



COUNTY OF SAN MATEO
Inter-Departmental Correspondence

County Counsel

DATE: February 6, 2006

BOARD MEETING DATE: February 28, 2006

SPECIAL NOTICE/HEARING: None

VOTE REQUIRED: Majority

TO: Honorable Board of Supervisors

FROM: County Counsel

SUBJECT: Correction of Property Tax Roll, APN 094-471-090
800 Foster City Boulevard, Foster City
Northern Peninsula Jewish Campus Lessee - Welfare Exemption

RECOMMENDATION:

Approve corrections to the 2004 Supplemental and 2005 regular property tax rolls, and the refund of taxes paid, to correct for the application of the welfare exemption related to APN 094-471-090, located at 800 Foster City Boulevard, Foster City (the "Property").

VISION ALIGNMENT:

Commitment: responsive, effective, and collaborative government.

Goal 20: Government decisions are based on careful consideration of future impact, rather than temporary relief or immediate gain.

The implementation of this recommendation will further commitments and assist in achieving goals set forth in the County's Shared Vision 2010 report. Specifically, this proposal implements the commitment of providing "responsive, effective and collaborative government."

BACKGROUND:

North Peninsula Jewish Campus Lessee ("North Peninsula"), a California nonprofit public benefit corporation began leasing the Property from the City of Foster City on August 6, 2004. North Peninsula subleases the building to the Peninsula Jewish

Community Center and the Ronald C. Wornick Jewish Day School. In February 2005, North Peninsula applied for welfare exemption pursuant to section 214 of the Revenue and Taxation Code. Peninsula Jewish Community Center and the Ronald C. Wornick Jewish Day School had already applied for and received welfare exemptions for this location and filed their annual 2005 welfare exemption claims.

DISCUSSION:

After review of North Peninsula's welfare claim, the Assessor has found that all requirements have been met and approval of the roll correction for the 2004 Supplemental and 2005 tax rolls is requested. The Request for Approval forms are attached for reference. The taxpayer has recently paid the first installment of the 2005 tax bill, so a refund of that payment is now appropriate.

FISCAL IMPACT:

The fiscal impact of this action is a \$330,948.58 decrease in the 2004 Supplemental roll, a \$398,658.16 decrease in the 2005 tax roll, and a refund of \$199,329.08 for the first installment of 2005 taxes that has been paid.

**SUPPLEMENTAL ROLL
ASSESSOR'S CHANGE - Decrease**

TO THE CONTROLLER:

Assessor's Change No. 04-755

REQUEST FOR APPROVAL OF INCREASE IN SUPPLEMENTAL TAXES FOR FISCAL YEAR 2004

CORRECTION (1) CANCELLATION (2) REFUND (3)

For approval of tax dollar decreases less than \$10,000

For County Counsel to approve decrease \$10,000-\$50,000

Controller estimate of tax dollar decrease requested.....\$ _____

For County Counsel to present to Board of Supervisors request for tax decrease over \$50,000

Controller estimate of tax dollar decrease requested.....\$ 330,948.58

VALUATION DECREASE: \$37,534,900 X 1.0623 X 83% =

NO REFUND REQUIRED, NO PAYMENT DONE.

1. This is to certify, pursuant to Section 4831 of the Revenue and Taxation Code that Tax Roll change or changes are requested as follows, reason for change:

CORRECTION TO INSTITUTIONAL EXEMPTION

Assessor recommends waiver of penalty for late payment of taxes per R & T Code, Sec. 4958 N Y

FISCAL YEAR, PARCEL NUMBER, OR UNSECURED ACCOUNT NUMBER, SEQUENCE NO. 04 094-471-090-4 01	1 ST OWNER No Peninsula Campus Lessee
SECURED PARCEL NUMBER IF UNSECURED ACCOUNT NUMBER ABOVE	2 ND OWNER OR DBA City of Foster City Attn Larry Schlenoff
TAX CODE AREA 20-013	MAILING ADDRESS 1660 S. Amphlett Blvd Ste 128 San Mateo, CA 94402

CHANGED ASSESSED VALUE

From	New Base Year Values	Prior Suppl Amount	Tax Roll Values	New Supplemental Amt
Land	3,758,003	0	0	3,758,003
Improvement	33,776,897	0	0	33,776,897
Fixtures				
Personal Property				
Exemption #1				
Exemption #2				
Net Taxable Value	37,534,900	0	0	37,534,900
To				
Land	3,758,003	0	0	3,758,003
Improvement	33,776,897	0	0	33,776,897
Fixtures				
Personal Property				
Exemption #1	37,534,900			37,534,900
Exemption #2				
Net Taxable Value	0	0	0	0

2. APPROVED BY ASSESSOR'S OFFICE <i>Eugene M. Verbeek</i> DATE <u>12/15/05</u>	3. APPROVED BY CONTROLLER'S OFFICE <i>[Signature]</i> DATE <u>12/16/05</u>
4. APPROVED BY COUNTY COUNSEL <i>[Signature]</i> DATE <u>12/22/05</u>	5. APPROVED BY BOARD OF SUPERVISOR _____ DATE _____ INITIALS _____
6. ACTION: <input type="checkbox"/> Roll Changed <input checked="" type="checkbox"/> Tax bill corrected and mailed	

VALUATION = \$37,534,900 X 1.0623 X 83% = \$330,948.58

- | | |
|--|--|
| (1) Section 4831 Assessor's errors NO REFUND | (2) Section 4986 Cancellation of uncollected taxes |
| (1) Section 4831.5 Correction of errors REQUIRED. | (3) Section 5096 Refunds permissible |
| caused by the assessee | (3) Section 170 Reassessment for calamity / misfortune |

**SAN MATEO COUNTY ASSESSOR'S OFFICE
REQUEST FOR APPROVAL OF DECREASE OF TAXES**

No Peninsula Jewish Campus Lessee
Attn Cooley Godward Llp
One Maritime Plaza 20th Fl
San Francisco, CA 94111

Page 1 of 1
No. 05-2449

APN: 094-471-090 **VOL:** 122 **SITUS:** 800 Foster City Blv Foster City **TRA:** 020013

The following Tax Roll Change(s) are requested, pursuant to section code **4831** of the Revenue and Taxation Code, due to: **ASSESSOR ERROR - Correction To Institutional Exemption**

Year	Land	Imps	Pers. Prop	Fixtures	Ex Cd	Ex Amt	Net Value
			2005				
From	3,758,003	33,776,897	0	0		0	37,534,900
To	3,758,003	33,776,897	0	0	WEL	37,534,900	0
Diff	0	0	0	0		37,534,900	-37,534,900

<input checked="" type="checkbox"/> Tax Dollar Decreases over \$10,000 require County Counsel authorization	Rate	Valuation	Dollars	Est. Interest
	<u>1.0621</u>	x <u>37,534,900</u>	= <u>398,658.16</u>	<u>0</u>
<input checked="" type="checkbox"/> Tax Dollar Decreases over \$50,000 also require Board of Supervisors approval.	Revised (+) (-)	Net Decreases		
		<u>37,534,900</u>	= <u>398,658.16</u>	<u>0</u>

Refund Required Y N
If yes, Estimated Refund: N/A Payable to: N/A

Signature / Authorization MK 12/5/05

Assessor Representative: <u>Eugene M. Verbeek</u>	Date: <u>12/6/05</u>	Deputy Controller: <u>[Signature]</u>	Date: <u>12/9/05</u>
County Counsel: <u>[Signature]</u>	Date: <u>12/27/05</u>	Board of Supervisors:	Date:

Action

Tax Refund Payable to:			
Roll Changed by:	Date:	Tax bill corrected & mailed by	Date: