



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
County Manager



Date: June 28, 2016
Board Meeting Date: July 12, 2016
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: John L. Maltbie, County Manager
Michael Callagy, Assistant County Manager

Subject: Resolution superseding Resolution No. 073848 transferring property tax revenues between the Los Trancos County Water District and the Los Trancos County Maintenance District and other affected taxing agencies.

RECOMMENDATION:

Adopt a resolution superseding Resolution No. 073848 transferring property tax revenues between the Los Trancos County Water District and the Los Trancos County Maintenance District and other affected taxing agencies.

BACKGROUND:

Revenue and Taxation Code Section 99 requires that for organizational changes affecting independent special districts, the County shall negotiate and adopt a resolution of property tax to be transferred as a result and condition of the Local Agency Formation Commission's (LAFCo) approval of the organizational change.

In connection with the dissolution of the Los Trancos County Water District, the Board of Supervisors adopted Resolution 073848 on June 16, 2015, pursuant to which certain of the dissolved Water District's property tax revenues would be transferred to the newly formed Los Trancos County Maintenance District, which would provide enhanced fire safety, storm drain improvements, and land stewardship services. This resolution supersedes Resolution 073848.

Resolution 073848 was intended to: 1) transfer the Water District's property tax base and increment to the County Maintenance District for the tax rate areas that include Los Trancos Woods/Vista Verde and non-contiguous Oak Forest Court; and 2) transfer the Water District's property tax base and increment to the remaining agencies in the Water District's tax rate areas not within the new Maintenance District's boundaries.

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DISCUSSION:

Subsequent to filing the reorganization documentation with the State Board of Equalization ("BOE"), it has become necessary to update tax rate areas and assessor parcel numbers ("APNs") to be attributed to the newly formed Los Trancos County Maintenance District and the excluded territory.

Such corrections are needed because two non-contiguous areas in a tax rate area (019-062) were included in the new County Maintenance District when only one of the areas should have been. Additionally, certain tax rate areas referenced in Resolution 073848 did not match the BOE's records. The net result of the amended resolution is to distribute the dissolved Water District's property taxes in accordance with the intended boundaries shown on the attached map filed with the BOE.

Specifically, in tax rate areas 070-006, 070-030, 070-034, 070-035, and 019-062 (only APNs 080-530-010, -020, -050, -120 and -130), the base property tax and increment shall be transferred to the Los Trancos County Maintenance District.

In tax rate areas 070-003, 019-001, 019-002, 019-007, 019-077, 019-092, 019-093, and 019-062 (only APNs 080-241-130, -140, -160, -170, -180 and -450), the base property tax and increment shall be distributed to the agencies in the tax rate areas set forth above based on the incremental factors within such tax rate areas.

Those taxing agencies that will receive redistributed property taxes include the County of San Mateo, Town of Portola Valley, County Free Library, Portola Valley Elementary, Sequoia Union High School, San Mateo County Community College District, County Office of Education, Midpeninsula Regional Open Space District, San Francisquito Flood Control Zone 2, Woodside Fire District, San Mateo County Mosquito & Vector Control District, Sequoia Hospital District, County Resource Conservation District, County Harbor District, and the Bay Area Air Quality Management District.

FISCAL IMPACT:

The dissolved Los Trancos County Water District received approximately \$263,000 in annual property tax revenues (net of its contribution to the Education Revenue Augmentation Fund). The newly-formed County-governed Los Trancos County Maintenance District will receive approximately \$200,000 for enhanced services. The remaining estimated \$63,000 of property tax revenues will be redistributed amongst the taxing agencies referenced above. Adopting the attached resolution ensures distribution of property tax revenues consistent with the adopted boundaries of the Los Trancos County Maintenance District.