



June 1, 2022

SUBJECT: Hunter Creek Community Park Land Transfer Update and Finalization

Greetings to Hunter Valley Community Services District Property Owners and Residents.

Since March 10, 2020, HVCS D. under the direction of 97% of our Hunter Creek Subdivision Property Owners and Residents, efforts to petition the County of Del Norte County Board of Supervisors (DNCBoS) to transfer the Deed for the property Hunter Creek Community Park (HCCP) over to Hunter Valley Community Services District.

At a community meeting on March 12, 2020, HVCS D and property owners of Hunter Creek Subdivision stepped forward in force with sufficient financial funds (both collected and pledged) to revitalize the Hunter Creek Park property and a commitment by property owners to pay an annual sum, with their annual water fee per property, sufficient to finance future Park expenses.

Since March 15, 2020, Hunter Creek Subdivision property owners (LADYBUGS) have been mowing the park an average of two to three times a month. A lightly used 15+ station playground has been donated and New Park School Bus Stop has been built (painted with beautiful graphics) to replace the old dilapidated and unsafe bus stop. The basketball court surface has been prepared for resurfacing and for new boundary lines to be painted. Currently, 100% of this work and build projects has been accomplished through donated materials, labor, and resources.

March 28, 2020, HVCS D conducted a phone and in person survey of all our property owners. In addition to voting for an annual Park and Recreation fee amount, they were asked for a one-time voluntary startup pledge for funds to revitalize the park property. Additionally, the 71 community properties and their owners voted 86% in favor of a Annual Park & Recreation Maintenance and Improvement Fee ranging \$24.00, \$36.00 or \$48.00. 67% voted for a \$36.00 Annual Park and Recreation Fee. 19% voted in favor of one of the other proposed amounts either \$24.00 or \$48.00 and 8% had no preference. 6% voted against an Annual Park and Recreation Fee and there fore established a \$36.00 Annual Park & Recreation Maintenance and Improvement Fee.

As of August 31, 2020, all donated funds (totaling \$6, 890.00) received from just six (6) property owners and supporters in the form of early cash pledged donations. These funds are dedicated to help revitalize the park property and have sat **untouched** for two years within interest bearing Coast Central Credit Union Checking & Savings accounts dedicated ti HCCP Parks and Recreation. These cash donations will continue to go unused until Hunter Creek Community Park is Deeded to HVCS D as a community owned asset. When this is accomplished, the HVCS D Board Members will contact those who have pledged a onetime contribution to start the near-term restoration projects.

On April 26, 2022, DNCBoS unanimously voted to approve the Deed transfer of HCCP property over to HVCSD. Like five other properties all Deeded to HVCSD in 1965 (with property tax-exempt status), HCCP will also be tax-exempt and free from county property tax. Pending the County of Del Norte final preparation of legal transfer documentation, the HCCP property transfer may be complete by this June 2022.

It has taken two years to complete stakeholder coordination efforts, policy document preparation, attending planning meetings, community & public hearings and our coordinated efforts working with Del Norte County Board of Supervisors and the Local Agency Formation Commission (LAFCo) to obtain HVCSD Parks and Recreation Powers certification. Much of the delay from March 2020 to the present has been a combination of jurisdictional processes and local government shutdowns due to COVID 19.

At the December 3, 2021, HVCSD Board Directors meeting, Board Member Sally Rodgers was appointed the position of Hunter Creek Community Park Project Manager.

On May 24, 2022, the County of Del Norte Board of Supervisors voted unanimously to approve the entire Consent Agenda to include “Adopt Item #2 (1) attached resolution declaring the APN 127-220-050 to be exempt surplus land, pursuant to Government Code Section 54221; and (2) authorize the Chairman of the Board to sign, with Notary, the Grant Deed and transfer agreement conveying fee title of the subject property to the Hunter Valley Community Services District, pursuant to Government Code Section 25365 as requested by the Assistant County Administrative Officer.” This administrative by process Del Norte County should take approximately 7 days to complete.

In this 2022-2023 HVCSD Annual Water Fee billing, a \$36.00 annual Park and Recreation Maintenance and Improvement fee will be listed on your invoice.

If you have any HCCP questions, please call Sally Rodgers at 707-372-1188.

Very Best Regards,

Paul Crandall,  
HVCSD GM & Treasurer

Board of Directors:  
Bob Rodgers  
Sally Rodgers – HCCP Project Manager