

ATTACHMENT 4



ADMINISTRATIVE DRAFT REPORT

EVANS-WILMARTH ANNEXATION PROPERTY TAX EXCHANGE

CITY OF YREKA
COUNTY OF SISKIYOU

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1. INTRODUCTION

A property owner in the City of Yreka submitted an application to the Siskiyou Local Agency Formation Commission (LAFCO) to annex 3.2 acres of adjacent property. The property to be annexed is in unincorporated Siskiyou County and requires LAFCO approval. In order for LAFCO to consider the application a property tax exchange agreement must be submitted.¹

The exchange agreement specifies terms for the exchange of property taxes currently accruing to agencies serving the parcel to be annexed to the City. The City receives no property taxes from properties located outside of its boundaries but will become responsible for certain public services to the property following its annexation.

State law establishes a process for negotiating a property tax exchange agreement.² The current report provides data and analysis to assist with the negotiation.

METHODOLOGY

The current report is based on information provided by the City of Yreka, the County of Siskiyou, and the County Auditor's office. Following a description of the annexation proposal in **Chapter 2**, existing property taxes are described in **Chapter 3** which documents assessed values, property taxes and tax increment factors applicable to the proposed annexation. **Chapter 4** estimates the County's public service costs and revenue offsets following annexation and potential future development; the net costs provide a basis for determining property taxes required by the County to fill the fiscal gap, if any.

¹ Revenue and Taxation Code Sec. 99(b)(6)

² Revenue and Taxation Code Sec. 99(b)(4)

2. ANNEXATION PROPOSAL

2. ANNEXATION PROPOSAL

The Evans proposal would annex 3.2 acres of undeveloped property in unincorporated County territory to the Evans parcel within the City. The parcel within the City is developed with one residential unit. There are no plans for further development;³ the annexation will enlarge the City parcel to meet the City’s minimum 5-acre size required to allow for horses.⁴ **Figure 1a** summarizes the parcel area changes to occur. The changes include a small transfer of 0.11 acres from Evans to a neighboring parcel also in the City. **Figure 1b** illustrates the parcels involved in the annexation proposal.⁵

Figure 1a Parcels and Proposal Changes

Assessor Parcel No.	Description	Acres		
		Current	Post-Annex	Change
014-430-120	Wilmarth parcel transfer to Evans	23.37	20.17	<u>(3.20)</u> (3.20)
062-202-150	Evans parcel transfer from Wilmarth transfer to Kutzer	2.12	5.21	<u>3.09</u> 3.20 (0.11)
062-202-140	Kutzer parcel transfer from Evans	0.37	0.48	<u>0.11</u> 0.11

³ Letter from Siskiyou LAFCO re: Commencement of Tax Sharing Negotiation Pursuant to RTC §99(b) for Jurisdictional Change Proposal (LAF-23-01, Evans-Wilmarth Annexation).

⁴ 2022-47 Evans Annexation Justification Proposal. September 29, 2023.

⁵ Project site plan is from City of Yreka Planning Commission Agenda Memorandum, Jan. 18, 2023, Attachment 2.

3. CURRENT PROPERTY TAXES

The annexation would shift the 3.2 acre annexation parcel and its assessed value from a Tax Rate Area (TRA) in unincorporated territory to a TRA that is within the boundaries of and served by the City of Yreka.

Figure 2 shows \$1.3 million of total 1% base property tax in FY2023-24 from 766 developed parcels within the County TRA 123-004 that currently includes the Wilmarth parcel. The total taxes are 1% of the total assessed value and are allocated among multiple agencies. Tax “overrides” add to the 1% but are unaffected by annexation.

CURRENT PROPERTY TAXES FROM TRA 123-004

TRA 123-004

	Total Assessed Value:⁶	1% Tax:
FY2022-23	\$124,522,409	\$1,245,224
Change	\$ 5,799,035	\$ 57,900
FY2023-24	\$130,321,444	\$1,303,214

Figure 2 shows the estimated share of the total \$1.3 million of property tax for each agency within the TRA. The County Auditor does not track base property tax by agency within each TRA. The base taxes noted below are estimated using increment factors established by the County Auditor; the share of base property taxes to each agency are typically very close to the increment factors.

⁶ Source: 2022/2023 and 2023/2024 Tax Base reported in file: "Attachment 4.xlsx" tab: "Page 1 Original FINAL" transmitted 7/22/2024 by Elizabeth Nielsen to R. Berkson. Note: Totals differ slightly from Net Value in the report: Assessor to Auditor Certified Values by TRA, Tax Year 2024, printed 7/22/2024, Attachment 2 transmitted 7/22/2024.

3. CURRENT PROPERTY TAXES

GENERAL FUND PROPERTY TAXES FROM TRA 123-004

As shown in **Figure 2**, the County General Fund received 35.7 percent of the increased property taxes in FY2023-24 from assessed value growth within the TRA. The property tax increment was added to the share of the base 1% property taxes to the County General Fund from the prior year to arrive at the total in FY2023-24.

Figure 2 Current Estimated Base & Incremental Property Tax -- TRA 123-004

Tax Code	Description	TRA 123-004	CURRENT DISTRIBUTION OF 1% PROPERTY TAX			
		Increment Factor (3)	FY23 TOTAL "Base" (1)	FY23 to FY24 Change	FY24 TOTAL	% of TOTAL
00100	County General	0.357101	\$444,671	\$20,708	\$465,379	35.7%
00110	Aviation	0.002493	3,104	145	3,249	0.2%
00120	Air Pollution	0.001309	1,630	76	1,706	0.1%
04200	Yreka Union: Elem. School	0.186086	231,719	10,791	242,510	18.6%
04800	Yreka Union: High School	0.163003	202,975	9,453	212,428	16.3%
05300	Siskiyou JT(45,47): Comm. College	0.083913	104,490	4,866	109,357	8.4%
06000	Shasta Valley: Cemetery	0.007408	9,225	430	9,654	0.7%
06200	Siskiyou Co Water Conserv Flood Control	0.005601	6,975	325	7,299	0.6%
07400	South Yreka: Fire Protection	0.056967	70,937	3,304	74,240	5.7%
10100	School Service	0.018448	22,972	1,070	24,042	1.8%
10110	Admin Spec Bldg	-	-	-	-	-
10120	School Equalization	-	-	-	-	-
10200	Physically Handicap	0.002552	3,178	148	3,326	0.3%
10210	Physically Handicap Tuition	0.000851	1,060	49	1,109	0.1%
10220	Modoc Special Education	0.001134	1,412	66	1,478	0.1%
10500	Yreka Areawide	0.113134	140,877	6,561	147,438	11.3%
11000	ERAF (2)	-	-	-	-	-
	TOTAL (4)	1.000000	\$1,245,224	\$57,990	\$1,303,214	100.0%

- (1) "Base" by agency within TRA assumed proportionate to increment factor.
The County tracks "base" by agency as the sum of TRA increments for each agency plus prior year agency total countywide property tax allocation.
- (2) ERAF is distributed by agency at the countywide level, not within each TRA.
- (3) County of Siskiyou AB8 TRA - Fund Increment Factors, Tax Year 2024. Report printed 7/22/2024.
- (4) 2022/2023 and 2023/2024 Tax Base reported in file: "Attachment 4.xlsx" tab: "Page 1 Original FINAL" transmitted 7/22/2024 by Elizabeth Nielsen to R. Berkson.

PROPERTY TAXES FROM THE 3.2 ACRES TO BE TRANSFERRED

As summarized below, the portion of the Wilmarth parcel to be annexed to the City generates \$40 per year in total 1% property tax. These taxes are distributed to all taxing agencies in County TRA 123-004.

Wilmarth Parcel Assessed Value (A.V.):

FY2023-24 assessed value ⁷	\$29,403
Total acres (pre-annexation) ⁸	23.37 acres
Average a.v. per acre	\$1,258 per acre
Acres to be annexed to City ⁹	3.2 acres
A.V. of acres annexed	\$4,026

Current Property Taxes from Parcel to be Annexed:¹⁰

County GF Share at 35.7%	\$14.38
South Yreka FPD at 5.7%	\$ 2.29
Other Agencies at 64.3%	<u>\$23.59</u>
Total 1% base property tax	\$40.26

⁷ Source: file: "3-Info from Assessor.docx" transmitted to City of Yreka 2/5/2024 by Hailey Lang, County of Siskiyou Deputy Director of Planning.

⁸ See Figure 1a, above.

⁹ See Figure 1a, above.

¹⁰ See Figure 2, above for increment factors which are applied to assessed value to estimate "base", or "prior year" taxes.

3. CURRENT PROPERTY TAXES

The property taxes from the County TRA 123-004 are allocated to multiple agencies, including the County General Fund, as shown in **Figure 2**. All of these agencies except South Yreka Fire Protection District also provide services to the City TRA 007-000.

CURRENT PROPERTY TAXES FROM CITY TRA 07-000

The 3.2 Wilmarth acres will be annexed into the City and into a TRA that includes the City and the same taxing entities as in the current County TRA with the exception of South Yreka Fire Protection District.

TRA 07-000

	Total Assessed Value: ¹¹	1% Tax:
FY2022-23	\$674,383,387	\$6,743,834
Change	\$ 53,367,204	\$ 533,672
FY2023-24	\$727,750,591	\$7,277,506

Figure 3 shows the incremental and estimated base taxes in TRA 07-000 with includes the Evans parcel and 3,517 other parcels within the City. The base property taxes to each agency were estimated using their increment factors.

The City of Yreka currently receives approximately 21% of the property taxes in the TRA. The County General Fund receives 29.9%. Of the combined County and City taxes in TRA 07-000, the County receives 58.8% and the City 41.2%.

¹¹ Source: 2022/2023 and 2023/2024 Tax Base reported in file: "Attachment 4.xlsx" tab: "Page 1 Original FINAL" transmitted 7/22/2024 by Elizabeth Nielsen to R. Berkson. Note: Totals differ slightly from Net Value in the report: Assessor to Auditor Certified Values by TRA, Tax Year 2024, printed 7/22/2024, Attachment 2 transmitted 7/22/2024.

Figure 3 Current Estimated Base & Incremental Property Tax -- TRA 007-000

Tax Code	Description	TRA 007-000	CURRENT DISTRIBUTION OF 1% PROPERTY TAX			
		Increment Factor (3)	FY23 TOTAL "Base" (1)	FY23 to FY24 Change	FY24 TOTAL	% of TOTAL
00100	County General	0.299275	\$2,018,261	\$159,715	\$2,177,976	29.9%
00110	Aviation	0.002090	14,095	1,115	15,210	0.2%
00120	Air Pollution	0.001097	7,398	585	7,983	0.1%
01000	Yreka: City	0.209676	1,414,020	111,898	1,525,918	21.0%
04200	Yreka Union: Elem. School	0.155953	1,051,721	83,228	1,134,949	15.6%
04800	Yreka Union: High School	0.136608	921,262	72,904	994,166	13.7%
05300	Siskiyou JT(45,47): Comm. College	0.070323	474,247	37,529	511,776	7.0%
06000	Shasta Valley: Cemetery	0.006208	41,866	3,313	45,179	0.6%
06200	Siskiyou Co Water Conserv Flood Control	0.004693	31,649	2,505	34,153	0.5%
10100	School Service	0.015461	104,266	8,251	112,518	1.5%
10110	Admin Spec Bldg	-	-	-	-	-
10120	School Equalization	-	-	-	-	-
10200	Physically Handicap	0.002139	14,425	1,142	15,567	0.2%
10210	Physically Handicap Tuition	0.000712	4,802	380	5,182	0.1%
10220	Modoc Special Education	0.000950	6,407	507	6,914	0.1%
10500	Yreka Areawide	0.094815	639,417	50,600	690,017	9.5%
11000	ERAF (2)	-	-	-	-	-
	TOTAL (4)	1.000000	\$6,743,834	\$533,672	\$7,277,506	100.0%

- (1) "Base" by agency within TRA assumed proportionate to increment factor.
The County tracks "base" by agency as the sum of TRA increments for each agency plus prior year agency total countywide property tax allocation.
- (2) ERAF is distributed by agency at the countywide level, not within each TRA.
- (3) County of Siskiyou AB8 TRA - Fund Increment Factors, Tax Year 2024. Report printed 7/22/2024.
- (4) 2022/2023 and 2023/2024 Tax Base reported in file: "Attachment 4.xlsx" tab: "Page 1 Original FINAL" transmitted 7/22/2024 by Elizabeth Nielsen to R. Berkson.

4. COUNTY BUDGET ANALYSIS

The City of Yreka’s annexation of the 3.2 acre Evans-Wilmarth property will transfer responsibility for certain municipal services from the County to the City. Primary service responsibilities transferred include public safety (police and fire protection) and planning. Other City services will be available to the annexed property depending on the level and type of future development, if any, on the site.

Although municipal services provided to future development on the site will be the City’s responsibility, the County will continue to provide certain Countywide services to future new residents. The County will utilize current and future revenues from new development in addition to state and federal funds to pay for these services.

The fiscal analysis estimates Countywide service costs and changes in non-property tax revenues due to annexation. Any resulting fiscal shortfall whereby the County experiences a net loss indicates a need for a share of property tax following annexation.

SUMMARY OF FINDINGS

Figure 4 summarizes the County property tax required post-annexation to offset the County’s net costs or revenue reductions associated with the annexed property.

If the annexed property remains undeveloped, the current unincorporated property taxes (the “base” taxes) to the County and South Yreka Fire Protection District (FPD) are required to avoid fiscal impacts that would otherwise be caused by the loss of existing property tax.

In the event of future development of the annexed property, the fiscal analysis shows that the County requires 45.2 percent of future property tax increment from the site to mitigate its net costs of service to new residents.

City zoning would allow for more (or less) development than four single-family units shown for fiscal analysis purposes; a different unit count would change the amounts of property tax, but the percentage allocations would remain approximately the same. It is understood the County intends to create a new TRA to include the annexed property and leave other agencies besides the County, City and S. Yreka FPD unaffected.

4. COUNTY BUDGET ANALYSIS

Figure 4 Allocation of Property Tax to Fund County Shortfalls

Item	County Revenues & Expenditures (5)		
	Pre-Annexation Base Undeveloped (2)	Annexed Area Undeveloped (3)	Annexed Area Developed (4)
1% Property Tax (1)	\$40.26	\$40.26	\$14,000.00
Property Tax Base Available for Annexation Allocation (1)			
County GF	35.7%	\$14.38	\$4,999.41
S. Yreka Fire (6)	5.7%	\$2.29	\$797.54
TOTAL	41.4%	\$16.67	\$5,796.95
Property Tax and/or Other Funds			
Required if (Shortfall) or Impacts on			
County & S. Yreka Fire (7)		\$16.82	\$2,620.71
County & S. Yreka Fire Share (maximum avail.) (8)		\$16.67	\$2,620.71
County & S. Yreka Fire % Share of Property Tax Available (9)		100.0%	45.2%
Remainder for Allocation (10)		\$0.00	\$3,176.24
Remainder as % Share of Property Tax Available (11)		0.0%	54.8%
Allocations as % of 1% Property Tax (12)			
County & S. Yreka Fire (13)		41.4%	18.7%
Other Distributions (14)		0.0%	22.7%
Subtotal		41.4%	41.4%

- (1) 'Base' and 'Annexed Area Undeveloped' assume no assessed value (a.v.) change of current vacant land. Basic property tax is 1% of assessed value; does not include taxes, assessments or bonds above 1%. A.V. grows a maximum of 2% annually (or inflation, if lower) unless sold or developed. "Property Tax Available" based on current tax factors in unincorporated area.
- (2) 'Pre-Annexation Base Undeveloped' is current vacant land in unincorporated County territory.
- (3) 'Annexed Area Undeveloped' remains vacant within incorporated city boundaries.
- (4) 'Annexed Area Developed' assumes property within City boundary is subdivided and developed with 4 units at an average price of \$350,000 per unit.
- (6) S. Yreka Fire provides fire protection in unincorporated area, but not within city's boundary. S.Yreka tax factor shown in annexation scenarios for the purpose of calculating property tax available for distribution.
- (7) See table of 'County Expenditures vs. Revenues and Property Tax Required'. Shortfall, if any, is before allocation of property tax to the County. Amount required includes current property tax from the site and reduction in average annual transfer taxes.
- (8) Maximum available property tax limited to amount generated from site as shown above.
- (9) '% Share' represents % to go to the County to fully fund expenditures.
- (10) 'Remainder' represents amount of property tax available if County receives the amount shown in prior step.
- (11) 'Remainder' expressed as a % of amount available after deducting County share.
- (12) Allocations are expressed as % of 1% basic property tax, or effectively the increment factor within the property's incorporated Tax Increment Area.
- (13) As noted above, S. Yreka Fire tax factor shown in annexation scenarios for the purpose of calculating property tax available for distribution.
- (14) 'Other Distributions' represents share (or tax increment factor) of 1% after deducting County/S.Yreka share.

4. COUNTY BUDGET ANALYSIS

DEVELOPMENT AND POPULATION

The subject site would be annexed to the City and zoned as R-1 Single Family Residential which allows one to six housing units per gross acre and a minimum parcel size of 7,000 square feet,¹² subject to access and other requirements determined by the City Engineer.¹³

The annexation is necessary for the property owner to meet the City's minimum parcel size required to accommodate horses; the annexed property is not intended for development.¹⁴

If developed in the future, the fiscal analysis estimates County service costs and revenues attributable to new residential development. The exact configuration and amount of development depend on detailed analysis of a proposed development and site plan which is beyond the scope of the current study. The fiscal analysis calculates net service costs (after accounting for revenues) attributable to the development of four residential units generally similar to residential development in the neighborhood. Actual future net costs of service depend on the specific type and amount of development constructed and future service costs and revenues which may differ from those shown in the current analysis.

The 3.2 acres annexed to the City potentially could accommodate up to approximately 16 single-family residential units and 38 residents¹⁵ based on the maximum allowed by the City's R-1 zoning and minimum parcel size.¹⁶ However site factors, market conditions, and other constraints would reduce the site's capacity for new development.

¹² City of Yreka Code of Ordinances 16.18.030.

¹³ City of Yreka Code of Ordinances 15.04.095.

¹⁴ 2022-47 Evans Annexation Application, Page 1 of 4, 2022-47 Evans Annexation Justification Proposal, September 29, 2023.

¹⁵ Average household size of 2.4 persons in Yreka (2018-2022 Census QuickFacts).

¹⁶ Population estimate based on 2.4 persons/unit per 2018-2022 Census QuickFacts.

4. COUNTY BUDGET ANALYSIS

SERVICES AND SERVICE COSTS

County costs summarized in **Figure 5** are based on the County’s FY2024-25 Adopted Budget. **Table 7** in **Appendix A** organizes the General Fund budget by category and lists cost factors for each item depending on the nature of the service. For example, items such as sheriff patrol that will not be required to serve the annexed property within City boundaries are designated as “Not Estimated or No Impact”. Factors for other services that are Countywide and will serve future development are calculated based on residents or “persons served” (population plus a portion of employees).¹⁷

Figure 5 Summary of County Expenditures from Property to be Annexed

Item	Pre-Annexation Base Undeveloped	County Revenues & Expenditures	
		Annexed Area Undeveloped	Annexed Area Developed
EXPENDITURES			
General (100)	\$0.00	\$0.00	\$1,528.02
Public Protection (200)	\$0.00	\$0.00	\$2,782.80
Public Ways & Facilities (300)	\$0.00	\$0.00	\$0.00
Health & Sanitation (400)	\$0.00	\$0.00	\$60.30
Public Assistance (500)	\$0.00	\$0.00	\$71.73
Education (600)	\$0.00	\$0.00	\$113.13
Recreation & Cultural Services (700)	\$0.00	\$0.00	\$5.58
Other	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
TOTAL Expenditures	\$0.00	\$0.00	\$4,561.56

The fiscal analysis does not estimate a service cost impact on the County as long as the site remains vacant. Upon development, new residents are estimated to add service costs based on Countywide averages. **Table 5** and **Table 6** in **Appendix A** detail the category costs shown above by budget item.

The following sections describe County services and the impact, if any, on costs and the need for property tax.

¹⁷ The fiscal analysis defines “service population” as residents plus 25 percent of employees.

4. COUNTY BUDGET ANALYSIS

General Government

The County “General Government”¹⁸ category includes a range of countywide administrative and financial services to County residents, businesses and employees. Countywide functions include elections, the Board of Supervisors, County Administrator, County Counsel, and their staff. Other responsibilities such as property assessment, taxation and related services are provided by the Assessor and Auditor-Controller.

The fiscal analysis estimates increased costs net of fees and service charges for services. Costs to serve future development and additional residents are estimated using factors per countywide population or per countywide service population depending on the service. The county “service population” includes both residents and employees working in the County.

Due to the fixed cost characteristics of certain building and other asset related management (e.g., courthouse and grounds, janitorial, etc.), no cost increases are assumed for those budget items.

Public Protection

Several County services will not be affected by the annexation. Planning and the Building Department activities are unincorporated responsibilities that will be transferred to the City of Yreka upon annexation. Cities provide police protection within their boundaries; sheriff deputies that patrol unincorporated areas will not serve the incorporated areas (except as requested for backup or to provide countywide services such as serving summons).

Certain public protection services will increase as Countywide population increases if and when the annexed site is developed. These services include various Countywide

¹⁸ “General Government” referenced in the fiscal analysis includes items funded by the General Fund (1001) and organization codes beginning with “1” (plus 201010 Court Services-Non Rule 810).

functions related to the courts, jail,¹⁹ juvenile hall, and bailiff, and other services such as the District Attorney and Public Defender.

Fire protection to unincorporated areas is not funded by the General Fund with the exception of a small General Fund cost.²⁰ The City of Yreka will be responsible for fire protection following annexation.

Base property tax currently accruing to the South Yreka Fire Protection District in the unincorporated area is subject to a tax exchange agreement to be negotiated. The District will not provide services in the incorporated area, which is outside of its boundaries, following annexation.

Health and Sanitation

The majority of Health and Sanitation services are for Public Health Administration, a Countywide function serving residents of cities and unincorporated areas. These costs are shown as increasing following annexation and development of the subject parcel.

Public Assistance

The General Fund contributes towards countywide Human Services Administration, Aid to Indigents, and Veterans Services. These costs are shown as increasing following annexation and development of the subject parcel.

Education

The County Library is the primary service in this category which will serve all residents of cities and unincorporated areas and could be affected by growth and development. These costs are shown as increasing following annexation and development of the subject parcel.

¹⁹ The General Fund contribution to jail costs is based on relative proportion of total Sheriff-Coroner costs vs. total jail costs times the combined General Fund Sheriff-Coroner/jail costs (which are not separated in the General Fund budget analysis).

²⁰ 2106-204010 General County Fire.

Recreation and Cultural Services

The Siskiyou County Museum comprises services in this category funded by the County General Fund. These costs are shown as increasing following annexation and development of the subject parcel.

Other Non-General Fund Services

The County provides and maintains a range of other facilities and services, for example, “Public Ways and Facilities” largely funded by regional, state and federal funding sources and other dedicated revenues. No net impact is shown following annexation and development of the subject parcel.

REVENUES

Currently, the vacant property in unincorporated territory generates minimal revenues to the County other than property tax and in-lieu VLF. If and when the property sells, the County will collect a property transfer tax.

Table 6 summarizes estimated revenues based on the County’s FY2024-25 Adopted Budget. **Table 4**, **Table 4a** and **Table 4b** in **Appendix A** organize General Fund revenue items by category and shows the method of estimating increases in revenue if and when the subject property develops. Certain revenues are estimated using a “Case Study” approach; for example, sales tax, Prop. 172 Public Safety, property transfer tax, and in-lieu VLF are calculated using other assumptions as shown in **Table 2b-2e** in **Appendix A**.

Following annexation and in the absence of new development, County revenues (other than property tax to be negotiated) will decline slightly because property transfer tax is split by statute with the City (see description below). If the annexed property is developed certain County revenues will increase as described in the following sections.

Estimated County revenues (other than property tax) are deducted from estimated County costs of services attributable to potential future new development to determine the amount of property tax required to fund service costs.

4. COUNTY BUDGET ANALYSIS

Figure 6 Summary of County Revenues from Property to be Annexed

Item	Pre-Annexation Base Undeveloped	County Revenues & Expenditures	
		Annexed Area Undeveloped	Annexed Area Developed
REVENUES			
Property Tax			
County GF	\$14.38	tbd	tbd
S. Yreka Fire	<u>\$2.29</u>	tbd	tbd
Subtotal, Property Tax	\$16.67		
Sales Taxes	\$0.00	\$0.00	\$0.00
In-Lieu VLF ("Swap")	\$4.72	\$4.72	\$1,639.60
Public Safety Fund - Realignment	\$0.00	\$0.00	\$271.61
Property Transfer Tax	\$0.30	\$0.15	\$51.33
Other Revenues	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
TOTAL Revenues	\$21.69	\$4.87	\$1,962.54

The following sections describe revenues and impacts. **Appendix A** includes additional detail in **Table 4** through **Table 7**.

Property Tax

“Property tax available” is based on 1% of the current assessed value and value of future development. The share potentially available to the County is derived from current property tax factors for the County and South Yreka Fire District in the unincorporated Tax Rate Area that includes the subject site.

The fiscal analysis estimates the amount of property tax required to offset increased County expenditures after accounting for other County revenues generated by the subject site.

For purposes of analysis, the fiscal analysis projects assessed value and potential property tax attributable to the development of four residential units generally similar to residential development in the neighborhood. Actual assessed value and net costs of service will vary depending on the specific development constructed and future service costs and revenues which may differ from those shown in the current analysis.

4. COUNTY BUDGET ANALYSIS

Motor Vehicle In Lieu Property Tax (“VLF Swap”)

The County receives increases in Motor Vehicle In Lieu Property Tax proportionate to increases in its total assessed valuation. The fiscal analysis estimates future revenues due to the subject parcel by comparing its assessed value growth to total County assessed value, then increasing the County’s Motor Vehicle In Lieu Property Tax by the same growth percentage.

Sales Tax

The County receives one percent of taxable sales in unincorporated areas and no sales tax generated within cities. Therefore, the fiscal analysis estimates no increase in County sales tax from the annexation.

Transient Occupancy Tax (Hotel Tax)

The County’s hotel tax rate is 12% of room revenues of transient accommodations within unincorporated areas only. Therefore, the fiscal analysis estimates no increase in County hotel tax from the annexation.

Property Transfer Tax

The sale of secured property triggers payment of a property transfer tax of \$1.10 per thousand dollars of value transferred; within incorporated areas this revenue is split between the City and the County. For purposes of the fiscal analysis, future sales are averaged annually over a period of resale every 15 years to estimate a single average year. Actual revenues depend on the specific timing and frequency of property sale.

The County budget allocates property transfer taxes to the County Recorder. The fiscal analysis includes property transfer taxes as revenues available for general purposes.

Other Taxes

The County receives revenue from “Timber Yield” and “PILT Agreements” which will not be affected by the annexation and are not estimated in the fiscal analysis.

Licenses, Permits and Franchises

The County applies “Licenses and Permits” revenue to specific programs and activities resulting in a “net cost”. The fiscal analysis similarly applies these revenues to costs to determine a net County cost. The fiscal analysis estimates service cost factors based on the net County cost then applies the cost factor to potential future new development.

County revenues accrue from franchise granted to utility providers operating within unincorporated areas. Therefore, the fiscal analysis estimates no increase in this revenue from the annexation.

Fines, Forfeitures and Penalties

The County receives revenues from various “Fines, Forfeitures and Penalties” in unincorporated areas. Therefore, the fiscal analysis estimates no increase in this revenue from the annexation.

Other Agencies

Prop. 172 Public Safety Sales Tax – These revenues are allocated by the State to counties in proportion to their total sales tax. New development on the subject site will increase taxable sales and therefore increase Prop. 172 revenues proportionately.

Homeowners Property Tax Relief (HOPTR) – These revenues are reimbursement by the State to jurisdictions to compensate for property tax revenues reduced by the exemption. The fiscal analysis estimates the full amount of property tax with no deduction for the exemption, and therefore the exemption line item is not estimated.

Other Revenues

Various other County revenues are not estimated to be affected by new development on the site. These revenues, for example, include summary judgments, Countywide Cost Plan, insurance, and sale of capital assets.

COUNTY NET COST AND PROPERTY TAX REQUIRED

Figure 7 summarizes County costs and revenues and the net impact of the annexation and subsequent development of the subject site.

If the annexed site remains undeveloped, the potential impact is primarily limited to the potential loss of property tax and reduction in property transfer tax revenues to the County in the incorporated areas, offset by In-Lieu VLF revenue the County continues to receive to provide services Countywide.

Development of the annexed site will generate a need for additional countywide services. Increased property tax will be available to fund County costs net of additional non-property tax revenues accruing to the County.

Figure 7 County Expenditures vs. Revenues and Property Tax Required

Item	Pre-Annexation Base Undeveloped	County Revenues & Expenditures	
		Annexed Area Undeveloped	Annexed Area Developed
TOTAL Expenditures	\$0.00	\$0.00	\$4,561.56
Revenues			
Property Tax			
County GF	\$14.38	tbd (see below)	tbd (see below)
S. Yreka Fire	<u>\$2.29</u>	tbd (see below)	tbd (see below)
Subtotal, Property Tax	\$16.67		
Other	<u>\$5.02</u>	<u>\$4.87</u>	<u>\$1,962.54</u>
TOTAL Revenues	\$21.69	\$4.87	\$1,962.54
Surplus or (Shortfall)	\$21.69	\$4.87	(\$2,599.02)
Annexation vs. Base: Surplus or (Shortfall)		(\$16.82)	(\$2,620.71)
Property Tax and/or Other Funds Required if (Shortfall) or Impacts on County & S. Yreka Fire			
		(\$16.82)	(\$2,620.71)

4. COUNTY BUDGET ANALYSIS

Appendix A

Fiscal Analysis Tables

SISKIYOU COUNTY ANNEXATION FISCAL ANALYSIS

Table	Title
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Table 5	Total County Cost Estimates
Table 6	Cost Multipliers
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Table S-1
Summary of Land Use & Demographics from Property Following Annexation
Annexation to the City of Yreka (development)

Item	Annexed Area Undeveloped	Annexed Area Developed
Use of Property Annexed	No Change from Existing (horses)	Development of single-family residential homes
Residential Units	0	4
Residents	0	9
Assessed Value	\$4,026.08	\$1,400,000
1% Property Tax	\$40.26	\$14,000

Table S-2
Summary of County Expenditures from Property to be Annexed
Annexation to the City of Yreka (development)

Item	County Revenues & Expenditures		
	Pre-Annexation Base Undeveloped	Annexed Area Undeveloped	Annexed Area Developed
EXPENDITURES			
General (100)	\$0.00	\$0.00	\$1,528.02
Public Protection (200)	\$0.00	\$0.00	\$2,782.80
Public Ways & Facilities (300)	\$0.00	\$0.00	\$0.00
Health & Sanitation (400)	\$0.00	\$0.00	\$60.30
Public Assistance (500)	\$0.00	\$0.00	\$71.73
Education (600)	\$0.00	\$0.00	\$113.13
Recreation & Cultural Services (700)	\$0.00	\$0.00	\$5.58
Other	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
TOTAL Expenditures	\$0.00	\$0.00	\$4,561.56

Table S-3
Summary of County Revenues from Property to be Annexed
Annexation to the City of Yreka (development)

Item	County Revenues & Expenditures		
	Pre-Annexation Base Undeveloped	Annexed Area Undeveloped	Annexed Area Developed
REVENUES			
Property Tax			
County GF	\$14.38	tbd	tbd
S. Yreka Fire	<u>\$2.29</u>	tbd	tbd
Subtotal, Property Tax	\$16.67		
Sales Taxes	\$0.00	\$0.00	\$0.00
In-Lieu VLF ("Swap")	\$4.72	\$4.72	\$1,639.60
Public Safety Fund - Realignment	\$0.00	\$0.00	\$271.61
Property Transfer Tax	\$0.30	\$0.15	\$51.33
Other Revenues	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
TOTAL Revenues	\$21.69	\$4.87	\$1,962.54

Table S-4
County Expenditures vs. Revenues and Property Tax Required
Annexation to the City of Yreka (development)

Item	County Revenues & Expenditures		
	Pre-Annexation Base Undeveloped	Annexed Area Undeveloped	Annexed Area Developed
TOTAL Expenditures	\$0.00	\$0.00	\$4,561.56
Revenues			
Property Tax			
County GF	\$14.38	tbd (see below)	tbd (see below)
S. Yreka Fire	<u>\$2.29</u>	tbd (see below)	tbd (see below)
Subtotal, Property Tax	\$16.67		
Other	<u>\$5.02</u>	<u>\$4.87</u>	<u>\$1,962.54</u>
TOTAL Revenues	\$21.69	\$4.87	\$1,962.54
Surplus or (Shortfall)	\$21.69	\$4.87	(\$2,599.02)
Annexation vs. Base: Surplus or (Shortfall)		(\$16.82)	(\$2,620.71)
Property Tax and/or Other Funds Required if (Shortfall) or Impacts on County & S. Yreka Fire		(\$16.82)	(\$2,620.71)

Table S-5
Allocation of Property Tax to Fund County Shortfalls
Annexation to the City of Yreka (development)

Item	County Revenues & Expenditures (5)		
	Pre-Annexation Base Undeveloped (2)	Annexed Area Undeveloped (3)	Annexed Area Developed (4)
1% Property Tax (1)	\$40.26	\$40.26	\$14,000.00
Property Tax Base Available for Annexation Allocation (1)			
County GF	35.7%	\$14.38	\$4,999.41
S. Yreka Fire (6)	<u>5.7%</u>	<u>\$2.29</u>	<u>\$797.54</u>
TOTAL	41.4%	\$16.67	\$5,796.95
Property Tax and/or Other Funds Required if (Shortfall) or Impacts on County & S. Yreka Fire (7)			
County & S. Yreka Fire Share (maximum avail.) (8)		\$16.82	\$2,620.71
County & S. Yreka Fire % Share of Property Tax Available (9)		100.0%	45.2%
Remainder for Allocation (10)		\$0.00	\$3,176.24
Remainder as % Share of Property Tax Available (11)		0.0%	54.8%
Allocations as % of 1% Property Tax (12)			
County & S. Yreka Fire (13)		41.4%	18.7%
Other Distributions (14)		<u>0.0%</u>	<u>22.7%</u>
Subtotal		41.4%	41.4%

- (1) 'Base' and 'Annexed Area Undeveloped' assume no assessed value (a.v.) change of current vacant land.
Basic property tax is 1% of assessed value; does not include taxes, assessments or bonds above 1%.
A.V. grows a maximum of 2% annually (or inflation, if lower) unless sold or developed.
"Property Tax Available" based on current tax factors in unincorporated area.
- (2) 'Pre-Annexation Base Undeveloped' is current vacant land in unincorporated County territory.
- (3) 'Annexed Area Undeveloped' remains vacant within incorporated city boundaries.
- (4) 'Annexed Area Developed' assumes property within City boundary is subdivided and developed with 4 units at an average price of \$350,000 per unit.
- (6) S. Yreka Fire provides fire protection in unincorporated area, but not within city's boundary.
S.Yreka tax factor shown in annexation scenarios for the purpose of calculating property tax available for distribution.
- (7) See table of 'County Expenditures vs. Revenues and Property Tax Required'.
Shortfall, if any, is before allocation of property tax to the County.
Amount required includes current property tax from the site and reduction in average annual transfer taxes.
- (8) Maximum available property tax limited to amount generated from site as shown above.
- (9) '% Share' represents % to go to the County to fully fund expenditures.
- (10) 'Remainder' represents amount of property tax available if County receives the amount shown in prior step.
- (11) 'Remainder' expressed as a % of amount available after deducting County share.
- (12) Allocations are expressed as % of 1% basic property tax, or effectively the increment factor within the property's incorporated Tax Increment Area.
- (13) As noted above, S.Yreka Fire tax factor shown in annexation scenarios for the purpose of calculating property tax available for distribution.
- (14) 'Other Distributions' represents share (or tax increment factor) of 1% after deducting County/S.Yreka share.

Table 1
Fiscal Impact on County from Potential Annexation
Potential SOI(s) Evaluated:

Yreka (development)

Item	Amount
REVENUES	
Other In Lieu Taxes	na
Non-Reciprocal Transfer In	na
Taxes	
Property Tax	tbd
Sales Tax	\$0.00
Hotel - Motel Tax	\$0.00
Other Taxes (Timber Yield, PILT)	<u>\$0.00</u>
Subtotal Taxes	\$0.00
LICENSES, PERMITS AND FRANCHISES	
Licenses/Permits	\$0.00
Franchises	<u>\$0.00</u>
Subtotal Licenses, Permits and Franchises	\$0.00
FINES, FORFEITURES AND PENALTIES	
Subtotal	\$0.00
OTHER AGENCIES	
In-Lieu VLF ("Swap")	\$1,639.60
Fish & Game In Lieu	\$0.00
HOPTR	\$0.00
State Mandated Cost	\$0.00
Off Highway Motor Vehicle License	\$0.00
Public Safety Fund - Realignment	\$271.61
State Other	\$0.00
In Lieu (PL88-567) Klamath	\$0.00
In Lieu (PL-97-258)	\$0.00
Federal Other	<u>\$0.00</u>
Subtotal Other Agencies	\$1,911.21
OTHER REVENUES	
Administration Services	\$0.00
Summary Judgments	\$0.00
Other Services	\$0.00
Countywide Cost Plan	\$0.00
Other Sales	\$0.00
Compensation Insurance	\$0.00
Sale of Capital Assets	\$0.00
Other Insurance	\$0.00
Retiree Insurance (labor)	\$0.00
Spec. Dept'l - Cattle Guards (expense)	<u>\$0.00</u>
Subtotal Other Revenues	\$0.00

Table 1
Fiscal Impact on County from Potential Annexation
Potential SOI(s) Evaluated:

Yreka (development)

Item	Amount
ALLOCATED GENERAL PURPOSE REVENUES	
Property Transfer Tax	<u>\$51.33</u>
Subtotal Allocated General Purpose Revenues	\$51.33
TOTAL REVENUES	\$1,962.54
EXPENDITURES	
General (100)	\$1,528.02
Public Protection (200)	\$2,782.80
Public Ways & Facilities (300)	\$0.00
Health & Sanitation (400)	\$60.30
Public Assistance (500)	\$71.73
Education (600)	\$113.13
Recreation & Cultural Services (700)	\$5.58
Other	<u>\$0.00</u>
TOTAL Expenditures	\$4,561.56
NET ANNUAL	-\$2,599.02
(less) Pre-Annexation Base	-\$21.69
NET IMPACT	-\$2,620.71

**Table 1a
Annexation Proposal Checklist and Assumptions**

Potential Area(s) Evaluated: **Yreka (development)**

Item	Amount	Res./Unit Emp/Sq.Ft.	A.V. \$/Unit \$/Sq.Ft.	Total Tax \$
Annexation Proposal				
Location	<input type="text"/>			
Fire district	<input type="text"/>			
Acres	<input type="text" value="3.2"/>	acres		
Projected new uses	<input type="text" value="100%"/>			
Single Family	<input type="text" value="4"/>	<input type="text" value="2.40"/>	<input type="text" value="\$ 350,000"/>	<input type="text" value="\$ 14,400"/>
Multi-Family	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Retail	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Commercial/Service (private)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Other (Industrial)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Government/Not-for-Profit	<input type="text" value="-"/>	<input type="text"/>	<input type="text" value="\$ -"/>	<input type="text"/>

Table 2
Estimated Property Tax from Annexation Areas

Value from New Development in Annexation Area

	<i>per unit or sq. ft.</i>	<i>units or sq. ft.</i>	<i>factor</i>	Total
Single Family	\$350,000	4	100%	\$1,400,000
Multi-Family		0	100%	\$0
Retail		0	100%	\$0
Commercial/Service (office)		0	100%	\$0
Government/Not-for-Profit		0		\$0
Other (Industrial, Other)		0	100%	<u>\$0</u>
				\$1,400,000

Total New Property Tax 1% \$14,000

Countywide A.V. \$6,361,303,525
 Annexed Development as % of Countywide A.V. 0.02201%

% of 1%

Future County Property Taxes in Uninc. Annexation Area (to be shared)		Tax Rate	Shared Portion
General Fund	100%	35.7%	35.7%
Fire District	100%	5.7%	5.7%
Other			
Subtotal			41.4%

Existing Base Property Taxes (to be shared) \$0
TOTAL (to be allocated) \$14,000
Shared Portion \$5,797

Post-Annexation	Shared	New TIF	Other %	New Total Taxes
County	45.2%	18.7%	0.0%	\$2,621
City	<u>54.8%</u>	<u>22.7%</u>	<u>0.0%</u>	<u>\$3,176</u>
Subtotal	100.0%	41.4%	0.0%	\$5,797

Table 2b
Sales Tax from Annexation Area
Area: Yreka (development)

	units or sq. ft.	Taxable Sales per unit or sq. ft.	% Captured	Total
Land Use				
Single Family (1)	4	\$14,400	100%	\$57,600
Multi-Family	0	\$0	100%	\$0
Retail	0	\$0	100%	\$0
Commercial/Service (office)	0	\$0	100%	\$0
Other (Industrial, Other)	0	\$0	100%	\$0
Government/Not-for-Profit	0	\$0	100%	\$0
Change in Total Taxable Sales				\$57,600
Total Annual Sales Tax		1.0%		\$576
Share to County		0%		\$0
Share to City		100%		\$576

(1) Avg. household income \$52,000 35% of home mortgage pmt
Based on mortgage 5.0% 20% down payment
for new unit \$350,000 home price
Taxable expenditures as % of income 27.7% Midpoint \$45k-\$60k, BLS 2022
Total taxable expenditures \$14,400 per household

Table 2c
Prop. 172 Public Safety Sales Tax
Area: Yreka (development)

Item	Total
Change in 1% Sales Tax Countywide	\$576
Existing Sales Tax	
Countywide (including cities) (1)	\$8,482,902
Change as a % of Total	0.00679%
Existing Prop. 172	
County	\$4,000,000
Change in Prop. 172	
County	\$272

(1) Cal. Dept. of Tax and Fee Administration. 2022-23 Annual Report. Table 21A.

Table 2d
Transfer Tax from Annexation Area
Area: Yreka (development)

	units or sq. ft.	A.V. \$/Unit \$/Sq.Ft.	Total	Turnover Rate	Annual Avg. Turnover A.V.
Land Use				Once/15 years	
Single Family (1)	4	\$350,000	\$1,400,000	6.7%	<u>\$93,333</u>
Total			\$1,400,000		\$93,333
Total Property Transfer Tax	\$1.10	per \$1,000			\$102.67
Allocations within Incorporated Areas					
Share to County	50%				\$51.33
Share to City	50%				\$51.33

Table 2e
In-Lieu VLF ("VLF Swap")
Area: Yreka (development)

	units or sq. ft.	A.V. \$/Unit \$/Sq.Ft.	Total
Land Use			
Single Family (1)	4	\$350,000	<u>\$1,400,000</u>
Total			\$1,400,000
Existing Total Assessed Value			
Countywide (1)			\$6,361,303,525
Change in Existing Total A.V.			
County			0.022008%
Existing In-Lieu VLF			
County			\$7,450,000
Change In-Lieu VLF			
County			\$1,640

(1) County Response to Data Request 9/16/24

Table 3
Demographic Service Assumptions and Factors

	2024	
Unincorporated Population	23,796	Distribution 1/1/2014 from DOF E-5 (rel. May 1, 2024)
Incorporated Population	<u>19,613</u>	Distribution 1/1/2014 from DOF E-5 (rel. May 1, 2024)
Total Countywide Population	43,409	
Unincorporated Employees	3,350	US Census, OnTheMap, 2021, Primary Jobs by Place of Work
Incorporated Employees	<u>8,367</u>	US Census, OnTheMap, 2021, Primary Jobs by Place of Work
Total Countywide Employees	11,717	
Persons served weighting factor for employees	25%	
Countywide Persons Served	46,338	
Total Unincorporated Persons Served	24,634	
Budget Estimating Method		
1 Countywide Persons Served	46,338	
2 Unincorporated Persons Served	24,634	
3 Countywide Population	43,409	
4 Unincorporated Population	23,796	
5 Unincorporated Employee	3,350	
6 Case Study or Other Method	0	
7 Included in NCC, or non-GF	0	
8 Not Estimated or No Impact	0	
9 Non-recurring/variable	0	

Table 4
Gen'l Purpose Revenue Estimates
Potential SOI(s) Evaluated:

Alternative: Yreka (development)

Category	Annexation Area Factor		Annexation Area Amount			% of Total
	Resident	Employee	9	-	TOTAL	
			Residents	Employees		
Other In Lieu Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Non-Reciprocal Transfer In	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
TAXES						
Property Tax	estimated as net required to balance costs					
Sales Tax	See Table 2b					
Hotel - Motel Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Other Taxes (Timber Yield, PILT)	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
Subtotal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
LICENSES, PERMITS AND FRANCHISES						
Licenses/Permits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Franchises	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
Subtotal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
FINES, FORFEITURES AND PENALTIES						
Subtotal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
OTHER AGENCIES						
In-Lieu VLF ("Swap")	See Table 2e					\$1,639.60
Fish & Game In Lieu	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
HOPTR	Included in property tax					
State Mandated Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Off Highway Motor Vehicle License	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Public Safety Fund (Prop. 172)						\$271.61
State Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
In Lieu (PL88-567) Klamath	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
In Lieu (PL-97-258)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Federal Other	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
Subtotal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,911.21
OTHER REVENUES						
Administration Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Summary Judgments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Other Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Countywide Cost Plan	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Other Sales	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Compensation Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Sale of Capital Assets	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Other Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Retiree Insurance (labor)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Miscellaneous Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Spec. Dept'l - Cattle Guards (expense)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Contributions to Other Agencies	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
Subtotal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
ALLOCATED REVENUES						
Property Transfer Tax						<u>\$51.33</u>
Subtotal						\$51.33
TOTAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,962.54

Table 4a
Revenue Multipliers (General Purpose Revenues)

	Gen'l Purpose Revenue (No Cost Cntr)	Method	Description	Residents or		Multiplier	
				Persons Served	Revenue Multiplier	Incorporated Area Resident	Employee
Other In Lieu Taxes	\$5,954,549	8	Not Estimated or No Impact				
Non-Reciprocal Transfer In	\$1,000,000	8	Not Estimated or No Impact				
TAXES							
Property Tax	\$15,405,000	6	Case Study or Other Method				
Sales Tax	1,900,000	8	Not Estimated or No Impact	-	na	na	na
Hotel - Motel Tax	1,550,000	8	Not Estimated or No Impact	-	na	na	na
Other Taxes (Timber Yield, PILT)	135,250	8	Not Estimated or No Impact	-	na	na	na
Subtotal	\$18,990,250					\$0.00	\$0.00
LICENSES, PERMITS AND FRANCHISES							
Licenses/Permits	na	7	Included in NCC, or non-GF	-	na	na	na
Franchises	373,000	2	Unincorporated Persons Served	24,634	\$15.14	na	na
Subtotal	373,000					\$0.00	\$0.00
FINES, FORFEITURES AND PENALTIES							
Subtotal	802,000	2	Unincorporated Persons Served	24,634	\$32.56	\$0.00	\$0.00
OTHER AGENCIES							
In-Lieu VLF ("Swap")	7,450,000	6	See Table 2e				
Fish & Game In Lieu	15,376	8	Not Estimated or No Impact	-	na	na	na
HOPTR	145,000		Included in property tax				
State Mandated Cost	0	8	Not Estimated or No Impact	-	na	na	na
Off Highway Motor Vehicle License	13,000	8	Not Estimated or No Impact	-	na	na	na
Public Safety Fund - Realignment	4,000,000	6	Case Study or Other Method				
State Other	0	8	Not Estimated or No Impact	-	na	na	na
In Lieu (PL88-567) Klamath	400,000	8	Not Estimated or No Impact	-	na	na	na
In Lieu (PL-97-258)	2,000,000	8	Not Estimated or No Impact	-	na	na	na
Federal Other	10,500	8	Not Estimated or No Impact	-	na	na	na
Subtotal	14,033,876					\$0.00	\$0.00
OTHER REVENUES							
Administration Services	30,000	8	Not Estimated or No Impact	-	na	na	na
Summary Judgments	0	8	Not Estimated or No Impact	-	na	na	na
Other Services	147,300	8	Not Estimated or No Impact	-	na	na	na
Countywide Cost Plan	2,923,948	8	Not Estimated or No Impact	-	na	na	na
Other Sales	50,000	8	Not Estimated or No Impact	-	na	na	na
Miscellaneous Other Revenue	225,166	8	Not Estimated or No Impact	-	na	na	na
Compensation Insurance	0	8	Not Estimated or No Impact	-	na	na	na
Sale of Capital Assets	0	8	Not Estimated or No Impact	-	na	na	na
Other Insurance	0	8	Not Estimated or No Impact	-	na	na	na
Retiree Insurance (labor)		8	Not Estimated or No Impact	-	na	na	na
Spec. Dept'l - Cattle Guards (expense)		8	Not Estimated or No Impact	-	na	na	na
Contributions to Other Agencies		8	Not Estimated or No Impact	-	na	na	na
Subtotal	3,376,414					\$0.00	\$0.00
TOTAL GENERAL FUND NO COST CENT	44,530,089					\$0.00	\$0.00
ALLOCATED GENERAL PURPOSE REVENUES							
Property Transfer Tax	300,000	6	See Table 2d				
TOTAL REVENUES	44,830,089						

Table 4b
Budget Revenue Detail

Fund/Category		Total
1001 GENERAL FUND		
560200	Other In Lieu Taxes	5,954,549
595100	Non-Reciprocal Transfer In	1,000,000
TAXES		
501110	Secured	13,500,000
501120	Current Unsecured	590,000
501120	Supplemental	185,000
501210	Prior Secured	1,100,000
501220	Prior Unsecured	5,000
501250	Prior Supplemental	<u>25,000</u>
Subtotal Property Tax		15,405,000
502100	Sales & Use Tax	1,900,000
502300	Hotel - Motel Tax	1,550,000
502600	Timber Yield	135,000
502700	PILT Agreements	250
Total Taxes		18,990,250
LICENSES, PERMITS AND FRANCHISES		
513100	Franchises	<u>373,000</u>
Subtotal Licenses, Permits and Franchises		373,000
FINES, FORFEITURES AND PENALTIES		
522115	Restitution	2,000
522600	Penalties & Costs on Delinquent Tax	0
522611	Civil Penalties	440,000
530100	Interest	360,000
530110	Net Inc. (Dec) Fair Value Adjustment	-
531100	Rents and Concessions	<u>0</u>
Subtotal Fines, Forfeitures and Penalties		802,000
OTHER AGENCIES		
540215	VLF Swap	7,450,000
540220	Fish & Game In Lieu	15,376
540620	HOPTR	145,000
540640	State Mandated Cost	0
540710	Off Highway Motor Vehicle License	13,000

Table 4b
Budget Revenue Detail

Fund/Category		Total
540760	Public Safety Fund - Realignment (Prop. 172)	4,000,000
540800	State Other	0
542610	In Lieu (PL88-567) Klamath	400,000
542620	In Lieu (PL-97-258)	2,000,000
542700	Federal Other	<u>10,500</u>
Subtotal Other Agencies		14,033,876
OTHER REVENUES		
550600	Administration Services	30,000
551130	Summary Judgments	0
552600	Other Services	147,300
552910	Countywide Cost Plan	2,923,948
560100	Other Sales	50,000
560200	Miscellaneous Other Revenue	225,166
560221	Compensation Insurance	0
570100	Sale of Capital Assets	0
622100	Other Insurance	0
622150	Retiree Insurance (labor)	
721000	Miscellaneous Expense	0
728001	Spec. Dept'l - Cattle Guards (expense)	
752500	Contributions to Other Agencies	
Subtotal Other Revenues		3,376,414
TOTAL GENERAL FUND NO COST CENTER		44,530,089
ALLOCATED GENERAL PURPOSE REVENUES		44,530,089
502400	Property Transfer Tax	300,000
TOTAL W/OTHER GENERAL PURPOSE REVENUES		44,830,089

Source: County of Siskiyou Adopted Budget Fiscal Year 2024-2025, Section 4, 2024/2025 Gen

Table 5
Total County Cost Estimates
Potential SOI(s) Evaluated:

Yreka (development)

Category	Annexation Area Factor		Incorporated Annexation Area		
	per Resident	per Employee	9 Residents	- Employees	TOTAL
General (100)	\$169.78	\$36.90	\$1,528	\$0	\$1,528
Public Protection (200)	\$309.20	\$47.04	\$2,783	\$0	\$2,783
Public Ways & Facilities (300)	\$0.00	\$0.00	\$0	\$0	\$0
Health & Sanitation (400)	\$6.70	\$1.55	\$60	\$0	\$60
Public Assistance (500)	\$7.97	\$0.00	\$72	\$0	\$72
Education (600)	\$12.57	\$0.00	\$113	\$0	\$113
Recreation & Cultural Services (700)	\$0.62	\$0.00	\$6	\$0	\$6
Other	\$0.00	\$0.00	\$0	\$0	\$0
TOTAL	\$506.84	\$85.49	\$4,562	\$0	\$4,562

Table 6
Cost Multipliers
Area Evaluated:

Yreka (development)

Category/ Department	2024-25			Incorporated Area	
	Expenditures	Revenues	Net	Resident	Emp'ee
No Cost Center	\$242,300	\$44,530,089	-\$44,287,789		
General (100)	\$15,280,905	\$1,794,616	\$13,486,289	\$169.78	\$36.90
Public Protection (200)	\$37,641,904	\$8,670,061	\$28,971,843	\$309.20	\$47.04
Public Ways & Facilities (300)	no General Fund				
Health & Sanitation (400)	\$328,829	\$15,000	\$313,829	\$6.70	\$1.55
Public Assistance (500)	\$427,022	\$81,012	\$346,010	\$7.97	\$0.00
Education (600)	\$865,405	\$131,074	\$734,331	\$12.57	\$0.00
Recreation & Cultural Services (700)	\$26,990	\$0	\$26,990	\$0.62	\$0.00
Other					
TOTAL (excluding "No Cost Center")	\$54,571,055	\$10,691,763	\$43,879,292	\$506.84	\$85.49

Table 7
Net County Cost Detail (Adopted 2024-25)
County of Siskiyou

Fund #	Fund	Org#	Organization	2024-25 General Fund Analysis (Adopted)			Allocation Method	Description	Residents or Persons Served	Cost Factor	Multiplier	
				Expenditures	Revenue	Net					Incorp. Resident	Annexation Area Emp'ee
1001	General	0	No Cost Center	242,300	44,530,089							
General (Program 100)												
1001	General	101010	Board of Supervisors	639,647	0	639,647	8	Not Estimated or No Impact	0	na	\$0.00	\$0.00
1001	General	101030	County Administrator	2,218,369	80,081	2,138,288	8	Not Estimated or No Impact	0	na	\$0.00	\$0.00
1001	General	101040	Assessment Appeals Board	1,115	110	1,005	8	Not Estimated or No Impact	0	na	\$0.00	\$0.00
1001	General	101050	Special Auditing	57,980	0	57,980	8	Not Estimated or No Impact	0	na	\$0.00	\$0.00
1001	General	102010	Auditor-Controller	2,309,447	29,062	2,280,385	1	Countywide Persons Served	46,338	\$49.21	\$49.21	\$12.30
1001	General	102020	Assessor	1,721,135	194,678	1,526,457	1	Countywide Persons Served	46,338	\$32.94	\$32.94	\$8.24
1001	General	102030	Treasurer-Tax Collector	1,070,762	717,682	353,080	1	Countywide Persons Served	46,338	\$7.62	\$7.62	\$1.90
1001	General	103010	County Counsel	1,981,828	166,459	1,815,369	1	Countywide Persons Served	46,338	\$39.18	\$39.18	\$9.79
1001	General	103020	Public Guardian/Administrator	250,087	9,500	240,587	3	Countywide Population	43,409	\$5.54	\$5.54	\$0.00
1001	General	105010	Elections & Registrations	526,169	37,894	488,275	3	Countywide Population	43,409	\$11.25	\$11.25	\$0.00
1001	General	107010	Courthouse & Grounds	1,431,643	0	1,431,643	8	Not Estimated or No Impact	0	na	\$0.00	\$0.00
1001	General	107020	Janitorial	1,149,593	0	1,149,593	8	Not Estimated or No Impact	0	na	\$0.00	\$0.00
1001	General	109010	Advertising of County Resources	26,000	0	26,000	8	Not Estimated or No Impact	0	na	\$0.00	\$0.00
1001	General	109020	Economic Development Commission	123,500	0	123,500	8	Not Estimated or No Impact	0	na	\$0.00	\$0.00
1001	General	110010	Insurance	391,131	0	391,131	1	Countywide Persons Served	46,338	\$8.44	\$8.44	\$2.11
1001	General	110020	Employees' Special Benefits	473,632	0	473,632	1	Countywide Persons Served	46,338	\$10.22	\$10.22	\$2.56
1001	General	110030	Surveyor	128,305	12,000	116,305	8	Not Estimated or No Impact	0	na	\$0.00	\$0.00
1001	General	201010	Court Services-Non Rule 810	<u>780,562</u>	<u>547,150</u>	<u>233,412</u>	3	Countywide Population	43,409	\$5.38	<u>\$5.38</u>	<u>\$0.00</u>
Subtotal				15,280,905	1,794,616	13,486,289					\$169.78	\$36.90
Public Protection (Program 200)												
1001	General	201080	Clerk	574,011	30,676	543,335	1	Countywide Persons Served	46,338	\$11.73	\$11.73	\$2.93
1001	General	201090	Civil Grand Jury	24,801	0	24,801	8	Not Estimated or No Impact	0	na	\$0.00	\$0.00
1001	General	201095	Criminal Grand Jury	35,600	0	35,600	1	Countywide Persons Served	46,338	\$0.77	\$0.77	\$0.19
1006	General	201160	District Attorney-Public Admin	3,170,677	0	3,170,677	1	Countywide Persons Served	46,338	\$68.42	\$68.42	\$17.11
1001	General	201170	Public Defender	2,018,952	149,080	1,869,872	3	Countywide Population	43,409	\$43.08	\$43.08	\$0.00
1001	General	201190	Court Appointed Counsel	509,000	0	509,000	3	Countywide Population	43,409	\$11.73	\$11.73	\$0.00
1002	General	202010	Sheriff-Coroner General Fund (1)									
			County Jail	4,865,137		4,865,137	1	Countywide Persons Served	46,338	\$104.99	\$104.99	\$26.25
			Other Sheriff-Coroner	10,775,770		10,775,770	2	Unincorporated Persons Served	24,634	\$437.44	\$0.00	\$0.00
1001	General	203040	Juvenile Hall	0	0	0	3	Countywide Population	43,409	\$0.00	-	-
1001	General	203050	Probation	3,089,105	214,000	2,875,105	3	Countywide Population	43,409	\$66.23	\$66.23	\$0.00
1001	General	203060	State Correctional Schools	250,000	250,000	0	3	Countywide Population	43,409	\$0.00	-	-
1001	General	203080	Delinquency Prevention	250	0	250	3	Countywide Population	43,409	\$0.01	\$0.01	\$0.00
	General	204010	General County Fire Protection (2106)	31,512	0	31,512	8	Not Estimated or No Impact				
1001	General	206010	Agriculture Commissioner/Sealer	1,964,133	1,254,186	709,947	8	Not Estimated or No Impact	0	na	\$0.00	\$0.00

Table 7
Net County Cost Detail (Adopted 2024-25)
County of Siskiyou

Fund #	Fund	Org#	Organization	2024-25 General Fund Analysis (Adopted)			Allocation Method	Description	Residents or Persons Served	Cost Factor	Multiplier	
				Expenditures	Revenue	Net					Incorp.	Annexation Area
1001	General	206020	Building Department	1,006,377	430,703	575,674	2	Unincorporated Persons Served	24,634	\$23.37	\$0.00	\$0.00
1001	General	207010	Recorder	381,328	591,800	-210,472	1	Countywide Persons Served	46,338	-\$4.54	-\$4.54	-\$1.14
1001	General	207020	Emergency Services	725,087	410,441	314,646	1	Countywide Persons Served	46,338	\$6.79	\$6.79	\$1.70
1001	General	207040	LAFCO	15,000	0	15,000	8	Not Estimated or No Impact	0	na	\$0.00	\$0.00
1001	General	207050	Natural Resources	4,554,636	4,417,884	136,752	2	Unincorporated Persons Served	24,634	\$5.55	\$0.00	\$0.00
1001	General	207080	Planning	2,854,797	870,691	1,984,106	2	Unincorporated Persons Served	24,634	\$80.55	\$0.00	\$0.00
1001	General	207090	Animal Control	525,179	49,300	475,879	4	Unincorporated Population	23,796	\$20.00	\$0.00	\$0.00
1001	General	207100	Predatory Animal Control	<u>270,552</u>	<u>1,300</u>	<u>269,252</u>	2	Unincorporated Persons Served	24,634	\$10.93	<u>\$0.00</u>	<u>\$0.00</u>
Subtotal				37,641,904	8,670,061	28,971,843					\$309.20	\$47.04
Public Ways & Facilities (300) no General Fund				0	0	0				0.00	0.00	0.00
Health & Sanitation (400)												
2121	General	401015	PH - Public Health Administration	287,627	0	287,627	1	Countywide Persons Served	46,338	\$6.21	\$6.21	\$1.55
2122	General	401030	Behavioral Health	7,402	0	7,402	3	Countywide Population	43,409	\$0.17	\$0.17	\$0.00
1001	General	402045	Ambulance Service	4,800	0	4,800	2	Unincorporated Persons Served	24,634	\$0.19	\$0.00	\$0.00
1001	General	402080	Emergency Medical Care Council	<u>29,000</u>	<u>15,000</u>	<u>14,000</u>	3	Countywide Population	43,409	\$0.32	<u>\$0.32</u>	<u>\$0.00</u>
Subtotal				328,829	15,000	313,829					\$6.70	\$1.55
Public Assistance (500)												
2120	General	501010	Human Services Administration	47,500	0	47,500	3	Countywide Population	43,409	\$1.09	\$1.09	\$0.00
1001	General	503010	100% - Aid to Indigents	109,872	25,000	84,872	3	Countywide Population	43,409	\$1.96	\$1.96	\$0.00
1001	General	503020	Indigent Burial	22,102	1,366	20,736	3	Countywide Population	43,409	\$0.48	\$0.48	\$0.00
1001	General	505010	Veterans Service Office	219,548	54,646	164,902	3	Countywide Population	43,409	\$3.80	\$3.80	\$0.00
1001	General	506020	PSA II Match (GF Contribution)	<u>28,000</u>	<u>0</u>	<u>28,000</u>	3	Countywide Population	43,409	\$0.65	<u>\$0.65</u>	<u>\$0.00</u>
Subtotal				427,022	81,012	346,010					\$7.97	\$0.00
Education (600)												
1001	General	602010	County Library	666,888	121,074	545,814	3	Countywide Population	43,409	\$12.57	\$12.57	\$0.00
1001	General	603010	Tulelake Farm Adviser	22,437	10,000	12,437	2	Unincorporated Persons Served	24,634	\$0.50	\$0.00	\$0.00
1001	General	603020	Yreka Farm Adviser	<u>176,080</u>	<u>0</u>	<u>176,080</u>	8	Not Estimated or No Impact	0	na	<u>\$0.00</u>	<u>\$0.00</u>
Subtotal				865,405	131,074	734,331					\$12.57	\$0.00
Recreation & Cultural Services (700)												
1001	General	702010	Siskiyou County Museum	26,990	0	26,990	3	Countywide Population	43,409	\$0.62	\$0.62	\$0.00
TOTAL				54,813,355	55,221,852	43,879,292					\$506.84	\$85.49

Source: County of Siskiyou Adopted Budget Fiscal Year 2024-2025, Section 4, 2024/2025 General Fund Analysis.

(1) General Fund contributions assumed proportionate to total adopted expenditures of County Jail and Sheriff Coroner separately (County GF budget does not show each separately).