

Groveland CSD Community Facilities District 2021-1

Park and Fire Services

Frequently Asked Questions 9-14-2021

1. What is a Community Facilities District?

A Community Facilities District, or CFD, is a special financing district that provides a mechanism for funding specific facilities and services as granted by the Mello-Roos Community Facilities Act of 1982.

2. Why Did GCSD Establish A Community Facilities District (CFD) To Fund Emergency And Fire Protection and Park Services?

The District formed a CFD to provide funding specifically from new development/construction projects to help fund the cost of fire and park services as demand for these services increase with population growth in the future.

3. What Impact Does New Development Have on GCSD Fire and Park Services?

In 2019, the District hired an independent third party fire services planning consultant to conduct an evaluation of GCSD's Groveland Fire Department to determine if it had adequate staffing, equipment and response times to meet National Fire Protection Association standards. The master plan also evaluated emergency call types, volumes and trends. The master plan identified the need to plan financially to increase revenue for the department and to add more full time firefighters as emergency call volume increases and revenue is available. The District hired a consulting firm to determine the true cost of providing fire and emergency response on a per-population and per-residence basis. This calculation revealed that the fire department was losing money with every new home built in the District boundaries. The consultant reviewed options for fees, charges or taxes that could be levied so that as the population grows, the fire department gets closer to its goal of increasing staffing rather than farther away. Formation of a CFD was selected as it allows for the levy of a special parcel tax applied only to new development projects to fund specific public services, in this case fire and park services.

4. Does the GCSD CFD Affect Existing Homes and Businesses?

No, existing homes and businesses are not affected by the CFD as long as they continue their current use. For example, the complete demolition and reconstruction of a residence, or if a commercial property increases their building footprint by at least 100%, would be eligible to annex to the CFD.

5. Will Adding a Room, Garage, Deck, Shed or Home Renovation Require Annexation to the GCSD CFD?

No. Property improvements do not trigger annexation to the CFD.

6. Are Rebuilds Of The Same Use Due To A Loss (E.G., Fire) Required To Annex Into The GCSD CFD?

No, if a structure is rebuilt with the same use, such as replacing a single-family home with another single-family home, the property is not required to annex into the CFD.

7. I Own Vacant Land Within GCSD's Boundaries, Will I Be Subject To The GCSD CFD When I Build A Home?

Yes. New residential, lodging units and commercial building development is subject to annexation into the CFD at the time of building permit issuance .

8. I Have More Questions About The New GCSD CFD, How Do I Get Those Questions Answered?

Call or email GCSD. 209-962-7161 or info@gcsd.org.