



RESOLUTION NO. 189-2024

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

City of South Lake Tahoe Clean-up Reorganization; LAFCO Project No.2024-01.

WHEREAS, request has been made to the Board of Supervisors of the County of El Dorado for negotiations with respect to property tax revenue in accordance with Sections 99, 99.01, and 99.02 of the Revenue and Taxation Code; and

WHEREAS, this request is related to the annexation of 80 parcels into the City of South Lake Tahoe (LAFCO Project Number 2024-01); and

WHEREAS, negotiations for a redistribution of property tax revenues (base and annual tax increment) have been concluded; and

WHEREAS, the conceptually-approved revenue distribution plan includes the transfer of the County's General Fund Annual Tax Increment and base property tax revenue; and

WHEREAS, California Revenue and Taxation Code Section 99.02(b) authorizes local agencies to agree to an exchange of their property tax revenues that are allocable from tax rate areas shared by the local agencies and Revenue and Taxation Code Section 99.02(e) requires that each affected local agency hold a duly noticed public hearing to consider the effects of any proposed base property tax revenue transfer on fees, charges, assessments, taxes, or other revenues prior to approval of such transfer; and

WHEREAS, the Board of Supervisors has conducted a public hearing November 5, 2024, to consider the effect of the proposed transfer on fees, charges, assessments, taxes, or other revenues. Notice of the hearing was published pursuant to Section 6061 of the Government Code; and

WHEREAS, this transfer shall not serve as a precedent and shall not be construed to set an expectation for the Board to consent to similar transfers in the future.

NOW, THEREFORE, BE IT RESOLVED by the El Dorado County Board of Supervisors that the future Annual Tax Increment with respect to the parcels to be annexed to the City of South Lake Tahoe shall, upon completion of the annexation by the City of South Lake Tahoe, be distributed as shown on Exhibits 2024-01-A and 2024-01-B.

BE IT FURTHER RESOLVED that pursuant to the California Revenue and Taxation Code Section 99 and 99.02(b), commencing with the 2025-26 fiscal year, County of El Dorado also determines to transfer \$12,200 of its base property tax revenue.

1. Pursuant to Revenue and Taxation Code section 99.02(f), the County hereby makes the following findings with regard to this transfer of the County General Fund Base Property Tax Revenue to the City of South Lake Tahoe:
 - a. Revenues are available for this purpose. The proposed transfer is concurrent with a reorganization that absolves the County of responsibility to provide law enforcement and public works services to the parcels being annexed by the City. The base property tax to be transferred represents the estimated revenues the County had been receiving to provide those services for which it will no longer be responsible.

- b. The transfer will not result in any increase in the ratio between the amount of County General Fund revenues that are generated by regulatory licenses, use charges, user fees, or assessments and the amount of revenues of the County used to finance its current level of service. The County will not increase any fee, fine, charge, or assessment as a result of this transfer.
- c. The transfer will not impair the ability of the County to provide existing services. The proposed transfer is concurrent with a reorganization that absolves the County of responsibility to provide law enforcement and public works services to the parcels being annexed by the City. The base property tax to be transferred represents the estimated revenues the County had been receiving to provide those services for which it will no longer be responsible.
- d. The transfer will not result in a reduction of property tax revenues to school entities. The proposed transfer affects only the County's General Fund Base Property Tax Revenue and will not reduce property tax revenues to schools.

2. County shall not be obligated to effect the transfer of General Fund Base Property Tax Revenue authorized hereunder unless and until the City of South Lake Tahoe has provided documentation to County that it has conducted a public hearing pursuant to Revenue and Taxation Code section 99.02(e), and that notice of such hearing has been published pursuant to section 6061 of the California Government Code.

BE IT FURTHER RESOLVED that this resolution be effective at the time that the affected agencies adopt a resolution adopting the property tax increment distribution as shown on Exhibits 2024-01-A and 2024-01-B.

BE IT FURTHER RESOLVED that the Clerk to the Board of Supervisors is hereby directed to transmit notice of this resolution to the affected agencies and the El Dorado County Local Agency Formation Commission.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 5th day of November, 2024 by the following vote of said Board:

Ayes: Thomas, Turnboo, Parlin, Laine
 Noes: None
 Absent: None

Attest:
 Kimberly Dawson
 Clerk of the Board of Supervisors

By: *Kimberly Dawson*
 Deputy Clerk

Wendy Thomas
 Chair, Board of Supervisors
 Wendy Thomas

ESTIMATE OF PROPERTY TAX REVENUE & DISTRIBUTION FOR THE FISCAL YEAR 2024/25 EXHIBIT 2024-01-A

LAFCO Project #: 2024-01
Project Name: City of South Lake Tahoe Clean-up Reorganization
Annexation Per R&T Code Section: 99
Existing Tax Rate Area # (TRA): 075-025
Net Assessed Value Per Assessor: \$1,172,570 **Net**
H/O Exemption Assessed Value: \$7,000 **Add back homeowners enter as positive**
Total Assessed Value Subject to AB-8: \$1,179,570 **Total**
Estimated 1% Property Tax Revenue: \$11,796

Agency	County Tax Code	SBE District Code	Estimated Current Tax Revenue (note 1)	Estimated Current Share of Tax Levy in Existing TRA (note 1)	Proposed Exchange of Tax Increment Shares	Proposed New Future Tax Increment Shares
County General Fund	11101	N/A	\$3,920	33.2331%	0.4968%	33.7299%
County Capital Outlay Fund	11111	N/A	\$81	0.6892%	0.0103%	0.6995%
Road District Tax	11112	N/A	\$393	3.3350%	-3.3350%	0.0000%
City of South Lake Tahoe	12201	0004	\$0	0.0000%	24.3355%	24.3355%
CSA#3 - Mosquito Abatement	13102	0114	\$90	0.7625%	0.0114%	0.7739%
Happy Homestead Cemetery	14201	0049	\$69	0.5834%	0.0087%	0.5921%
Lake Valley Fire	14406	0058	\$2,541	21.5456%	-21.5456%	0.0000%
Tahoe Joint Resource Conservation	14601	0051	\$13	0.1085%	0.0016%	0.1101%
No. 2000-01 SLT Rec Facility	NA	0246	\$0	0.0000%	0.0000%	0.0000%
County Water Agency	14801	0207	\$128	1.0881%	0.0163%	1.1044%
CSA#3, Zone 1 (Ambulance)	N/A	0116	\$0	0.0000%	0.0000%	0.0000%
CSA#3, Zone 2 (South Shore Snow Removal)	N/A	0117	\$0	0.0000%	0.0000%	0.0000%
CSA#3, Zone 3 (Recreation)	N/A	0118	\$0	0.0000%	0.0000%	0.0000%
CSA#3, Zone 4 (Soil Erosion)	N/A	0119	\$0	0.0000%	0.0000%	0.0000%
CSA#10	N/A	0191	\$0	0.0000%	0.0000%	0.0000%
CSA#10, Zone C - Waste Management	N/A	0192	\$0	0.0000%	0.0000%	0.0000%
CSA#10, Zone F - Library	N/A	0230	\$0	0.0000%	0.0000%	0.0000%
Total Local Agencies:			\$7,236	61.3454%	0.0000%	61.3454%
Lake Tahoe Unified School	15302	0044	\$3,490	29.5886%		29.5886%
Tahoe-Truckee Joint Unified School	15303	0042	\$0			
Lake Tahoe Community College	15401	0045	\$840	7.1231%		7.1231%
County School Services	15501	N/A	\$229	1.9429%		1.9429%
Tahoe-Truckee Joint Unified School SFID #2	N/A	0239	\$0			
Total School Agencies:			\$4,560	38.6546%	0.0000%	38.6546%
Grand Total:			\$11,796	100.0000%	0.0000%	100.0000%

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

Filename: 2024-01 City of SLT Estimate Rev and Dist
 Print Date: 10/14/2024
 Completed By: Auditor-Controller, Property Tax Division

ESTIMATE OF PROPERTY TAX REVENUE & DISTRIBUTION FOR THE FISCAL YEAR 2024/25 EXHIBIT 2024-01-B

LAFCO Project #:	2024-01
Project Name:	City of South Lake Tahoe Clean-up Reorganization
Annexation Per R&T Code Section:	99
Existing Tax Rate Area # (TRA):	075-036
Net Assessed Value Per Assessor:	\$1,270,023 Net
H/O Exemption Assessed Value:	\$7,000 Add back homeowners enter as positive
Total Assessed Value Subject to AB-8:	<u>\$1,277,023 Total</u>
Estimated 1% Property Tax Revenue:	\$12,770

Agency	County Tax Code	SBE District Code	Estimated Current Tax Revenue (note 1)	Estimated Current Share of Tax Levy in Existing TRA (note 1)	Negotiated Exchange of Tax Increment Shares	Negotiated New Future Tax Increment Shares
County General Fund	11101	N/A	\$3,760	29.4397%	0.0447%	29.4844%
County Capital Outlay Fund	11111	N/A	\$78	0.6106%	0.0009%	0.6115%
Road District Tax	11112	N/A	\$377	2.9543%	-2.9543%	0.0000%
City of South Lake Tahoe	12201	0004	\$0	0.0000%	21.9744%	21.9744%
CSA#3 - Mosquito Abatement	13102	0114	\$86	0.6755%	0.0010%	0.6765%
Happy Homestead Cemetery	14201	0049	\$66	0.5169%	0.0008%	0.5177%
Lake Valley Fire	14406	0058	\$2,437	19.0865%	-19.0865%	0.0000%
Tahoe Joint Resource Conservation	14601	0051	\$12	0.0962%	0.0002%	0.0964%
No. 2000-01 SLT Rec Facility	NA	0246	\$0	0.0000%	0.0000%	0.0000%
County Water Agency	14801	0207	\$123	0.9639%	0.0015%	0.9654%
South Tahoe PUD	14806	0202	\$1,457	11.4071%	0.0173%	11.4244%
CSA#3, Zone 1 (Ambulance)	N/A	0116	\$0	0.0000%	0.0000%	0.0000%
CSA#3, Zone 2 (South Shore Snow Removal)	N/A	0117	\$0	0.0000%	0.0000%	0.0000%
CSA#3, Zone 3 (Recreation)	N/A	0118	\$0	0.0000%	0.0000%	0.0000%
CSA#3, Zone 4 (Soil Erosion)	N/A	0119	\$0	0.0000%	0.0000%	0.0000%
CSA#10	N/A	0191	\$0	0.0000%	0.0000%	0.0000%
CSA#10, Zone C - Waste Management	N/A	0192	\$0	0.0000%	0.0000%	0.0000%
CSA#10, Zone F - Library	N/A	0230	\$0	0.0000%	0.0000%	0.0000%
Total Local Agencies:			<u>\$8,397</u>	<u>65.7507%</u>	<u>0.0000%</u>	<u>65.7507%</u>
Lake Tahoe Unified School	15302	0044	\$3,348	26.2165%		26.2165%
Tahoe-Truckee Joint Unified School	15303	0042	\$0			
Lake Tahoe Community College	15401	0045	\$806	6.3113%		6.3113%
County School Services	15501	N/A	\$220	1.7215%		1.7215%
Tahoe-Truckee Joint Unified School SFID #2	N/A	0239	\$0			
Sierra JT SFID #4 (Rocklin Campus Area)	N/A	0274	\$0			
Total School Agencies:			<u>\$4,374</u>	<u>34.2493%</u>	<u>0.0000%</u>	<u>34.2493%</u>
Grand Total:			<u>\$12,770</u>	<u>100.0000%</u>	<u>0.0000%</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: 2024-01 City of SLT Estimate Rev and Dist
Print Date: 10/30/2024
Completed By: Auditor-Controller, Property Tax Division