



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
County Manager's Office



DATE: July 24, 2012
BOARD MEETING DATE: August 14, 2012
SPECIAL NOTICE/HEARING: None
VOTE REQUIRED: Majority

TO: Honorable Board of Supervisors

FROM: John L. Maltbie, County Manager

SUBJECT: Property tax exchange for proposed annexation of Carey, Callan, Bishop et. al., to the City of Daly City and detachment from the Broadmoor Police Protection District, Colma Fire Protection District, Colma Highway Lighting District and the County Free Library.

RECOMMENDATION:

Adopt a Resolution authorizing and agreeing to exchange of property tax between the County of San Mateo and the City of Daly City for the proposed annexation of Assessor's parcels numbers 006-188-030, 006-341-010, -020, -030, -070, 006-343-110 and -120) and detaching those parcels from the Broadmoor Police, Colma Fire and Colma Lighting Districts and the County Free Library.

BACKGROUND:

On June 19, 2012, your Board adopted a resolution authorizing and agreeing to the exchange of property tax for 21 parcels to be annexed to the City of Daly City. This action would also have detached the 21 parcels from the Broadmoor Police District, Colma Fire Protection District, Colma Lighting District and the County Free Library.

On July 18, 2012, the Local Agency Formation Committee (LAFCo) considered the annexation request. At the hearing, owners of 14 of the parcels indicated they were no longer interested in having their property annexed to the City of Daly City. The applicants requested that the application be modified and the landowners opposed to the annexation be removed. The modified application includes properties of seven owners who originally applied for annexation.

DISCUSSION:

The County has confirmed with the City of Daly City that the property tax transfer terms negotiated for the larger number of parcels will stay the same for the seven parcels who's owners want to proceed with the annexation. Thus, there is no change in the terms of the exchange, just the number of parcels. The annexation includes transfer to Daly City of police responsibility from the Broadmoor Police Protection District, fire protection responsibility from the Colma Fire Protection District and street lighting

responsibility from the County-governed Colma Highway Lighting District. Also included is transfer of the Free Library property tax increment to Daly City. Reduction of the annexation area reduces the fiscal impact on the Broadmoor Police and Colma Fire Protection Districts.

The property tax increment transfers for tax rate area (059-005) associated with this annexation include:

From	To	Incremental factor
Free Library	Daly City	2.41258269
Colma Lighting	Daly City	1.24544883
Colma Fire District	Daly City	4.95379433
Broadmoor Police Dist.	Daly City	20.30468030
Broadmoor Police Dist.	County of San Mateo	6.18756631

This resolution has been reviewed and approved by County Counsel.

This action contributes to the Shared Vision 2025 of a Collaborative Community by formalizing annexation of lands requiring an urban level of municipal services to a city.

FISCAL IMPACT:

The total amount of property tax revenue attributable to incremental factors (before the ERAF shift) is \$7,992. Daly City will receive about \$6,584 and the County will receive about \$1,409. The amount both jurisdictions will receive is expected to increase with the anticipated development of a significant share of the subject properties.