



**Contra
Costa
County**

To: Board of Supervisors

From: Lewis T. Broschard III, Chief, Contra Costa Fire Protection District

Date: May 10, 2022

Subject: Adopt Ordinance No. 2022-17 to Levy Special Tax for Antioch Community Facilities District

RECOMMENDATION(S):

ADOPT Ordinance No. 2022-17 authorizing the levy of special taxes within the Contra Costa County Fire Protection District Community Facilities District No. 2022-1 (Antioch Fire Protection and Emergency Response Services).

FISCAL IMPACT:

Adoption of the ordinance is necessary to authorize the District to levy the special taxes within CFD 2022-1. The collection of special tax revenue in areas of new development within CFD 2022-1 will have a positive fiscal impact on the District's ability to provide service in this area of new development.

BACKGROUND:

On April 26, 2022 the Board conducted a public hearing and landowner election to form a Community Facilities District (CFD) in the area of south Antioch, known as The Ranch Project being developed by Richland Communities. CFD 2022-1 was formed and Ordinance 2022-17 was introduced to authorize the District to levy the special tax within CFD 2022-1.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY

☐ RECOMMENDATION OF BOARD

ADMINISTRATOR

COMMITTEE

Action of Board On: **05/10/2022** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Diane Burgis, District III Supervisor
Karen Mitchoff, District IV Supervisor
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: May 10, 2022

Monica Nino, County Administrator and Clerk of the Board of Supervisors

Contact: Lewis T. Broschard III,
Fire Chief (925) 941-3300

By: Antonia Welty, Deputy

cc:

BACKGROUND: (CONT'D)

The Ranch Project is a master planned residential community consisting of 1,177 residential units on a 551.50-acre site in the Sand Creek Focus Area west of Deer Valley Road. The proposed project will include various housing types and densities, including low density, medium density, estate and age-restricted housing; a 5.0-acre Village Center site consisting of commercial, office, and retail space; 3.0 acres of public facilities (including a new fire station site and a trail staging area); over 20 acres of public parks and landscaped areas; 229.50 acres of open space, including a creek corridor averaging 450 feet wide and 6.0 miles of trails; and 38.00 acres of roadway per the final environmental impact report dated July 17, 2020.

The current allocation of the 1% basic property tax to the District ranges from 8%-9.5% in the tax rate areas being developed. This is well below the average rate of 14% throughout most of the District. A CFD is necessary within Antioch to sustain the ongoing costs of providing fire and emergency response services due to the low property tax allocation in many areas being considered for future development.

The special tax rate has been established at a maximum of \$381 per residential unit of single family residential property and \$267 per residential unit of multi-residential family property for Fiscal Year 2021-2022. For each subsequent fiscal year following Fiscal Year 2021-22, the Maximum Special Tax rates shall be increased from the Maximum Special Tax rate in effect for the prior Fiscal Year by the Annual Escalation Factor; the annual percentage increase of the All Urban Consumers Consumer Price Index ("CPI") or two percent (2%), whichever is greater. The annual CPI used shall be for the area of San Francisco-Oakland-Hayward as determined by the Bureau of Labor Statistics for the 12 months ending the preceding December 31, or such other replacement index as may be determined by the District.

The landowner and developer, Richland Communities, voted in favor of forming CFD 2022-1 pursuant to the Mello-Roos Community Facilities Act of 1982. Formation of the CFD at the April 26, 2022 public hearing enables the District to work with the City of Antioch and other developers to annex future developments into CFD 2022-1 in order to provide the necessary revenue to support District operations throughout areas of new development.

Adoption of Ordinance 2022-17 authorizes the levy of special taxes within the Contra Costa County Fire Protection District Community Facilities District No. 2022-1 (Antioch Fire Protection and Emergency Response Services).

CONSEQUENCE OF NEGATIVE ACTION:

If the ordinance is not adopted, the District will not have authority to levy the special taxes, and the revenue necessary to support ongoing operations in the areas of new development will not be realized.

ATTACHMENTS

Ordinance 2022-17