

HAYWARD CITY COUNCIL

RESOLUTION NO. 09-

Introduced by Council Member _____

RESOLUTION AUTHORIZING THE CITY MANAGER TO
NEGOTIATE AND EXECUTE A PROPERTY TAX
EXCHANGE AGREEMENT WITH ALAMEDA COUNTY FOR
THE MT. EDEN ANNEXATION PHASE II PROJECT

BE IT RESOLVED by the City Council of the City of Hayward that the City Manager is hereby authorized and directed to negotiate and execute a property tax exchange agreement with Alameda County, in connection with the Mt. Eden Annexation Phase II project.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2009

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST:
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

**AGREEMENT BETWEEN THE COUNTY OF ALAMEDA AND
THE CITY OF HAYWARD REGARDING TRANSFER OF PROPERTY TAX
REVENUES IN CONNECTION WITH
THE MT. EDEN PHASE II ANNEXATION**

This Agreement is made pursuant to the provisions of Revenue and Taxation Code Section 99 and shall constitute the agreement for exchange of property tax revenues required by the Revenue and Taxation Code Section 99(b)(6). Furthermore, Revenue and Taxation Code section 99(b)(5) provides that if a jurisdictional change will alter the service area or service responsibility of a special district, the Board of Supervisors of the county in which the special district is located shall negotiate any exchange of property tax revenues on behalf of the special district.

The parties agree that for annexation of parcels within the two islands commonly referred to as the West-Mohr and Mohr-Depot islands as shown on Exhibit A-1, and all applicable parcel numbers as listed on Exhibit A-2, to this agreement and incorporated herein, the Auditor-Controller of the County of Alameda is directed to cause an exchange of property tax revenue as follows:

- A. The City is entitled to receive an allocation of computed property tax revenue equivalent to the share of property tax revenue it receives on a weighted average citywide. The weighted citywide average shall be computed annually as follows: multiply the city's current AB8 factor in each tax rate area within the city by the current secured assessed valuation in each tax rate area to arrive at a product for each tax rate area. The sum of those products is divided by the total secured assessed valuation within the city to arrive at a weighted citywide average. The secured tax roll is used here to establish the weighted citywide average. However, the factors resulting from application of the formula will apply to all tax rolls.
- B. In the event that the City currently provides a service within its incorporated city limits such as Fire or Library, and if that service is currently being provided by a County taxing agency or special district in the territory proposed for annexation, the County shall receive an allocation of computed property tax revenue equivalent to the share of property tax revenue received by the County taxing agency or special district in the territory proposed for annexation. The County's receipt of that allocation shall not diminish the City's receipt of its allocation calculated under A above.
- C. In the event that the City assumes full responsibility for a service not currently being provided by the City within its incorporated city limits, but being provided by a separate County taxing agency or special district within the territory proposed for annexation, pursuant to Revenue and Taxation Code 99(b), the City shall receive, in addition to the allocation determined in A above, an allocation of computed property tax revenue equivalent to the share of property tax revenue received by the County taxing agency or special district in the territory proposed for annexation.
- D. The County shall receive an allocation of computed property tax revenue equivalent to its current share of property tax revenue in the territory proposed for annexation plus the

share or shares of property tax revenue allocated to it in section B above, less the share of computed property tax revenue allocated to the City in section A above, and in section C above as applicable.

This exchange of property tax revenues will be effective as to each property annexed within the subject annexation area for the fiscal year following the filing with the State Board of Equalization of the Certificate of Completion for such property providing the filing occurs prior to December 31 of the preceding year.

DATED:

CITY OF HAYWARD

APPROVED AS TO FORM:

ATTEST

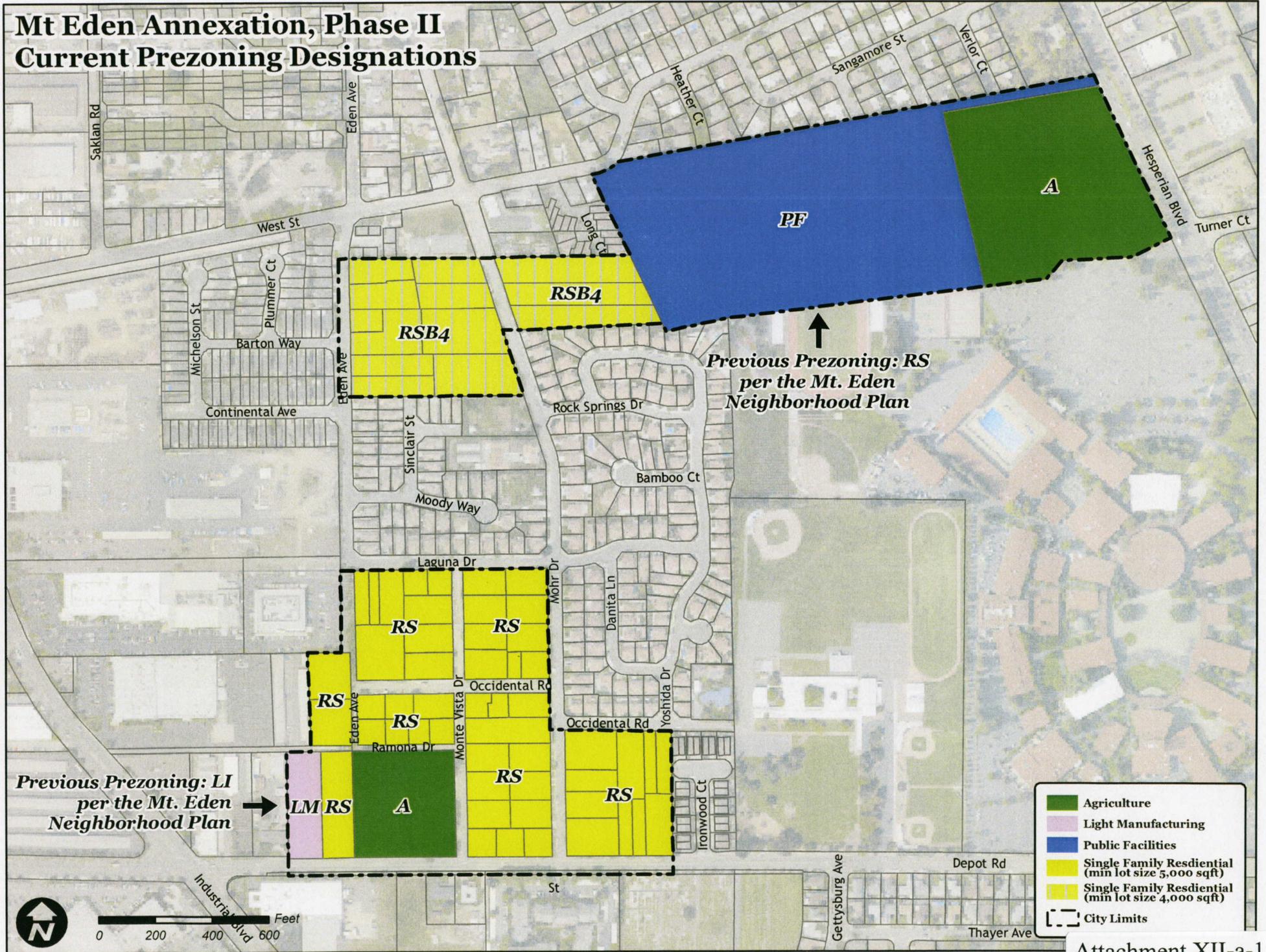
DATE:

COUNTY OF ALAMEDA

APPROVED AS TO FORM:

ATTEST:

Mt Eden Annexation, Phase II Current Rezoning Designations



Previous Rezoning: RS
per the Mt. Eden
Neighborhood Plan

Previous Rezoning: LI
per the Mt. Eden
Neighborhood Plan

- Agriculture
- Light Manufacturing
- Public Facilities
- Single Family Residential (min lot size 5,000 sqft)
- Single Family Residential (min lot size 4,000 sqft)
- City Limits



Mt. Eden Phase II Parcels

	STREET ADDRESS	APN
1	1895 DEPOT RD	441-0020-002-07
2	24985 HESPERIAN BLVD	441-0020-007-01
3	25017 EDEN AVE	441-0065-010-00
4	25087 EDEN AVE	441-0065-011-00
5	2627 DEPOT RD	441-0065-013-00
6	2661 DEPOT RD	441-0065-014-00
7	2282 LAGUNA DR	441-0068-001-00
8	LAGUNA DR	441-0068-002-00
9	2240 LAGUNA DR	441-0068-003-00
10	2230 LAGUNA DR	441-0068-004-00
11	24921 MONTE VISTA DR	441-0068-005-00
12	24941 MONTE VISTA DR	441-0068-006-00
13	25061 MONTE VISTA DR	441-0068-007-00
14	2365 OCCIDENTAL RD	441-0068-008-00
15	2381 OCCIDENTAL RD	441-0068-010-01
16	MONTE VISTA DR	441-0068-011-00
17	25039 MOHR DR	441-0068-012-00
18	25045 MOHR DR	441-0068-013-00
19	25051 MOHR DR	441-0068-014-00
20	25057 MOHR DR	441-0068-015-00
21	2251 OCCIDENTAL RD	441-0068-016-00
22	25080 MONTE VISTA DR	441-0068-017-00
23	25060 MONTE VISTA DR	441-0068-018-00
24	24942 MONTE VISTA DR	441-0068-019-00
25	25024 EDEN AVE	441-0068-020-00
26	2374 OCCIDENTAL RD	441-0068-021-00
27	25111 MONTE VISTA DR	441-0068-022-00
28	25123 MONTE VISTA DR	441-0068-023-00
29	2451 RAMONA DR	441-0068-024-00
30	2475 RAMONA DR	441-0068-025-00
31	25080 EDEN AVE	441-0068-026-00
32	25108 MONTE VISTA DR	441-0068-027-00
33	2250 OCCIDENTAL RD	441-0068-028-00
34	25169 MOHR DR	441-0068-029-00
35	25124 MONTE VISTA DR	441-0068-030-00
36	25275 MOHR DR	441-0068-031-00
37	25281 MOHR DR	441-0068-032-00
38	25387 MOHR DR	441-0068-033-00
39	2401 DEPOT RD	441-0068-034-00
40	2449 DEPOT RD	441-0068-035-00
41	2487 DEPOT RD	441-0068-036-00
42	25272 MONTE VISTA DR	441-0068-037-00
43	25256 MONTE VISTA DR	441-0068-038-00
44	25240 MONTE VISTA DR	441-0068-039-00
45	2595 DEPOT RD	441-0068-040-04

Mt. Eden Phase II Parcels

46	2210 OCCIDENTAL RD	441-0071-007-01
47	2214 OCCIDENTAL RD	441-0071-008-04
48	2233 DEPOT RD	441-0071-008-05
49	2236 OCCIDENTAL RD	441-0071-009-00
50	25272 MOHR DR	441-0071-010-00
51	25278 MOHR DR	441-0071-011-00
52	25384 MOHR DR	441-0071-012-00
53	25392 MOHR DR	441-0071-013-00
54	2315 DEPOT RD	441-0071-014-00
55	2289 DEPOT RD	441-0071-015-00
56	24764 MOHR DR	441-0074-009-00
57	24772 MOHR DR	441-0074-010-00
58	24880 MOHR DR	441-0074-011-00
59	24655 MOHR DR	441-0077-002-00
60	24763 MOHR DR	441-0077-003-04
61	24881 MOHR DR	441-0077-004-03
62	24887 MOHR DR	441-0077-005-00
63	24694 EDEN AVE	441-0077-019-02
64	24610 EDEN AVE	441-0077-020-02
65	EDEN AVE	441-0077-021-02
66	24594 EDEN AVE	441-0077-022-02
67	24582 EDEN AVE	441-0077-024-02
68	24570 EDEN AVE	441-0077-025-02