



Legislation Details (With Board Report)

File #: 20-1034 **Name:** Zero Property Tax Transfer for the Proposed Carmel Area Wastewater District 2020

Type: General Agenda Item **Status:** Passed - Intergovernmental & Legislative Affairs Office

File created: 12/2/2020 **In control:** Board of Supervisors

On agenda: 1/5/2021 **Final action:** 1/5/2021

Title: Adopt a Resolution to Approve a Zero Property Tax Transfer for the Proposed Carmel Area Wastewater District 2020 Sphere of Influence Amendment/Annexation Proposal.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Board Report, 2. Zero Property Tax Transfer Reso, 3. Map 01 - Current & Proposed CAWD Boundaries, 4. Map 02 - Area 1 Maps, 5. Map 03 - Area 2 & 3 Map, 6. Map 04 - Area 4 Map, 7. Completed Board Order Item No. 31

Date	Ver.	Action By	Action	Result
1/5/2021	1	Board of Supervisors	adopted - intergovernmental & legislative affairs office	Pass

Adopt a Resolution to Approve a Zero Property Tax Transfer for the Proposed Carmel Area Wastewater District 2020 Sphere of Influence Amendment/Annexation Proposal.

RECOMMENDATION:

It is recommended that the Board of Supervisors adopt a resolution to approve a zero property tax transfer for the proposed Carmel Area Wastewater District 2020 Sphere of Influence Amendment/Annexation Proposal.

SUMMARY:

The Monterey County Local Agency Formation Commission (LAFCO) has received a proposal for a sphere of influence amendment and annexation of numerous parcels into to the Carmel Area Wastewater District. The recommended zero property tax transfer must be approved prior to LAFCO determining the application complete. Attached for the Board's consideration is the recommended zero property tax transfer resolution and a map showing the locations of the various affected properties.

DISCUSSION:

The Monterey County LAFCO has received a proposal involving a sphere of influence amendment and annexation to the Carmel Area Wastewater District of numerous parcels totaling 1,020 acres. The parcels are located in four geographic areas as follows:

1. Carmel Valley Area
 - a. Carmel Valley Manor
 - b. Valley Hills Shopping Center and surrounding area
 - c. Cypress lane, Prado Del Sol and Meadows Road
 - d. Schulte Road and surrounding area
 - e. Mid-Valley Shopping Center and adjacent parcels
2. Point Lobos Area (Larsen property)

3. North Carmel Highlands
 - a. Corona Road
 - b. Properties west of Hwy 1 in north Carmel Highlands
4. South Carmel Highlands
 - a. Yankee Point
 - b. Otter Cove

Once annexed into the District, owners of parcels in the areas listed above could avail themselves of the opportunity to connect to the District for sanitary sewer services.

Revenue and Taxation Code Section 99 requires a county Board of Supervisors to determine an appropriate tax transfer for all jurisdictional changes of organization occurring within the county which could affect the service responsibility of any special district. Pursuant to Revenue and Taxation Code Section 99(b)(6), the Executive Officer of LAFCO shall not issue a Certificate of Filing (Government Code Section 56828) for a change of organization until an exchange of property tax revenue is negotiated.

On April 29, 1980, the Monterey County Board of Supervisors approved and adopted a formula and policies for determining property tax transfer resulting from jurisdictional changes involving special districts (Resolution No. 80-249). These policies provide that no property tax transfers are to occur for annexations to service and utility-type districts such as the Carmel Area Wastewater District. The recommended Board action will memorialize the fact that no property tax will be exchanged in the annexation of the above areas into the Carmel Area Wastewater District

OTHER AGENCY INVOLVEMENT:

The tax transfer resolution has been approved as to form by County Counsel.

FINANCING:

There is no impact on the General Fund.

Prepared by:

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Date: December 2, 2020

Attachment: Map of Proposed Doyle Annexation to Carmel Area Wastewater District
Draft Board of Supervisor's resolution