<b>78%</b>

### Cost of Service

- LMD Maintenance Rates

Item	Measure	VW Rates	City Rates
Street Landscape Maintenance	SF	\$ 0.27	\$ 0.20
Street Landscape Maintenance w/Block Wall	SF	\$ 0.27	\$ 0.22
Open Space - Landscaped & Irrigated	SF	\$ 0.24	\$ 0.12
Open Space - Non-Irrigated	SF	\$ 0.08	\$ 0.04
Trees (Unclear if this item is included in VW)	EA	Unknown	\$ 23.00
Detention Basin & Slope Maintenance	SF	\$ 0.24	\$ 0.15
Neighborhood Park Maintenance	SF	\$ 0.24	\$ 0.20
Hiking Trail	SF	\$ 0.26	\$ 0.10
Sports Center Operation		Unknown	Same
Fixed Assets & Equipment (p/o above)		Unknown	Same
Administrative Expenses	% of Maint Costs	15%	15%
Reserve Fund and Contingency	% of Maint Costs	10%	10%

- Assessment Revenues and Expenditures (FY 2015-16 estimates)

LMD	Max Allowed	Valley-Wide Actual	Max Remaining	% of Max	City Proposed	Diff	% Diff
Menifee North	\$3,086,769	\$ 1,176,663	\$ 1,910,106	38%	\$ 1,212,886	\$ 36,223	3%
Menifee South	\$1,027,917	\$ 775,112	\$ 252,804	75%	\$ 703,900	\$(71,212)	-9%
Menifee Parks	\$2,190,715	\$ 1,813,814	\$ 376,901	83%	\$ 1,778,624	\$(35,189)	-2%
<b>Total</b>	<b>\$6,305,401</b>	<b>\$ 3,765,589</b>	<b>\$ 2,539,812</b>	<b>60%</b>	<b>\$ 3,695,411</b>	<b>\$(70,179)</b>	<b>-2%</b>





## Next Steps

- LAFCO Detachment Public Hearing
  - Thursday, November 10, 2016, 9:30AM  
Riverside County Administrative Center  
4080 Lemon Street, Riverside, CA 92501
- Transition Period
  - If LAFCO Commission approves, 6 month changeover:
    - **Personnel** – recruitment and selection of qualified professionals
    - **Administration** – transfer of records, deeds, LMD annexation and formation documents, easements
    - **Facilities** – inventory and inspection of all ROW, basins and park facilities, utility meters, irrigation control, public bid for routine maintenance, rebranding of sites
    - **Programs** – review of programs to continue activities and improve/expand service delivery
    - **Finances** - reassignment of tax assessment responsibility, transfer of LMDs' fund balances





## Common Questions

- Will my tax assessment go up?
  - No, the City proposes providing the same and/or better services with the current LMD budgets; keeping Menifee tax dollars within the city.
- Will programs and services change/decline?
  - Staff will provide the same programs and will look to enhance services through economies of scale and partnerships with other community groups (i.e. school districts, EMWD, MSJC, Non-profits, County of Riverside). The standard of care and maintenance on the eastside and west side will be consistent for all communities.
- Where will LMD funds be spent?
  - All LMD tax dollars will remain in the LMD zones as required by law. Special tax district funds are restricted to the areas they are collected from and for specific services identified in formation documents and engineer's reports. Any significant changes require a vote of the property owners.
- Who will I call to address maintenance concerns?
  - The City of Menifee, Community Services Department will be the new service provider once approved by LAFCO.
- Who votes/decides on detachment?
  - The LAFCO Commission resides over the public hearing and will vote to approve or deny the City's application after all testimony and discussion
- Can the public speak at the Hearing?
  - Yes. The public are encouraged to attend and provide public comment on their opinion of the proposed detachment. Postal mail and email are acceptable correspondence as well if a resident cannot attend for any reason.
- What impact does detachment have on the City's sales tax measure, and vice-versa?
  - None. All parks and recreation services on the eastside are funded by the three LMDs. The only exceptions to this are Eller Park and Marion Ashley Park and Community Center (these are currently leased to VWRPD). Detachment can occur whether Measure DD is passed by the residents of Menifee or not.



## Wrap-Up

Can't make the Public Hearing?

Share your opinion in advance:

Riverside Local Agency Formation Commission (LAFCO)

3850 Vine Street, Suite 240

Riverside, CA 92507-4277

or email: [info@lafco.org](mailto:info@lafco.org)



Questions and Answers

Ask about anything we haven't addressed

*THANK YOU FOR COMING!*