



# County of San Diego

HEALTH AND HUMAN SERVICES AGENCY  
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Emergency & Disaster Medical Services  
HIV, STD and Hepatitis  
Immunization  
Maternal, Child and Family Health Services  
Public Health Laboratory  
PH Nursing/Border Health  
TB Control & Refugee Health  
Vital Records

## CSA-17 ADVISORY BOARD SUBCOMMITTEE MEETING

### Minutes

Tuesday, February 20, 2009

#### In Attendance

Barker, Nona – CSA-107 Elfin Forest  
Houlihan, Maggie – City of Encinitas  
Pavone, Chief Nick – Rancho Santa Fe Fire Prot. Dist.  
Crawford, Crystal – City of Del Mar  
Marquardt, Larry – Member-at-Large  
Warren, Darrin – Encinitas Fire

#### County Staff Present

Hicks, Lane – Auditor and Controller's Office  
Perez, Juan – Auditor and Controller's Office  
Yaghmaee, Saman – County EMS  
Metz, R.N., Chief, Marcy – County EMS  
Potter, Tony – Public Works

#### **I. CALL TO ORDER/INTRODUCTIONS/ANNOUNCEMENTS**

Crystal Crawford, City of Del Mar, brought the meeting to order at 1:00 p.m. Attendees introduced themselves.

#### **II. UPDATING CSA-17 PROPERTY TAX PROCESS**

Ms. Crawford announced that the purpose of this meeting was to obtain some type of property tax increment from the 4-S Ranch area where currently there is no property tax revenue. It was added that the same issue exists with the Elfin Forest area also. Lane Hicks and Juan Perez from the County's Auditor and Controller's office were invited and were in attendance.

Ms. Hicks stated that with Proposition 218 there was no required transfer of funds and the annexation document should specify no exchange of revenue. It was stated that the amount of revenue loss to CSA-17 last year alone because of no revenue received from the 4-S Ranch area was \$80,000. Somehow it appeared that the County negotiated with the County but CSA-17 (which is part of the County) was somehow left out. Mr. Perez added that this issue is really up to the County Board of Supervisors (BOS) to decide.

A Historical Assessed Valuation and Property Tax Revenue form from Fiscal Years 2003 through 2009 was distributed with two main categories; those being, "District's Share of Growth Based on Change in Assessed Valuation" and "Actual Revenues."

Chief Pavone also noted and discussed a County board policy of Property Tax Exchanges which showed all San Diego County property tax distributions of 1% that is distributed to all the districts. The document shows breakdowns of the increments of all of the different entities that receive a portion of the 1%, however, it was noted that CSA-17 receives nothing. These are listed as TRA's or tax rate areas, in geographic areas.

Mr. Perez stated that properties are bound together by tax rate areas when they have the same services offered to them, so when there are changes to them that may require something else.

Chief Pavone added that on the County board policy regarding 4-S Ranch, there is a paragraph that states "before a jurisdictional change other than a city incorporation can become effective, those agencies who service those areas will be altered by such a change, and shall determine the amount of property to be exchanged between them." "Then negotiations and jurisdictional changes will become effective July 1, 1978."

Chief Pavone added that in the past, there was an issue with Fairbanks Ranch, and CSA-17 representatives met with Supervisor Pam Slater-Price regarding this same type of issue. Negotiations were held and that property tax exchange occurred with the County's Real Property Tax Services Division.

It was felt that if there never was an attempt to negotiate this property tax error regarding 4-S Ranch, then there might be an opportunity to go back and re-visit this. Chief Pavone stated he has contacted a Shirley Anderson from LAFCO (Local Agency Formation Commission) with the County to review the records and review the original annexation and board letter to see if there was any mention of this property tax exchange. When a territory is going to be annexed, LAFCO prepares a preliminary staff report describing the annexation and the intent of the annexation. A copy of that goes to the County Auditor and Assessor and CSA-17 should receive a copy of that LAFCO proposal. Then the Assessor identifies the properties involved in the proposal.

Ms. Hicks added that the letter that the Auditor and Controller's Office provides to Planning and Land Use is negotiated for the County on property tax exchanges and they use that property tax information that the Auditor and Controller provides them. Then CSA-17 and Planning and Land Use and any other interested parties negotiates to exchange revenues; however, apparently at that time, there wasn't anything negotiated because on the resolution there was nothing stated regarding any revenue exchange at all. It would have an effective date listed and would state "on such and such date, CSA-17 would receive an x-amount of dollars of property tax based revenue and a certain percentage of tax increment from the County's general fund."

Ms. Hicks stated she had possession of a copy of the last proposal that was submitted regarding 4-S Ranch and a copy of the resolution and all the properties involved with the proposal.

### **SUMMARY/ACTIONS**

**Ms. Crawford recommended compiling several items:**

- 1) a copy of the Board Letter that went to Supervisor Pam Slater;**
- 2) the Minute Order which would demonstrate who participated in the hearing;**
- 3) and any other supporting documentation for future reference.**

**Chief Pavone will continue to work with LAFCO to obtain information.**

**County EMS staff will work with the Auditor and Controller's office on related information.**

Ms. Metz stated that an eventual Board Letter would need to be originated from the County EMS office and would like to work collectively with the group on this.

The County Assessor's Office has a map that shows all tax rate areas. It was suggested that CSA-17 has 833 tax rate areas. Mr. Perez stated he could compile some information on that for review.

### **III. ADJOURNMENT**

The meeting adjourned at 2:12 p.m.

Respectfully submitted,

Merle Rupp, Board Secretary  
County EMS