



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 6/2/2015

Agenda Placement: 6Q

## NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

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**TO:** Board of Supervisors

**FROM:** Lawrance Florin - Director  
Housing and Intergovernmental Affairs

**REPORT BY:** Carlos Solorio, STAFF SERVICES ANALYST II - 707-253-4825

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

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### **RECOMMENDATION**

Director of Housing and Intergovernmental Affairs requests adoption of a resolution approving a property tax revenue sharing agreement with the City of American Canyon and the American Canyon Fire Protection District, and authorization for the Chair to sign the agreement in connection with the proposed annexation of approximately 38.2 acres of real property, commonly known as the Canyon Estates Property, to the City of American Canyon.

### **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 proposed resolution and agreement reallocate the property tax revenue accordingly.

### **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.

Today's request will allow for the adoption of a resolution approving a property tax revenue sharing agreement with the City of American Canyon and the American Canyon Fire Protection District, and will authorize the Chair to sign the agreement in connection with the proposed annexation of the Canyon Estates Property, to the City of American Canyon.

### **SUPPORTING DOCUMENTS**

A . AATF Resolution

CEO Recommendation: Approve

Reviewed By: Molly Rattigan