

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA
and for Special Districts, Agencies and Authorities Governed by the Board

Adopted this Resolution on 11/17/2015 by the following vote:

AYE: ☐
NO: ☐
ABSENT: ☐
ABSTAIN: ☐
RECUSE: ☐



Resolution No. 2015/415

In the matter of Determination of Property Tax Exchange for the Ayers Ranch Reorganization to the City of Concord

WHEREAS, Section 99 of the Revenue and Taxation Code provides that a city and county shall agree by resolution to exchange property tax revenues among themselves and any affected agencies in the event of a jurisdictional change; and

WHEREAS, the Ayers Ranch Reorganization, involving annexation of territory to the City of Concord, is excluded from the application of the master property tax transfer agreement (County Resolution 80/1369) between the City and the County because the assessed value exceeds \$10 million dollars; and

WHEREAS, the City of Concord intends to annex the territory known to the parties as the Ayers Ranch Reorganization Area (hereafter the "Ayers Ranch Area") by the year 2030; and

WHEREAS, the Ayers Ranch Area includes substantially the territory described in attached Exhibit A; and

WHEREAS, the City of Concord and the County recognize that properties within the Ayers Ranch Area have a need for City services; and

WHEREAS, the Ayers Ranch Area includes County Service Areas P-6 and L-100 which will be required to be detached at the time of annexation; and

WHEREAS, parcels outlined in attached LAFCO 09-07 are to be included in the property tax exchange described in this resolution upon successful annexation of the entire Ayers Ranch Area.

Now, Therefore, Be It Resolved:

In accordance with Section 99 of the Revenue and Taxation Code, the property tax transfer for the affected agencies upon the complete annexation of the Ayers Ranch Area outlined in Exhibit A to the City of Concord shall be:

a. Initial Year

1. Base tax. City shall be allocated 70% of the County's base tax for the affected territory and the County shall be allocated the balance.
2. Annual tax increment. City shall have an annual tax increment allocation factor established for each tax rate area in the affected territory equal to 70% of the County's annual tax increment allocation factor for the tax rate area. The County's new annual tax increment allocation factor shall be its former factor minus the City's factor as derived in the preceding sentence.

b. Subsequent Years

1. In each subsequent year, City's and County's allocation of property taxes from the affected territory will be made as set forth in Revenue and Taxation Code Sections 96.1 and 96.5. Each agency each year will be allocated its base tax (i.e. the tax allocated to the agency in the preceding year including the previous year's annual tax increment) plus its share of the current year's annual tax increment for the affected territory, such share being calculated by multiplying the tax resulting from growth in assessed valuation in the affected territory during the year times the agency's annual tax increment allocation factor(s) for that territory. The result (i.e. base plus increment) becomes the base tax for the next year's tax allocation calculations. Each agency's base tax and annual tax increment allocation factors may be

subsequently modified only through negotiated exchanges in accordance with Revenue and Taxation Code Sections 99 and/or 99.01 for subsequent jurisdictional changes.

c. County Service Areas Detachment.

100% of County Service Areas P-6 and L-100 allocations are to be transferred to City upon annexation of the Ayers Ranch Area and detachment of CSA P-6 and L-100.

d. Property Tax Allocation Agreement.

1. City and County agree that this Agreement shall apply to determine the allocation between the parties of property tax revenue generated from the Reorganization Area in lieu of the negotiation process set forth in California Revenue and Taxation Code Section 99(e).

This resolution does not change the property tax revenues accruing to other agencies serving the subject territory or the affected districts' rights to collect taxes for existing bonded indebtedness.

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

Contact: Rich Seithel 674-7869

ATTESTED: November 17, 2015

David J. Twa, County Administrator and Clerk of the Board of Supervisors

By: , Deputy

cc: Bob Campbell, Valerie Barone, Eric Gelston, John Osborne