



CC: Shawn Jennifer
County of El Dorado
OFFICE OF AUDITOR-CONTROLLER

JOE HARN, CPA
Auditor-Controller

360 FAIR LANE
PLACERVILLE, CALIFORNIA 95667
Phone: (530) 621-5487 FAX: (530) 295-2535

BOB TOSCANO
Assistant Auditor-Controller

Date: July 20, 2017

To: All Interested Agencies
See Distribution List Attached

RE: Tahoe Paradise Resort Improvement District Conversion to a Recreation and park District
LAFCO Project No. 2017-04

The LAFCO project referenced above will convert the Tahoe Paradise Resort Improvement District to a Recreation and Park District subject to special legislation in Government Code §56853.6. LAFCO notes that "...the Tahoe Paradise RID is currently not receiving a share of property taxes and it is not requesting a portion of the property tax revenues after conversion."

Per LAFCO, this proposal is subject to Section 99.01 of the Revenue and Taxation Code. The agencies included in the Tax Rate Area are shown on the enclosure.

Pursuant to Revenue and Taxation Code §99(b)(1)(B) and §99(b)(2), enclosed is the schedule estimating the amount of property tax revenue generated within the territory that is the subject of the jurisdictional change during the current fiscal year plus the proportion of the property tax revenue attributable to each local agency.

Pursuant to §99(b)(1)(B)(3), the Auditor shall notify the governing body of each local agency whose service area or service responsibility will be altered by the amount of, and allocation factors with respect to, property tax revenue estimated pursuant to §99(b)(2) that is subject to a negotiated exchange.

Except as otherwise provide by law, pursuant to §99(b)(1)(B)(4), upon receipt of the enclosed estimates, the local agencies shall commence negotiations to determine the amount of property tax revenues to be exchanged between and among the local agencies. This negotiation period shall not exceed 60 days. The final exchange resolution shall specify how the annual tax increment shall be allocated in future years. Note that the eligible to negotiate varies depending on whether the jurisdictional change is subject to §99 or §99.01. A decision matrix of who is eligible to negotiate is attached.

Except as otherwise provided by law, pursuant to §99(b)(1)(B)(6), within the 60 day negotiation period the negotiating local agencies will present adopted resolutions agreeing to accept the exchange of property tax revenues to the LAFCO executive officer.

Sincerely,

Sally Zutter, Accounting Division Manager

Enclosure

cc: LAFCO (see next page address)
Project File

CRD 05 JUL 27 17 AM 8:38

Listing of Interested Agencies for Distribution of Attached Letter

✓ County General Fund; Road District Tax; County Capital Outlay Fund; all County Service Areas and their respective zones of benefit as shown on the Exhibit(s).

Attn: CAO and/or Assistant CAO
330 Fair Lane
Placerville, CA 95667

County Water Agency
4110 Business Drive, Suite B
Shingle Springs, CA 95682

Lake Valley Fire
2211 Keetak St
South Lake Tahoe, CA 96150

South Tahoe PUD
1275 Meadow Crest Dr.
South Lake Tahoe, CA 96150

Tahoe RCD
870 Emerald Bay Rd. #108
South Lake Tahoe, CA 96150

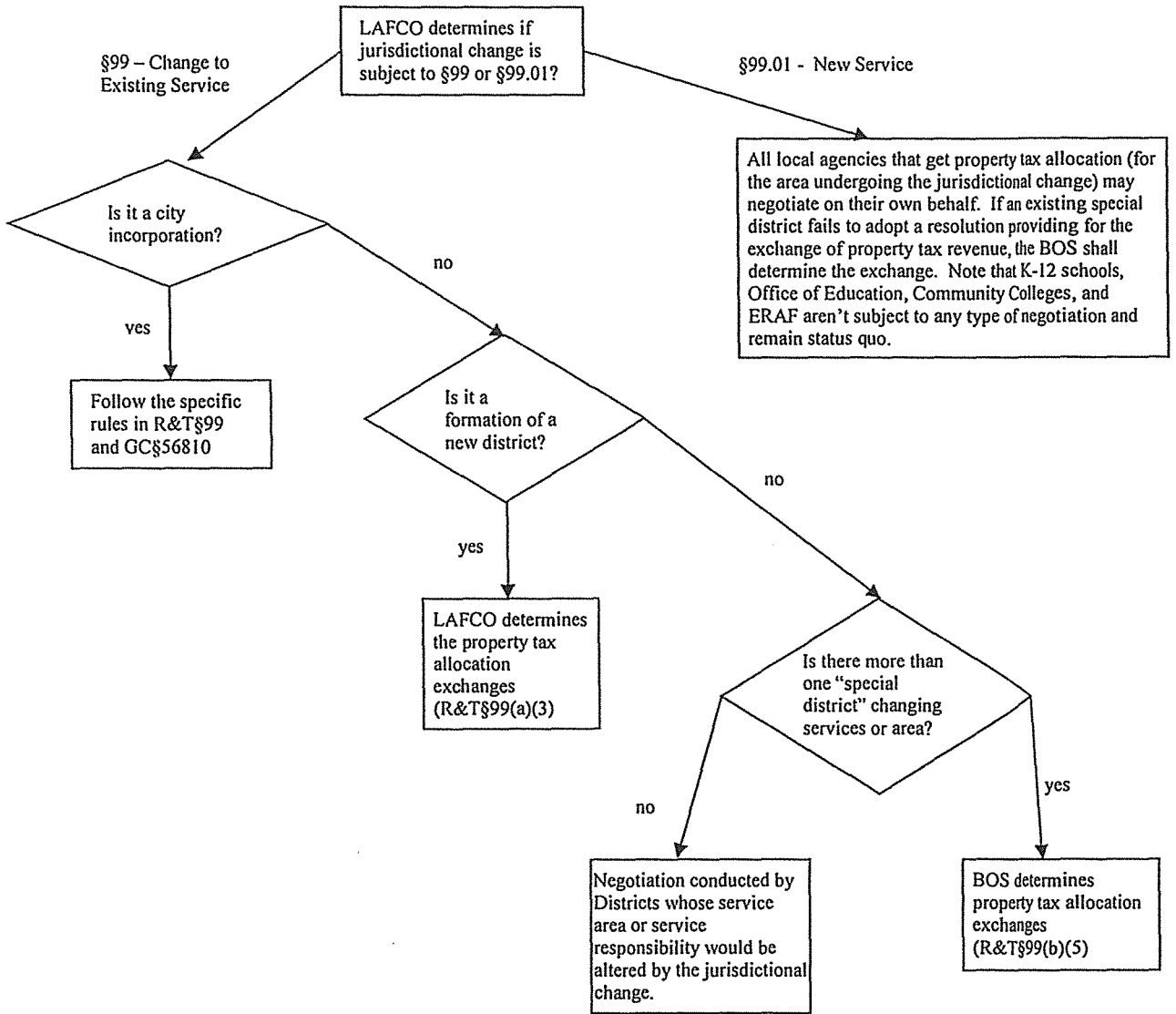
Happy Homestead Cemetery
PO Box 9345
South Lake Tahoe, CA 96158

South Lake Tahoe Recreation FFD# 2000-01
C/O Joe Harn, El Dorado County Auditor-Controller
360 Fair Lane
Placerville, CA 95667

Tahoe Paradise Resort Improvement District
PO Box 550575
South Lake Tahoe, CA 96155

Local Agency Formation Commission
550 Main Street, Suite E
Placerville, CA 95667

WHO DETERMINES PROPERTY TAX REVENUE EXCHANGES



Reference: R&T§99 et seq.
 Prepared by: El Dorado County Auditor-Controller
 Revised Date: 3/31/09

ESTIMATE OF PROPERTY TAX REVENUE & DISTRIBUTION FOR THE FISCAL YEAR 2017/18 EXHIBIT 2017-04-A

LAFCO Project #: 2017-04
 Project Name: Tahoe Paradise Resort Improvement District Conversion to a Recreation and Park District
 Annexation Per R&T Code Section: 99(b)
 Existing Tax Rate Area # (TRA): 075-029
 Net Assessed Value Per Assessor: \$0
 H/O Exemption Assessed Value: \$0
 Total Assessed Value Subject to AB-8: \$0
 Estimated 1% Property Tax Revenue: \$0

Agency	County Agency Number	SBE District Code Number	Estimated Current Tax Revenue (note 1)	Estimated Current Share of Tax Levy in Existing TRA (note 1)
County General Fund	00001	n/a	\$0	33.2331%
County Capital Outlay Fund	00007	n/a	\$0	0.6892%
Road District Tax	00011	n/a	\$0	3.3350%
County Water Agency	30045	207	\$0	1.0881%
Lake Valley Fire Protection	30090	058	\$0	21.5456%
Tahoe Joint Resource Conservation	80005	051	\$0	0.1085%
Happy Homestead Cemetery	30040	049	\$0	0.5834%
South Lake Tahoe Recreation CFD #2000-01	70000	246	\$0	
CSA#3	32070	114	\$0	0.7625%
CSA#3, Zone 1 (Ambulance)	30271	116	\$0	
CSA#3, Zone 2 (South Shore Snow Removal)	30271	30272	\$0	
CSA#3, Zone 4 (Soil Erosion)	30274	119	\$0	
CSA#10	30283	191	\$0	
CSA#10, zone C - Waste Management	30287	192	\$0	
CSA#10, zone F - Library	30290	230	\$0	
Tahoe Paradise Resort Improvement District	30282	067	\$0	
Total Local Agencies:			\$0	61.3454%
Lake Tahoe Unified School	20270	044	\$0	29.5886%
County School Services	20370	n/a	\$0	1.9429%
Lake Tahoe Community College	20341	045	\$0	7.1231%
Total School Agencies:			\$0	38.6546%
Grand Total:			\$0	100.0000%

Note 1: Revenue estimates shown are PRE: SDAF, ERAF I, ERAF II, ERAF III, VLF Swap, and/or Triple Flip.

Filename: 2017-04.xls
 Print Date: 7/20/2017
 Completed By: Sally Zutter

ESTIMATE OF PROPERTY TAX REVENUE & DISTRIBUTION FOR THE FISCAL YEAR 2017/18 EXHIBIT 2017-04-B

LAFCO Project #: 2017-04
 Project Name: Tahoe Paradise Resort Improvement District Conversion to a Recreation and Park District
 Annexation Per R&T Code Section: 99(b)
 Existing Tax Rate Area # (TRA): 075-041
 Net Assessed Value Per Assessor: \$1,156,847,163
 H/O Exemption Assessed Value: \$7,628,600
 Total Assessed Value Subject to AB-8: \$1,164,475,763
 Estimated 1% Property Tax Revenue: \$11,644,758

Agency	County Agency Number	SBE District Code Number	Estimated Portion of Current Tax Revenue (note 1)	Estimated Current Share of Tax Levy in Existing TRA (note 1)
County General Fund	00001	n/a	\$3,428,450	29.4420%
County Capital Outlay Fund	00007	n/a	\$71,103	0.6106%
Road District Tax	00011	n/a	\$344,044	2.9545%
County Water Agency	30045	207	\$112,255	0.9640%
Lake Valley Fire Protection	30090	058	\$2,222,740	19.0879%
South Tahoe PUD	30145	202	\$1,328,329	11.4071%
Tahoe Joint Resource Conservation	80005	051	\$11,202	0.0962%
Happy Homestead Cemetery	30040	049	\$60,192	0.5169%
South Lake Tahoe Recreation CFD #2000-01 CSA#3	70000 32070	246 114	\$0 \$78,660	 0.6755%
CSA#3, Zone 1 (Ambulance)	30271	116	\$0	
CSA#3, Zone 2 (South Shore Snow Removal)	30271	30272	\$0	
CSA#3, Zone 4 (Soil Erosion)	30274	119	\$0	
CSA#10	30283	191	\$0	
CSA#10, zone C - Waste Management	30287	192	\$0	
CSA#10, zone F - Library	30290	230	\$0	
Tahoe Paradise Resort Improvement District	30282	067	\$0	
Total Local Agencies:			<u>\$7,656,975</u>	<u>65.7547%</u>
Lake Tahoe Unified School	20270	044	\$3,052,487	26.2134%
County School Services	20370	n/a	\$200,441	1.7213%
Lake Tahoe Community College	20341	045	\$734,854	6.3106%
Total School Agencies:			<u>\$3,987,782</u>	<u>34.2453%</u>
Grand Total:			<u>\$11,644,758</u>	<u>100.0000%</u>

Note 1: Revenue estimates shown are PRE: SDAF, ERAF I, ERAF II, ERAF III, VLF Swap, and/or Triple Flip.

Filename: 05-08.xls
 Print Date: 7/20/2017
 Completed By: Sally Zuller

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

Assessor's Report

Return to
Property Tax Division of the Auditor's Office & LAFCO

Please review the parcel list for the Tahoe Paradise Resort Improvement District Conversion to a Recreation and Park District; LAFCO Project No. 2017-04 and complete with information for the current fiscal year.

1. List the tax rate and acres for each parcel, assessed value for land only, total assessed value, and net assessed value.
2. Identify any parcels which will be split by the proposal and note them in the comment section. Assign assessed values allocable to the resultant sub-divided parcels proposed for the current fiscal year.

All information and values are for the current fiscal year of 2017-2018

APN	TRA	Size/Acres	Land Value	Total Assessed Value	Home Owner Exemption Value	Net Assessed Value	Comments
	075-029						<i>SEE ATTACHED REPORTS</i>
	075-041						
Sub-Totals							

Add any parcels or portions of parcels or Tax Rate Area within the project area not listed above, i.e. islands, administrative parcels.

							<i>SEE ATTACHED REPORTS</i>

Please identify any administrative parcels or islands near the vicinity of the proposal.

APN	TRA	Size/Acres	Land Value	Imp. Value	Total	Comment
						<i>NONE</i>

- Check this box only if the total net amount of property taxes for the subject territory(ies) affected by this proposal do not exceed the limits specified in Revenue & Taxation Code §155.20(b).

Completed By: TODD C. GRAVATT Date: 7-11-17

cc: Sally Zutter, Auditor's Office Property Tax Division

LAFCO PROJECT 2017-04 - ASSESSOR'S REPORT - SECURED

TRA	APN STATUS	APN CT	ACRES	TOTAL LAND_VAL	TOTAL A.V.	TOTAL HOMEOWNER EXEMPTION	TOTAL EXEMPTION OTHER	TOTAL NET A.V.
075-029								
11	INACTIVE PUBLIC	2	0	\$0	\$0	\$0	\$0	\$0
075-041								
00	ACTIVE	4219	1,151	\$285,290,343	\$1,158,335,389	\$7,628,600	\$392,523	\$1,150,314,266
01	INACTIVE	24	0	\$0	\$0	\$0	\$0	\$0
02	INACTIVE AW	1	0	\$0	\$0	\$0	\$0	\$0
03	INACTIVE MR	41	0	\$0	\$0	\$0	\$0	\$0
06	INACTIVE SBE	2	0	\$0	\$0	\$0	\$0	\$0
11	INACTIVE PUBLIC 1780		509	\$0	\$0	\$0	\$0	\$0
		<u>6,069</u>	<u>1,659</u>	<u>\$285,290,343</u>	<u>\$1,158,335,389</u>	<u>\$7,628,600</u>	<u>\$392,523</u>	<u>\$1,150,314,266</u>

LAFCO PROJECT 2017-04 - ASSESSOR REPORT - UNSECURED

TRA	APN	STATUS	ACCT CT	TOTAL LAND_VA	TOTAL_AV	NET_AV
075-041						
	00	ACTIVE	145	\$1,375,833	\$6,532,897	\$6,532,897
			<u>145</u>	<u>\$1,375,833</u>	<u>\$6,532,897</u>	<u>\$6,532,897</u>

SIJ620P
SIB275

County of El Dorado - Auditor's Office
Secured/Unsecured Property System
Tax Rate Area Value Report - 2017 ROLL

Run Date: 07/01/2017
Page: 16

TAX RATE AREA	TYPE	LAND	**** PERSONAL IMPROV	PROPERTY OTHER	**** AIRCRAFT	TOTAL	***** H / O	EXEMPTIONS OTHER	***** AIRCRAFT	NET VALUE	PARCEL COUNT
075-022	SEC	4896035	2894	0	0	4898929	0	0	0	4898929	6
	P/U	0	0	0	0	0	0	0	0	0	0
	TOTAL	4896035	2894	0	0	4898929	0	0	0	4898929	6
	UNSEC	0	0	0	0	0	0	0	0	0	0
	TOTAL	4896035	2894	0	0	4898929	0	0	0	4898929	6
075-025	SEC	10383569	18849559	51895	0	29285023	21000	0	0	29264023	331
	P/U	0	0	0	0	0	0	0	0	0	0
	TOTAL	10383569	18849559	51895	0	29285023	21000	0	0	29264023	331
	UNSEC	170156	632543	239533	0	1042232	0	0	0	1042232	14
	TOTAL	10553725	19482102	291428	0	30327255	21000	0	0	30306255	345
075-036	SEC	282134187	818726789	13569310	0	1114430286	6304200	1167112	0	1106958974	3311
	P/U	0	0	0	0	0	0	0	0	0	0
	TOTAL	282134187	818726789	13569310	0	1114430286	6304200	1167112	0	1106958974	3311
	UNSEC	2179629	2456571	2257811	0	6894011	0	0	0	6894011	93
	TOTAL	284313816	821183360	15827121	0	1121324297	6304200	1167112	0	1113852985	3404
075-041	SEC	285290343	870896866	2148180	0	1158335389	7628600	392523	0	1150314266	4219
	P/U	0	0	0	0	0	0	0	0	0	0
	TOTAL	285290343	870896866	2148180	0	1158335389	7628600	392523	0	1150314266	4219
	UNSEC	1375833	891399	4265665	0	6532897	0	0	0	6532897	145
	TOTAL	286666176	871788265	6413845	0	1164868286	7628600	392523	0	1156847163	4364
075-043	SEC	400793	203078	0	0	603871	0	0	0	603871	3
	P/U	0	0	0	0	0	0	0	0	0	0
	TOTAL	400793	203078	0	0	603871	0	0	0	603871	3
	UNSEC	0	125938	20751	0	146689	0	0	0	146689	1
	TOTAL	400793	329016	20751	0	750560	0	0	0	750560	4
075-044	SEC	19655	0	0	0	19655	0	0	0	19655	2
	P/U	0	0	0	0	0	0	0	0	0	0
	TOTAL	19655	0	0	0	19655	0	0	0	19655	2
	UNSEC	0	0	0	0	0	0	0	0	0	0
	TOTAL	19655	0	0	0	19655	0	0	0	19655	2
075-045	SEC	19838804	48759932	5035948	0	73634684	49000	108841	0	73476843	519
	P/U	0	0	0	0	0	0	0	0	0	0
	TOTAL	19838804	48759932	5035948	0	73634684	49000	108841	0	73476843	519
	UNSEC	108578	155592	63523	0	327693	0	0	0	327693	6
	TOTAL	19947382	48915524	5099471	0	73962377	49000	108841	0	73804536	525
075-046	SEC	31707042	26437655	22000	0	58166697	21000	0	0	58145697	68
	P/U	0	0	0	0	0	0	0	0	0	0
	TOTAL	31707042	26437655	22000	0	58166697	21000	0	0	58145697	68
	UNSEC	0	2555	71635	0	74190	0	0	0	74190	4
	TOTAL	31707042	26440210	93635	0	58240887	21000	0	0	58219887	72
075-050	SEC	1011102	1600038	0	0	2611140	0	0	0	2611140	22
	P/U	0	0	0	0	0	0	0	0	0	0
	TOTAL	1011102	1600038	0	0	2611140	0	0	0	2611140	22
	UNSEC	0	0	0	0	0	0	0	0	0	0
	TOTAL	1011102	1600038	0	0	2611140	0	0	0	2611140	22

