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FW: Gallinas Village CS District -> Gallinas Village CS Area 18

1 message

Linda Levey <linda@santavenetia.org>

Tue, May 8, 2018 at 12:50 PM

Reply-To: linda@santavenetia.org

To: Joyce Clements <joycemclements@gmail.com>, Karen Thompson <kit94903@yahoo.com>, GINA TUOSTO HAGEN <bigmouthvox@yahoo.com>

Cc: Ellen Stein <sfskyway@hotmail.com>

FYI...

From: Fran Nunez [mailto:franceslnunez@gmail.com]**Sent:** Tuesday, May 08, 2018 12:12 PM**To:** JChayka@marincounty.org; RJones@marinlafco.org**Cc:** Linda Levey; Ellen Stein**Subject:** Gallinas Village CS District -> Gallinas Village CS Area 18

I have recently become aware of the confusion surrounding Community Service Area 18 and the historical Gallinas Village Community Service District. *GVC SD*

I have been told that County and LAFCO staff are researching this issue and may make some changes and that it will be the subject of a special CSA 18 meeting.

After doing some research myself, I have come up with the following understanding of the past chain of events (and some suggestions) which I would like to share with you.

Thank you for considering my suggestions (and also please let me know if any of the items in my timeline are incorrect.)

Thank You,

Frances Nunez

[Boundaries of all 6 = ?]

1950's In the early 1950s, the County approved 6 Gallinas Village subdivisions built by OConnor, Blackfield. The developers had set aside parcels for parks and installed sewer infrastructure... (developed property)

Tax district created by? what %? GVCS D -> assessed property values?

1957 In 1957, an independent taxing district, Gallinas Village Community Service District, was created to develop and maintain the parks and sewer system.

1964 - sewers switched to LAS Gallinas Valley Sewer District
- a new tax district? or rate district? GVCS D - Parks - what % to parks

In 1964 the GV sewer system was transferred to LGVS District. - afterwards, the GV CS District continued to develop and maintain our neighborhood parks.

1973
1974 In 1974, Community Service Area 18 was created for the sole purpose of financing a 20 yr bond to purchase 257 acres of San Pedro Mountain Open Space.. The CSA18 boundaries included parcels within the SP M View-Shed that were UNIncorporated at that time.

1979 After Prop 13 (1979), GV CSD taxes were collected as a percentage of the 1 percent basic tax. CSA 18 bond repayments also continued of course but were collected separately from the 1 percent basic tax. (from GVCS D or CSA # 18 district)

1985 In 1985 the Independent GV CS District was dissolved and the GV parks were turned over to the County. The TRAs continued to include the same GV basic tax percentage except it now went to the County CSA 18. (based?)
at CSA 18 as created in 1974, only to GVSD area (6 subdivisions area?)

The GV CSD Board of Directors was replaced by a GV Advisory Board for CSA 18 expenditures on the GV parks. (See the attached documentation which I downloaded from LAFCO MarinMap.)

-> all 6?

So between the years of 85 and 94, CSA 18 served a dual purpose, All of the TRAs continued to pay off the SPM OS Bond and, a smaller subset of those TRAs in the GV area also contributed a percentage of basic tax to CSA 18 to maintain the GV parks.

all 6?

TRA (?)
TAX RATE Areas

The OS bond was paid off in 1994 and the 257 acres of SPM OS are now owned and maintained by MCOS District..

right Post 1994, the CSA 18 was called CSA 18 Gallinas Village and its only income since then has been from the GV area TRAs for purposes which benefit GV area residents. *again boundaries...*

My Request / Suggestions:

I believe the CSA 18 boundary should be adjusted so that it is congruent with the GV taxing area TRAs so that it will reflect the actual post 1994 taxing / use situation.

X (Alternatively, it might be even better, if the CSA 18 Boundary could include both GV TRAs and also the adjacent Venetia Harbor TRAs. Gallinas Village and Venetia Harbor are really one community and since 1979 have all paid the same tax rate.. The VH parcels could be included in CSA 18 with a zero percentage CSA 18 tax rate.)

It is very unfortunate that the Santa Venetia Community Plan did not document and recognize the community's role in preserving a large part of our local San Pedro Mountain Open Space through our willingness to tax ourselves. I am not sure that anything can be done about that now . . . but it would be nice if the community.'s contribution could be documented somehow.

Thanks,

Frances Nunez

TCA 05-06 Gallinas Village

 **csa18 - gallinas village.pdf**
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