



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 8/11/2015

Agenda Placement: 6CC

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: Lawrance Florin - Director
Housing and Intergovernmental Affairs

REPORT BY: Lawrance Florin, DIR HOUSING AND INTERGOVERNMENTAL AFFAIRS - 253-4621

SUBJECT: Resolution and Agreement re Property Tax Revenue Sharing Agreement - Canyon Estates
Property in American Canyon

RECOMMENDATION

Director of Housing and Intergovernmental Affairs requests adoption of an amended resolution reapproving a property tax revenue sharing agreement with the City of American Canyon and the American Canyon Fire Protection District to include the transfer of the Napa County structural fire property tax allocation factor to the American Canyon Fire Protection District.

EXECUTIVE SUMMARY

Section 99 of the Revenue and Taxation Code requires that negotiations be entered into between the County, the City and the American Canyon Fire Protection District ("Fire District") regarding adjustments in the allocation of property taxes whenever a "jurisdictional change" involving annexations is proposed. The statute provides that the Local Agency Formation Commission (LAFCO) Executive Officer cannot issue a certificate for filing until the parties affected by the annexation present resolutions accepting the exchange of property tax revenues. The resolution adopted on June 2, 2015 needs to be amended to include the transference of the Napa County structural fire property tax allocation factor to the American Canyon Fire District.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Annexation of the property is categorically exempt from the California Environmental Quality Act (CEQA) under a Categorical Exemption for Annexation of Existing Facilities, per Section 15319 of the CEQA Guidelines.

BACKGROUND AND DISCUSSION

On July 3, 2008, the City of American Canyon and the County of Napa entered into Napa County Agreement 7070 relating to the City of American Canyon's urban growth boundary and other matters of mutual interest in the South County area. The City's urban growth boundary included 38.2 acres of real property, presently known as the Canyon Estates Property. The City of American Canyon is now looking to annex the Canyon Estates.

However, Section 99 of the Revenue and Taxation Code requires that negotiations be entered into between the County, the City and the American Canyon Fire Protection District ("Fire District") regarding adjustments in the allocation of property taxes whenever a "jurisdictional change" involving annexations is proposed. The statute provides that the Local Agency Formation Commission (LAFCO) Executive Officer cannot issue a certificate for filing until the parties affected by the annexation present resolutions accepting the exchange of property tax revenues.

The Board of Supervisors previously approved a resolution on June 2, 2015 adopting the revenue sharing Agreement, which included apportionment of the Napa County property tax increment and the County structural fire tax apportionment factor. However, the resolution itself inadvertently excluded the transference of the Napa County structural fire tax apportionment factor to American Canyon Fire Protection District. Today's request will allow for the adoption of a revised resolution ratifying and reapproving the revenue sharing Agreement.

SUPPORTING DOCUMENTS

A . Resolution

CEO Recommendation: Approve

Reviewed By: Molly Rattigan