

TO: Olin Woods, Chair and  
Members of the Local Agency Formation Commission

DATE: September 22, 2008

FROM: Elizabeth Castro Kemper, Executive Officer  
Elisa Carvalho, Senior Management Analyst

SUBJECT: Dixon Corporate Commons Annexation to the Yolo County Resource  
Conservation District (LAFCO Proceeding No. 907)

## **EXECUTIVE OFFICER'S REPORT**

### **RECOMMENDATIONS**

Staff recommends that the Commission:

1. Assign the short form title, "Dixon Corporate Commons Annexation to the Yolo County Resource Conservation District," to this proposal.
2. Accept the General Exemption for the Dixon Corporate Commons Annexation to the Yolo County Resource Conservation District as the appropriate environmental review for this proposal and instruct the Executive Officer to file a Notice of Exemption with the County Clerk.
3. Make the findings and conclusions as set out in this Executive Officer's Report.
4. Approve the Dixon Corporate Commons Annexation to the Yolo county Resource Conservation District, subject to the following conditions:
  - (a) The applicant shall provide a corrected annexation map to the satisfaction of LAFCO staff;

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#### **COMMISSIONERS**

*★ Public Member Olin Woods, Chair ★  
★ County Member Matt Rexroad, Vice Chair ★  
★ City Members Tom McMasters-Stone, Stephen Souza ★ County Member Helen M. Thomson ★*

#### **ALTERNATE COMMISSIONERS**

*★ Public Member Robert Ramming ★ City Member Skip Davies ★ County Member Mariko Yamada ★*

#### **STAFF**

*★ Executive Officer Elizabeth Castro Kemper ★ Senior Management Analyst Elisa Carvalho ★  
★ Commission Counsel Stephen Nocita ★ Commission Clerk Terri Tuck ★*

- (b) The applicant shall pay all appropriate State Board of Equalization and County Clerk fees prior to recording of the Certificate of Completion for the Dixon Corporate Commons Annexation to the Yolo county Resource Conservation District;
  - (c) The project applicant will be subject to all appropriate fees, service charges and necessary assessments of the Yolo County Resource Conservation District and the County of Yolo; and
  - (d) That the applicant and the real party of interest, if different, agree to defend, indemnify, hold harmless and release the Yolo County Local Agency Formation Commission, its agents, officers, attorney and employees from any claim, action or proceeding brought against any of them, the purpose of which to attack, set aside, void, or annul the approval of this application or adoption of the environmental document to which it accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence of the part of the Yolo County Local Agency Formation Commission its agents, officers, attorney or employees.
5. Pursuant to Government Code §56663(c), the Conducting Authority proceedings for this proposal are hereby waived.
  6. Request the Yolo County Surveyor oversee the preparation of the final map and legal description for the proposed change of organization.
  7. Determine the effective date of the approval of this agreement to be five (5) working days after recordation by the County Recorder of the Executive Officer's Certificate of Completion upon completion.

## **BACKGROUND**

The application for the Dixon Corporate Commons Annexation to Yolo County Resource Conservation District (YCRCD) (Attachment A) was submitted to the Local Agency Formation Commission on March 6, 2008. The intent of this proposal is to include the parcel proposed for annexation ("Subject Territory") in the same tax rate area as the parcel adjacent to and east of the Subject Territory. The same property owner owns both parcels and wishes to combine them through a lot line adjustment.

As provided by law, the application is filed pursuant to the provisions of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, California Government Code §56000 et seq. The application proposes the annexation of 1.86 acres into the YCRCD. This territory is located in north-central Yolo County, east of County Road 85.

The Certificate of Filing for the proposal was issued by the Executive Officer on August 27, 2008. As lead agency, the Yolo LAFCO staff has prepared a General Exemption as the recommended appropriate environmental review. Notice of this proposal has been provided to all affected individuals and agencies. The hearing for this petition has been properly noticed by mailing as required by the Cortese-Knox-Hertzberg Act.

## **ANALYSIS OF FACTORS THAT MUST BE CONSIDERED**

The requirements of Government Code §56841 (Cortese-Knox-Hertzberg Act), the Yolo County Local Agency Formation Commission Standards of Evaluation (LAFCO Resolution No. 2007-07) and the Agricultural Conservation Policy indicate that certain factors be considered in the analysis of this proposal. The reference documents for this study are the YCRCD “District Service Plan” and the YCRCD Municipal Service Review and Sphere of Influence Study.

Requests for input were distributed to the County Assessor, Auditor, Surveyor, Elections, Environmental Health, and Planning department. Responses from those departments have been included in this report as appropriate.

The following agencies were contacted on this project: Esparto Joint Unified School District, Yuba Community College District, Sacramento-Yolo Mosquito and Vector Control District, Yolo County Resource Conservation District, Capay Cemetery District, Dunnigan Fire Protection District, Yolo County Library District, Yolo County Office of Education.

## **LOCATION AND LAND AREA – CONFORMITY WITH COUNTY GENERAL PLAN – PROPOSED LAND USE – PRESENT LAND USE – ASSESSED VALUE AND OWNERSHIP**

The annexation parcel is generally located in north-central Yolo County. It is bounded by CR 85 to the west and active farmland to the north, east, and south.

The Subject Territory is zoned “Agriculture – Preserve” (AP) by the County. There will be no change in land use in the Dixon Corporate Commons Area as a result of this proposal.

The Subject Territory is 1.86 acres. The assessed value is approximately \$633 (refer to the Auditor’s report in Attachment B). The Yolo County Elections Department has verified that there are no registered voters in the proposal area. This makes the proposal uninhabited under Government Code §56046. The Subject Territory is owned, wholly, by Dixon Corporate Commons.

## **TOPOGRAPHY AND DRAINAGE**

The annexation area has a moderate slope and drains south, southeast.

## **EFFECT ON GOVERNMENTAL AGENCIES – PROPERTY TAX NEGOTIATIONS – OTHER AGENCY INPUT – OTHER COUNTY DEPARTMENT INPUT**

The local agencies located within the boundaries are as follows:

- Yolo County
- Yolo County Library
- County Road District #2
- Capay Cemetery District
- Dunnigan Fire Protection District
- Sacramento-Yolo Mosquito & Vector Control District
- Yolo County Department of Education

- Esparto Unified School District
- Yuba Community College

The County Board of Supervisors approved the property tax exchange for this proposal on July 15, 2008. The total annual property tax levy for the property is \$6.33. The proposed annexation would result in a minuscule change (less than \$0.01) in property tax allocation to the affected agencies.

Upon its receipt by LAFCO staff, the proposal was circulated to affected agencies for comment. LAFCO received a response from the Yolo County Library District and the Environmental Health Department. The County Librarian stated that she did not see a foreseeable conflict in the proposed annexation. Environmental Health stated there are no health problems in the territory involved with the proposed project. Environmental Health also commented that if development is considered for the proposal property, it must meet Yolo County Code requirements for an onsite well and septic system. Development is not being considered for the subject territory.

The Yolo County Resource Conservation District did not object to the annexation of the Subject Territory to the District for the purpose of a lot line adjustment.

### **BONDED INDEBTEDNESS**

No bonded indebtedness is involved with this proposal.

### **EFFECT ON OPEN SPACE AND AGRICULTURAL USES - PROXIMITY TO OTHER POPULATED AREAS - EFFECT ON ADJACENT AREAS - ENVIRONMENTAL ASSESSMENT - AGRICULTURAL POLICY**

There is no intention to change the land use, to convert the proposal site to urban use, or to affect open space. This proposal will not result in development of the area; therefore, there should be no short or long term growth pressure on adjacent areas as a result of this annexation.

Since there will be no conversion of soils from agricultural to urban uses, the Agricultural Conservation Policy and Land Evaluation and Site Assessment model do not apply. Given the circumstances outlined above, the acceptance of the County's General Exemption as the appropriate environmental review is recommended.

### **COST FOR GOVERNMENTAL SERVICES**

The subject territory will be eligible to receive services from the YCRCD based on program availability and upon the landowners request; otherwise, there will be no change in governmental services related to this proposal.

### **DEFINITENESS AND CONFORMANCE OF BOUNDARY**

The County Surveyor and the County Assessor have reviewed the proposal for the Dixon Corporate Commons Annexation to the YCRCD. The County Assessor has attested that the new proposed boundaries do not split assessor parcels, lines of ownership, or conflict with

the boundaries of other public agencies. The County Surveyor has also attested that the submitted final legal description and map for this proposal are mathematically correct.

The surveyor noted that the “North Arrow on the plat is not truly pointing to the North”. The engineers for the project provided a corrected 8.5”x11” map. Additionally, the parcel number east of the Subject Territory is incorrect and should be changed from 062-180-02 to 062-180-12 on the annexation map. A condition to require the applicant to provide new maps that reflect these changes is recommended.

### **OTHER AGENCY INPUT – OTHER COUNTY DEPARTMENT INPUT**

No other input by other agencies relevant to this report was received.

### **CONFORMITY WITH COMMISSION POLICY**

This proposal is consistent with the Yolo County LAFCO's Standards of Evaluation. The annexation of these properties is consistent, logical, and orderly. The District indicates that it has the capacity to provide services to the Subject Territory as available and upon the landowners' request.

### **ALTERNATIVE ACTIONS**

Other alternatives considered in the Dixon Corporate Commons Annexation to the Yolo County Resource Conservation District:

1. The Commission could deny the proposal, but waive the one-year limitation to hear the proposal.
2. Approve the Dixon Corporate Commons Annexation to the Yolo county Resource Conservation District unconditionally.
3. Approve the Dixon Corporate Commons Annexation to the Yolo county Resource Conservation District with conditions.

### **EXECUTIVE OFFICER'S COMMENTS**

The proposed Dixon Corporate Commons annexation to the Yolo County Resources Conservation District is logical and orderly. The annexation will close a small gap in District boundaries and help provide contiguous boundaries for the Yolo County Resource Conservation District in this area.

The annexation will also allow the Subject Territory to be placed in the same tax rate area as the parcel adjacent to and east of it. These two parcels must be in the same tax rate area so the assessor and auditor can record a lot line adjustment combining them.

The applicant should provide corrected maps as a condition of the adoption of the proposal. The parcel number on the proposal map, east of the Subject Territory, is incorrect and should be changed from 062-180-02 to 062-180-12.

This proposal does not result in a change in land use; therefore, LAFCO staff recommends the acceptance of the General Exemption as the appropriate environmental review.

Staff recommends that the Commission approve this proposal consistent with the findings, conclusions, and recommendations listed below.

## **FINDINGS AND CONCLUSIONS**

1. LAFCO received the application for the Dixon Corporate Commons Annexation to the Yolo County Resource Conservation District on March 6, 2008.
2. The Subject Territory is 1.86 acres.
3. The County of Yolo, as lead agency, prepared a General Exemption as the appropriate environmental review for this proposal.
4. The Subject Territory is zoned Agricultural Preserve (AP) by the County.
5. The proposal is consistent with the Yolo County Resource Conservation District Municipal Service Review and Sphere of Influence Study.
6. There are no registered voters in the territory; therefore, the proposal area is considered uninhabited by state law.
7. The Subject Territory has a total assessed land value of \$633.
8. Property tax transfer negotiations were completed and approved by the County on July 15, 2008.
9. The Subject Territory will be eligible to receive services from the YCRCD based on program availability and upon the landowners request; otherwise, there will be no change in governmental services related to this proposal.
10. The following agencies and districts were notified concerning this proposal: Yolo County, Yolo County Library, County Road District #2, Capay Cemetery District, Dunnigan Fire Protection District, Sacramento-Yolo Mosquito & Vector Control District, Yolo County Department of Education, Esparto Unified School District, Yuba Community College, and the Yolo County Resource Conservation District. No comments were received against this proposal from these agencies.
11. This proposal will not result in a change in land use and is not subject to LAFCO's Agricultural Conservation Policy.
12. The County Surveyor has agreed that the submitted legal description and maps are mathematically correct.
13. The applicant will provide new maps that reflect the change to the number of the parcel east of the Subject Territory and the north arrow on the map.
14. The annexation is consistent with the LAFCO Standards of Evaluation.
15. The area proposed for reorganization represents an orderly, logical, and a justifiable extension of the district boundaries.
16. All owners of land within the Subject Territory have given their written consent to the annexation, and all subject agencies have not submitted written opposition to a waiver of protest proceedings.

### **Attachments:**

Attachment A: Application (includes Map and Legal Description)

Attachment B: Auditor's Report

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[Back]

COUNTY OF YOLO  
LOCAL AGENCY FORMATION COMMISSION

PETITION FOR PROCEEDING PURSUANT TO  
THE CORTESE-KNOX-HERTZBERG  
LOCAL GOVERNMENT REORGANIZATION ACT OF 2001  
Section I

The undersigned hereby petition(s) the Yolo County Local Agency Formation Commission for approval of a proposed change of organization or reorganization, and stipulate(s) as follow:

This proposal is made pursuant to Part 3, Division 2, Title 5 of the California Government Code (commencing with §56000, Cortese-Knox-Hertzberg Local Government Reorganization Act of 2001).

1. Short Title:

~~Dixon Corp Commons~~  
~~Anderson Annexation to Yolo RCD~~  
as per owner/seek

2. The specific change(s) of organization proposed is/are: .  
If other is selected please complete the following:

annex to RCD

- 3. The boundaries of the territory(ies) included in the proposal are as described in Exhibit(s) attached.
- 4. The territory(ies) included in the proposal is/are:  
 Inhabited (12 or more registered voters)  Un-habited (less than 12 registered voters)
- 5. This proposal is/is not consistent with the Sphere of Influence of the affected city and/or district(s).  is consistent  is not consistent
- 6. The reason(s) for the proposal is/are:

to allow legal conformity with adjacent parcel & provide Yolo RCD services.

7. The proposal is requested to be made subject to the following terms and conditions:

none

8. Give a general description of the territory's natural and manmade features:

at CR 85, about 5 miles southwest of  
Dunnigan

9. List the Assessor's Parcel Number(s) for the affected parcels in the proposal (use additional sheet if necessary).

062 - 180 - 03

10. Provide (separately) mailing labels for all landowners and registered voters within 300' of outside proposal boundary (may provide WORD/EXCEL computer disc with label list instead).

11. Have alternatives to this proposal been considered?  Yes  No If so, please list and explain:

only way to reconcile discrepancy with  
adjacent parcel inclusion in RCD  
is annexation

12. Describe the proposed changes in land use for this proposal (if applicable).

none



13. If a change in land use will occur if the proposal is accepted, what is your expected timetable for the completion of the changes?

na

14. Is there 100% written landowners consent for this proposal?

Yes  No (Please attach consent).

15. Name and identify all affected counties, cities, or districts:

Yolo County  
Yolo RCD

16. The following are names of persons (not to exceed three (3) in number) who are to be furnished copies of the Executive Officer's Report, and who are to given Notice of Hearing.

1. Name: ARTHUR L ANDERSON

Street: 111 JENNIFER LN Other

City: ALAMO Zip: CA

Telephone: 925 997-2599

Date: 3-4-08

2. Name: \_\_\_\_\_

Street: \_\_\_\_\_ Other

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

Date: \_\_\_\_\_

3. Name: \_\_\_\_\_

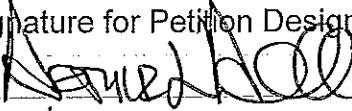
Street: \_\_\_\_\_ Other \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

Date: \_\_\_\_\_

17. Signature for Petition Designee (use addition sheets if needed)

  
 Signature

ARTHUR L ANDERSON  
 Type or Print Name

Address

Date 3-6-08

Resident Voter

Landowner-voter

Landowner

City/Zip Code

Identify parcels owned by APN

\_\_\_\_\_

Signature

Type or Print Name

Address

Date

Resident Voter

Landowner-voter

Landowner

City/Zip Code

Identify parcels owned by APN

\_\_\_\_\_

Signature

Type or Print Name

Address

Date

Resident Voter

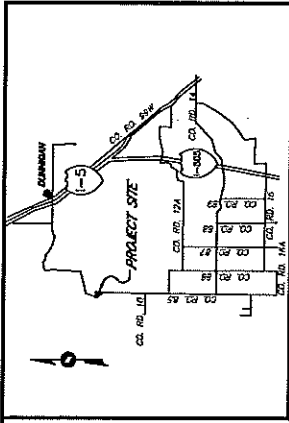
Landowner-voter

Landowner

City/Zip Code

Identify parcels owned by APN

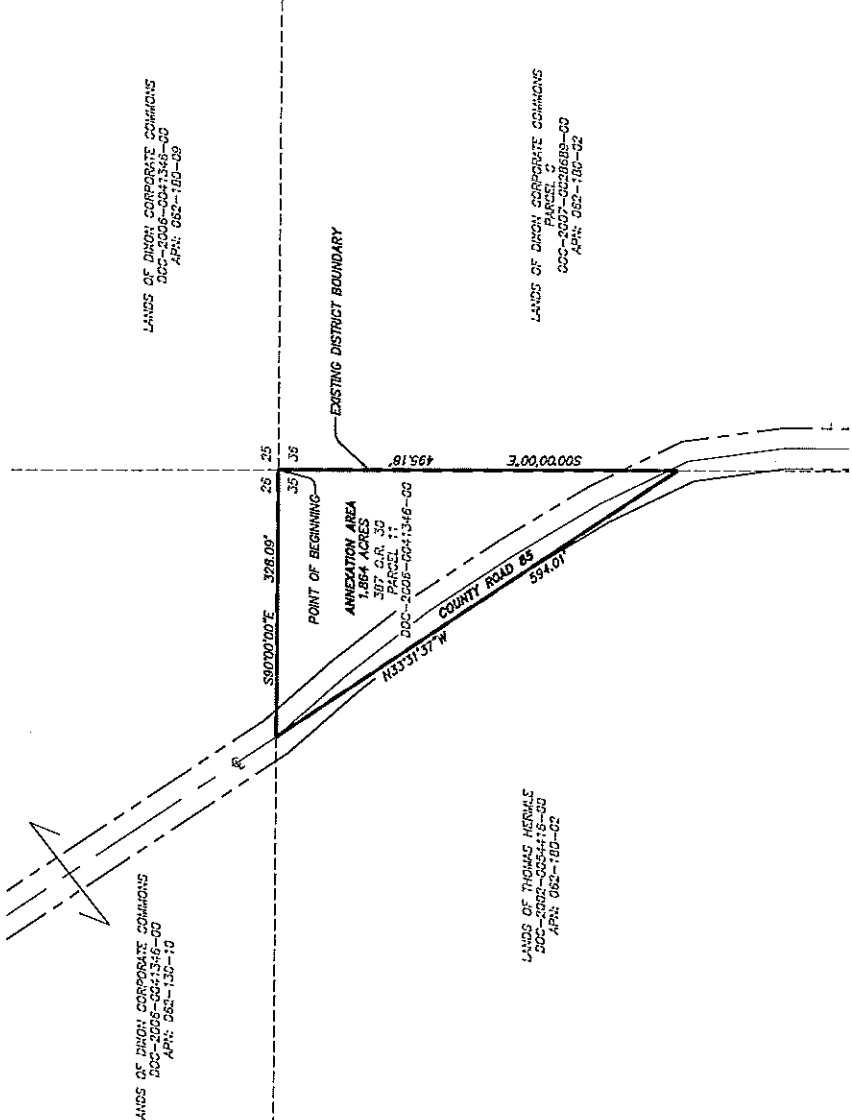
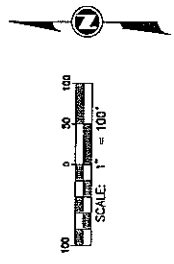
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LANDS OF DIXON CORPORATE COMMONS  
 DOC-2006-0041344-00  
 APR: 062-180-03

LANDS OF DIXON CORPORATE COMMONS  
 DOC-2006-0041344-00  
 APR: 062-180-03

**BOUNDARY DESCRIPTION:**  
 ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF YOLO, STATE OF CALIFORNIA AND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 35 LOCATED IN TOWNSHIP 12 NORTH, RANGE 2 WEST, MOUNT DIABLO BASE AND MERIDIAN, AND ALSO BEING ALL OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 387 OF OFFICIAL RECORDS AT PAGE 30, SAID COUNTY RECORDS, AND ALSO BEING ALL OF PARCEL 11 AS DESCRIBED IN DOCUMENT NO. 2006-0041344-00, SAID COUNTY RECORDS, AND ALSO BEING A PORTION OF PARCEL C AS DESCRIBED IN DOCUMENT NO. 2007-0028689-00, SAID COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 11; THENCE FROM SAID POINT OF BEGINNING AND ALONG THE EXISTING YOLO COUNTY RESOURCE CONSERVATION DISTRICT BOUNDARY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) ALONG THE EAST LINE OF SAID PARCEL 11 SOUTH 00°00'00" EAST 495.18 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 11; THENCE ALONG THE WEST LINE OF SAID PARCEL 11 NORTH 33°31'37" WEST 594.01 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 11; THENCE ALONG THE NORTH LINE OF SAID PARCEL 11 SOUTH 90°00'00" EAST 328.09 FEET TO THE POINT OF BEGINNING.  
 TOTAL ANNEXATION AREA: 1.864 ACRES OF LAND, MORE OR LESS.



LANDS OF DIXON CORPORATE COMMONS  
 PARCELS C  
 DOC-2007-0028689-00  
 APR: 062-180-02

LANDS OF THOMAS HEMMLE  
 DOC-2006-0041344-00  
 APR: 062-180-02

**DIXON CORPORATE COMMONS ANNEXATION TO THE YOLO COUNTY RESOURCE CONSERVATION DISTRICT**

BEING A PORTION OF SECTION 35, NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 12 NORTH, RANGE 2 WEST, MOUNT DIABLO BASE AND MERIDIAN.  
**L.M.**  
 LAUGENOUR AND MEIKLE  
 CIVIL ENGINEERING  
 LAND SURVEYING  
 608 COURT STREET, WOODLAND, CA 95665  
 PHONE: (530) 862-1725  
 FAX: (530) 862-4602



APPROVED BY LAFCO  
 LAFCO PROCEEDING NO. 102  
 CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

CHRISTOPHER W. LERCH \_\_\_\_\_ DATE \_\_\_\_\_



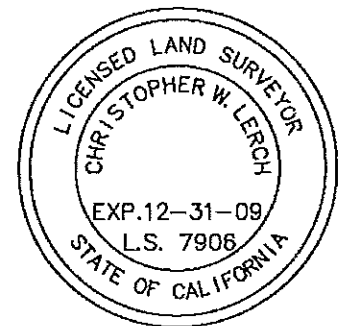
## BOUNDARY DESCRIPTION

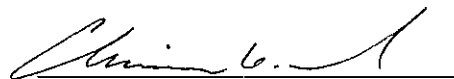
ALL that real property situate in the County of Yolo, State of California, and being a portion of the Northeast Quarter of Section 35, Township 12 North, Range 2 West, Mount Diablo Base and Meridian, and also being all of that parcel of land as described in Book 387 of Official Records, at Page 30, said County Records, and also being all of Parcel 11 as described in Document No. 2006-0041346-00, said County Records, and also being a portion of Parcel C as described in Document No. 2007-0028689-00, said County Records, being more particularly described as follows:

BEGINNING at the Northeast corner of said Parcel 11; thence, from said POINT OF BEGINNING, and along the existing Yolo County resource Conservation District boundary line the following three (3) courses and distances: along the East line of said Parcel 11, South 00°00'00" East 495.18 feet to the most Southerly corner of said Parcel 11; thence, along the West line of said Parcel 11, North 33°33'37" West 594.01 feet to the Northwest corner of said Parcel 11; thence, along the North line of said Parcel 11, South 90°00'00" East 328.09 feet to the POINT OF BEGINNING.

Total Annexation Area: 1.864 acres of land, more or less.

End of description.





Christopher W. Lerch

3-14-08

Date





# County of Yolo

www.yolocounty.org

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MAY 22 2008

HOWARD H. NEWENS, CIA, CPA

AUDITOR-CONTROLLER and  
TREASURER-TAX COLLECTOR

YOLO LAFCO

AUDITOR-CONTROLLER

PO BOX 1268  
WOODLAND, CA 95776  
PHONE: (530) 666-8190  
FAX: (530) 666-8215

TREASURER-TAX COLLECTOR

PO BOX 1995  
WOODLAND, CA 95776  
PHONE: (530) 666-8625  
FAX: (530) 666-8708

May 21, 2008

TO: Elizabeth Kemper, LAFCO

FROM: Howard Newens, Auditor-Controller  
By: Sheryl Hardy, Deputy

SUBJECT: Valuation/Tax transfer negotiation information- (LAFCO 907) Dixon Corporate Commons Annexation to the Yolo County Resource Conservation District

Pursuant to Revenue and Taxation Code 99 and related subsections, the County Assessor's Office provided this office with a list of the parcel(s) and assessed values for those properties located within the boundaries of the proposed annexation to Yolo County Resource Conservation District. Utilizing the Assessor's information, the cash valuation and the property tax revenue estimate has been computed as follows.

The Cash Valuation is as follows:

| TRA     | Parcel Number | Acreage | Land | Imprvt | Total Value | Levy    |
|---------|---------------|---------|------|--------|-------------|---------|
| 063-007 | 062-180-031   | 1.86    | \$   | 633    | \$ 633      | \$ 6.33 |
| Total   |               | 1.86    | \$   | 633    | \$ 633      | \$ 6.33 |

Listed below are the existing funds in 1% tax rate.

|         |          |                                      |            |             | Assessed Value |            |            | 633.00  |
|---------|----------|--------------------------------------|------------|-------------|----------------|------------|------------|---------|
|         |          |                                      |            |             |                |            |            | X .01 % |
|         |          |                                      |            |             | Tax Revenue    |            |            | 6.33    |
| TRA     | FUND     | FUND TITLE                           | DISTRIB %  | Before ERAF | ERAF SHIFT     | NEW DIST % | After ERAF |         |
| 063-007 | 110      | County General Fund                  | 0.40300705 | 2.55        | (0.26344243)   | 0.13956462 | 0.88       |         |
| 063-007 | 120      | County ACO Fund                      | 0.01651742 | 0.10        |                | 0.01651742 | 0.10       |         |
| 063-007 | 140      | County Library                       | 0.03744235 | 0.24        | (0.01496978)   | 0.02247257 | 0.14       |         |
| 063-007 | 151      | County Road District #2              | 0.02936157 | 0.19        | (0.00306062)   | 0.02630095 | 0.17       |         |
| 063-007 | 301      | Capay Cemetery Dist                  | 0.01266009 | 0.08        | (0.00239000)   | 0.01027009 | 0.07       |         |
| 063-007 | 314      | Dunnigan Fire District               | 0.03761007 | 0.24        | 0.00567133     | 0.04328140 | 0.27       |         |
| 063-007 | 371      | Sacto-Yolo Mosquito & Vector Control | 0.01161427 | 0.07        |                | 0.01161427 | 0.07       |         |
| 063-007 | 221 S    | ERAF                                 | 0.00000000 | 0.00        | 0.27819150     | 0.27819150 | 1.76       |         |
| 063-007 | 500 0430 | County Schools                       | 0.04171976 | 0.26        |                | 0.04171976 | 0.26       |         |
| 063-007 | 500 3130 | Esparto Unified School District      | 0.31891915 | 2.02        |                | 0.31891915 | 2.02       |         |
| 063-007 | 591      | Yuba Community College               | 0.09114827 | 0.58        |                | 0.09114827 | 0.58       |         |
|         |          |                                      |            | 1.000000    | 6.33           | 1.000000   | 6.33       |         |

After review, it is recognized there will be a tax loss or exchange for Dixon Corporate Commons property, as Yolo County Resource Conservation District is not included in the 1% tax distribution for the Tax Rate Area 063-007.

It is the understanding of the Auditor-Controller Office that this requests for jurisdictional change is to include the subject parcel with the property owner's other parcels, which are located in tax rate area 063-014. To accomplish this request, this may require negotiations with all agencies in tax rate area 063-014, not only for the reason that the subject parcel's tax rate area does not include Yolo County Resource Conservation District, but all the other agencies distribution factors in 063-014 are different from tax rate area 063-007. For comparison, listed below are the existing agencies (funds) in the 1% tax rate for 063-014.



| TRA     | FUND     | FUND TITLE                           | DISTRIB %       | Before<br>ERAF | ERAF<br>SHIFT | NEW DIST<br>%   | After<br>ERAF |
|---------|----------|--------------------------------------|-----------------|----------------|---------------|-----------------|---------------|
| 063-014 | 110      | County General Fund                  | 0.40278564      | 0.00           | (0.26329769)  | 0.13948795      | 0.00          |
| 063-014 | 120      | County AGO Fund                      | 0.01650835      | 0.00           |               | 0.01650835      | 0.00          |
| 063-014 | 140      | County Library                       | 0.03742177      | 0.00           | (0.01496155)  | 0.02246022      | 0.00          |
| 063-014 | 151      | County Road District #2              | 0.02934544      | 0.00           | (0.00305894)  | 0.02628650      | 0.00          |
| 063-014 | 301      | Capay Cemetery Dist                  | 0.01265313      | 0.00           | (0.00238869)  | 0.01026444      | 0.00          |
| 063-014 | 314      | Dunnigan Fire District               | 0.03758941      | 0.00           | 0.00566821    | 0.04325762      | 0.00          |
| 063-014 | 371      | Sacto-Yolo Mosquito & Vector Control | 0.01160789      | 0.00           |               | 0.01160789      | 0.00          |
| 063-014 | 424      | Yolo Co Res Conserv Dist             | 0.00054941      | 0.00           | (0.00015286)  | 0.00039655      | 0.00          |
| 063-014 | 221 S    | ERAF                                 | 0.00000000      | 0.00           | 0.27819152    | 0.27819152      | 0.00          |
| 063-014 | 500 0430 | County Schools                       | 0.04169684      | 0.00           |               | 0.04169684      | 0.00          |
| 063-014 | 500 3130 | Esparto Unified School District      | 0.31874393      | 0.00           |               | 0.31874393      | 0.00          |
| 063-014 | 591      | Yuba Community College               | 0.09109819      | 0.00           |               | 0.09109819      | 0.00          |
|         |          |                                      | <u>1.000000</u> | -              |               | <u>1.000000</u> | 0.00          |

Respectfully,

Sheryl Hardy, Deputy

HN:sh

Cc: Sharon Jensen, CAO

YCRC

