



OFFICE OF  
**AUDITOR – CONTROLLER**

TACY ONETO ROUEN, Auditor-Controller

County Administration Center

810 Court Street · Jackson, CA 95642-2132

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October 8, 2019

Roseanne Chamberlain, Executive Officer  
Amador LAFCO  
P.O. Box 22-1292,  
Sacramento, CA 95822

Re: Bowers BLA Reorganization to City of Sutter Creek (LAFCO #298)

Dear Ms. Chamberlain,

The Amador County Local Agency Formation Commission has notified the Auditor-Controller of the above referenced proposal to annex property into the City of Sutter Creek. Enclosed, please find the Revenue Allocations for agencies that currently receive a share of the Property Tax Revenues.

My understanding is that after the annexation, the value of the .86+- acres will be \$0 because it will consist solely of a road extension. Customarily, the County negotiates on its own behalf and on behalf of other special districts that receive a share of potential property tax revenues. In this case, it has been tentatively agreed upon by both the County of Amador and the City of Sutter Creek (*Approved Board Resolutions to follow*) as well by the Sutter Creek Fire Protection District, that **there will be no Property Tax Redistribution upon the annexation** of this property into the City of Sutter Creek.

If my understanding is incorrect, then any potentially impacted entity shall contact the County Administration Office at (209) 223-6470 to discuss the negotiation process further. Please contact the County Administration Office or my office if you have any questions or wish to discuss this matter in more detail.

Sincerely,

Tacy Oneto Rouen  
Auditor-Controller

**Bowers Annexation to the City of Sutter Creek**

052-086

APN 044-420-007-000	Acres	18/19 AV	19/20 AV	Difference
Total Parcel	24.58	100.00%	\$ 100,641	\$ 102,653
<b>Annexed Parcel</b>	<b>0.86</b>	<b>3.50%</b>	<b>\$ 3,521</b>	<b>\$ 3,592</b>
		Spread by 1%	\$ 35	\$ 70
			<u>\$ 35</u>	<u>\$ 70</u>

	18/19 Base Revenue	18/19 Base Rev Ratios	Spread by Base Rev %	19/20 Increment Factors	Spread Difference by 19/20 Increment %'s	Sum of 18/19 Rev + 19/20 Increment
County General	244,325.88	35.90380%	13	0.35904	0	13
Water Agency	3,804.00	0.55900%	0	0.00559	0	0
Amador Unified	344,140.47	50.57160%	18	0.50572	0	18
ERAF	71,605.77	10.52250%	4	0.10523	0	4
County School	16,625.33	2.44310%	1	0.02443	0	1

680,501.45	100.00000%	35	100.00000%	1	36
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