



# **FRESNO COUNTY FIRE**

**PROTECTION DISTRICT**

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*Honor, Integrity, Cooperation & Professionalism*

## **MEMORANDUM**

**Date:** March 11, 2026

**To:** Board of Directors

**Attn:** Brad Richter  
President

**From:** Fire District Staff

**Subject:** New Community Facilities District (CFD)

## **BOARD OF DIRECTOR'S BRIEFING PAPER**

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### **ISSUE:**

The Fresno County Fire Protection District (FCFPD) is evaluating the formation of a new Community Facilities District (CFD) to provide a sustainable funding mechanism that supports fire protection services associated with future development within Fresno County, including emerging energy infrastructure such as battery energy storage systems (BESS) and photovoltaic (PV) facilities. The purpose of the proposed CFD is to establish a dedicated funding source that ensures new development contributes proportionally to the cost of fire protection services required to serve those areas.

### **BACKGROUND:**

A Community Facilities District (CFD) is a special tax district formed under the Mello-Roos Community Facilities Act of 1982, which allows local agencies to levy special taxes within a defined geographic area to fund public infrastructure and services. These services commonly include fire protection, police services, schools, roads, parks, and other public safety needs.

The Fresno County Fire Protection District currently operates CFD No. 2010, which was originally created to support fire protection services associated with new development areas within the District. The CFD provides a mechanism for ensuring that growth contributes to the cost of emergency response services required to protect that development.

Over time, however, the structure and implementation of the existing CFD has limited its ability to fully support the District's operational and capital needs. In addition, the current CFD structure does not account for emerging land uses such as large-scale renewable energy or battery storage facilities.

The District's Strategic Financial Plan (2025-2030) identifies the need for additional revenue mechanisms such as special taxes, development impact fees, or CFDs to maintain service levels and fund operational and capital needs.

Similarly, the 2026-2030 Strategic Plan identifies the pursuit of alternative funding sources and capital planning as key objectives to ensure financial and operational sustainability.

### **DISCUSSION:**

As Fresno County continues to experience residential, commercial, and energy-related development, the demand for fire protection services will increase. These developments require fire suppression capability, emergency medical response, hazardous materials response, and specialized incident management.

Without additional funding mechanisms tied to growth, the District may face increased pressure on existing resources and potential service impacts. Establishing a new CFD would provide the following benefits:

- Create a predictable funding source associated with new development
- Ensure growth contributes to the cost of fire protection services
- Support staffing, apparatus replacement, and station infrastructure
- Improve long-term financial stability of the District
- Provide flexibility to address emerging development types such as renewable energy facilities

Once implemented, future development could be incorporated into the new CFD structure while legacy properties under CFD No. 2010 would continue under the existing framework.

Staff anticipates that the process to establish the new CFD could take approximately six months, including analysis of development patterns, evaluation of service impacts, preparation of required documents, and engagement with property owners or developers.

### **ALTERNATIVES:**

#### **Alternative 1 – Approve the proposed CFD development framework (Recommended)**

Direct staff to proceed with development of a new Community Facilities District funding structure consistent with the methodology outlined by Capitol PFG.

**Alternative 2 – Maintain the existing CFD structure**

Continue relying on CFD No. 2010 and existing revenue mechanisms without establishing a new CFD. This option may limit the District’s ability to adequately fund future service demands associated with growth.

**IMPACTS:** *(Consider potential consequences related to each of the following areas of concern for proposed alternatives. Check all that apply and provide brief explanation of each)*

- Fiscal – Establishing a new CFD would provide a dedicated funding mechanism to support staffing, facilities, apparatus replacement, and emergency response capabilities associated with new development. Failure to establish additional funding mechanisms may result in insufficient resources to support service demand
- Operational – No known impacts
- Legal – Formation of the CFD must comply with the Mello-Roos Community Facilities Act of 1982 and applicable public hearing and election requirements.
- Labor – No known impacts
- Sociopolitical – No known impacts
- Policy – No known impacts
- Health and safety – No known impacts
- Environmental – No known impacts
- Interagency – No known impacts

**RECOMMENDATION:**

Staff recommends that the Board of Directors authorize staff to proceed with development of a new Community Facilities District funding structure and initiate the necessary analysis and formation process consistent with the District’s Strategic and Financial Plans.

**APPROVED:**

DocuSigned by:  
*Andy Cosentino*  
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**Joseph A. Cosentino, Division Chief**

3/12/2026

**Date**