



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

File #: 16-721, **Version:** 1

Adopt a Resolution to approve a zero property tax transfer for a proposed sphere of influence amendment and annexation of various properties to the Carmel Area Wastewater District.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

Adopt a Resolution to Approve a Zero Property Tax Transfer for a Proposed Sphere of Influence Amendment and Annexation of Various Properties to the Carmel Area Wastewater District.

SUMMARY:

The Monterey County Local Agency Formation Commission (LAFCO) has received a proposal for a sphere of influence amendment and annexation of various parcels to the Carmel Area Wastewater District. The recommended zero property tax transfer must be approved prior to the LAFCO hearing on the annexation. Attached for the Board's consideration is the recommended zero tax transfer resolution and a map showing the location of the proposed sphere influence amendment and annexations.

DISCUSSION:

The Monterey County LAFCO has received a proposal involving a sphere of influence amendment and annexation of various parcels to the Carmel Area Wastewater District. 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 is to be transferred for annexations to service and utility-type districts such as the Carmel Area Wastewater District involved in this annexation.

The proposed sphere of influence amendment and annexation would add 942 assessor's parcels and approximately 3,000 acres to the District. Information provided by the District explaining the purpose of the required LAFCO action is shown as Attachment "A".

OTHER AGENCY INVOLVEMENT:

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

FINANCING:

The proposed zero property tax transfer will not result in a transfer of property tax from the County to the district involved in this annexation.

Prepared and Approved by: Nicholas E. Chiulos, Assistant County Administrative Officer, 5145

Attachments:

Attachment A - Letter from Carmel Area Wastewater District dated May 31, 2016

Attachment B - Map of Proposed Carmel Area Wastewater District Sphere of Influence Amendment and Annexation

Draft Board of Supervisors Resolution