



BOARD OF SUPERVISORS COUNTY OF MADERA

MADERA COUNTY GOVERNMENT CENTER
200 WEST 4TH STREET / MADERA, CALIFORNIA 93637
(559) 675-7700 / FAX (559) 673-3302 / TDD (559) 675-8970
Agendas available: www.MaderaCounty.com

Members of the Board

Tom Wheeler
Brett Frazier
David Rogers
Robert L. Poythress
Leticia Gonzalez

The Board of Supervisors

December 20, 2022
Chairman Tom Wheeler

DEPARTMENT Public Works Department/Administration Division	DEPARTMENT CONTACT Andrea Saldate (559) 675-7811	AGENDA ITEM {{item.number}} DISCUSSION ITEMS
SUBJECT: Community Facilities District No. 2022-1 (Gunner Ranch Public Services) Improvement Areas 1 and 2, and 2022-2 (Gunner Ranch Public Facilities One-Time Special Taxes) Improvement Areas 1 and 2.	REQUIRED VOTE: 4/5 Vote Required	DOC. ID NUMBER 22-1056
STRATEGIC FOCUS AREA(S): Community, Infrastructure		
CLERK NOTES: {{motions.text}}		
RESULT: {{voting.status}} [{{voting.for_count}}] TO [{{voting.against_count}}] MOVER: {{motions.mover format="[[firstname]] [[lastname]], [[title]]"}} SECONDER: {{motions.seconder format="[[firstname]] [[lastname]], [[title]]"}} AYES: {{voting.for_names format="[[lastname]]"}}		
Is this item Budgeted? No Will this item require additional personnel? No Previous Relevant Board Actions: N/A PowerPoint Presentation? No Supporting Documents: Resolution of Intention - Services (2022-1), Resolution of Intention - Facilities (2022-2), Petition to Establish CFD - Services - IA 1 (2022-1), Petition to Establish CFD - Facilities - IA 1 (2022-2), Petition IA2_Madera_County_CFD_2022-1, Petition IA2_Madera_County_CFD_2022-2, Madera Co CFD No. 2022-1 Gunner Ranch_Proposed Boundaries, Madera Co CFD No. 2022-2 Gunner Ranch_Proposed Boundaries		DOCUMENT NO(S).

RECOMMENDED ACTIONS:

Community Facilities District No. 2022-1.

1. Discussion and consideration to adopt a Resolution of Intention to Establish a Community Facilities District, Designate Improvement Areas Therein and Authorize the Levy of Special Taxes, Community Facilities District No. 2022-1 (Gunner Ranch Public Services) and setting the Public Hearing for January 24, 2023 at 10:30 AM.

2. Discussion and consideration to adopt a Resolution of Intention to Establish a Community Facilities District, Designate Improvement Areas Therein and Authorize the Levy of Special Taxes, Community Facilities District No. 2022-2 (Gunner Ranch Public



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Facilities One-Time Special Taxes) and **set the Public Hearing for January 24, 2023 at 10:30 AM.**

DISCUSSION / FISCAL IMPACT / STRATEGIC FOCUS:

DISCUSSION:

Representatives from Gunner Ranch and Valley Children's Hospital have worked diligently for more than two years with County staff to develop and organize the Community Facility Districts (CFDs) that are before the Board. The special taxes that are proposed have been carefully calculated to fund all public services within the boundaries of the CFDs without any contributions from the County General Fund, except for a percentage of the public safety costs that were previously agreed to by the Board when the Gunner Ranch Development Agreement was approved.

In July 2014, the County adopted various entitlements covering Gunner Ranch West as itemized in Section 1.03 of that certain Development Agreement executed on July 21, 2014, and recorded on July 29, 2014, as Document # 2014016862 in Madera County Records ("Development Agreement").

On July 21, 2014, the County adopted Resolution 2014-106 on July 21, 2014, for the formation of a Zone of Benefit C of County Service Area 22 ("CSA 22C") to provide for the construction and acquisition of public infrastructure and provision of public services to support authorized development within the Gunner Ranch West Specific Plan Area, consistent with the requirements of the Development Agreement.

The County is in receipt of written petition(s) from the principal property owners requesting the formation of Community Facilities Districts (each a "CFD") to levy special taxes within the boundaries of CSA 22C related to public infrastructure and public services.

There will be no bonds issued in connection with these CFDs.

Each CFD will have two improvement areas (Improvement Area No. 1 and Improvement Area No. 2). Each improvement area has a separate Rate and Method of Apportionment of Special Taxes ("RMA") detailing the amount and purpose of each tax. The RMAs are attached as Exhibit "C" to each Resolution of Intention.

CFD No. 2022-1 (Gunner Ranch Public Services) ("Services CFD") will levy annual Services Special Taxes to fund the public services provided to CSA 22C, including (1) public safety (fire and sheriff), (2) maintenance of infrastructure such as roads, streetlights, street sweeping, landscaping, trails, parks, basins, and storm drainage, and (3) the cost of administration. The Services Special Taxes are to be levied in perpetuity, as required, with an escalation factor based on the Consumer Price Index, not to be



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less than two percent (2%) or greater than five percent (5%). The Services Special Taxes will also fund a contingent reserve funds over time to cover unforeseen operational shortfalls in future years for (1) public safety services and (2) maintenance, repairs, and replacement of dry infrastructure facilities.

Community Facilities District No. 2022-2 (Gunner Ranch Public Facilities One-Time Special Taxes) ("Facilities CFD") will levy one-time special taxes to fund public infrastructure for CSA 22C consistent with the Development Agreement, Infrastructure Master Plan ("IMP"), and the IMP Plan of Works, including sewer, potable water, recycled water, storm drainage, roads, streetlights, parks, trails, and open space/drainage. The Facilities CFD will have a separate special tax to fund fire infrastructure, including the construction of "Station 9", a fire engine, and fire equipment. The Facilities One-Time Taxes will be levied at the time building permits are issued for new construction until the necessary taxes are fully funded, with an escalation factor based upon the Construction Cost Index, not to be less than two percent (2%) or greater than five percent (5%). The Facilities One-Time Taxes will also fund a fire station sinking fund to finance future capital repairs and replacements.

By approving the Resolutions, the Board will commence the process for creating the CFDs. At the scheduled public hearings in January, the Board will be asked to formally form the CFDs, approve related agreements which the parties have negotiated and to levy the taxes.

FISCAL IMPACT:

There is no negative to the General Fund. Property taxes and Sales tax, with the growth of development, will offset the costs incurred by CSA22C.

FUNDING SOURCES:

Special Taxes levied annually, and One-Time Special taxes collected on building permits.

CONNECTION TO THE COUNTY OF MADERA STRATEGIC PLAN - MISSION 2023: **STRATEGIC FOCUS AREAS**

- Focus Area 1: Community
- Focus Area 6: Infrastructure

ATTACHMENTS

1. Resolution of Intention - Services (2022-1)
2. Resolution of Intention - Facilities (2022-2)
3. Petition to Establish CFD - Services - IA 1 (2022-1)
4. Petition to Establish CFD - Facilities - IA 1 (2022-2)
5. Petition IA2_Madera_County_CFD_2022-1



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6. Petition IA2_Madera_County_CFD_2022-2
7. Madera Co CFD No. 2022-1 Gunner Ranch_Proposed Boundaries
8. Madera Co CFD No. 2022-2 Gunner Ranch_Proposed Boundaries