

RESOLUTION NO. 10-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, AUTHORIZING THE IMPLEMENTATION OF A NEW CONSTRUCTION INCENTIVE PROGRAM

WHEREAS, the City of Lancaster ("City") has enacted, from time to time, various impact fees as well as sewer and recycled water connection fees so as to require the developers of real property within the City to pay for, in part, the monetary impact on the City and other governmental bodies as a result of them developing their property; and

WHEREAS, the current economy, and in particular the real estate market, is not very favorable at this time and as a result, there has been a significant decrease in the number of building permits issued for new construction within the City; and

WHEREAS, the goal of this incentive program is to encourage potential new construction with a fee reduction, if they build a new facility in the City; and

WHEREAS, the City has been approached by several builders and developers that have requested that the City examine its various fees, which would allow said developers and/or builders to be more competitive in the current market in an effort to build and sell additional units; and

WHEREAS, this incentive program will demonstrate to commercial, residential, and retail developers that the City is committed to continuing a steady rate of growth for building permits issued in the City, which is needed for the economic viability of commercial, residential, and retail developments; and

WHEREAS, the issuance of more building permits for new construction increases employment opportunities for many individuals including, but not limited to, those that live within the City and/or do business within the City; and

WHEREAS, in an effort to help increase the equalized assessed value within the City of Lancaster for the City and its governmental neighbors, the City Council of the City of Lancaster has decided to enact this Resolution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

Section 1. The City Council hereby finds that the recitals contained in the preamble are true and correct, and incorporate the recitals into this resolution by this reference.

Section 2. The fees set forth in Attachment No. 1 hereto shall be applied to any new construction on any and all property that has been annexed into the City

on or before January 1, 2010, as long as a building permit is applied for between February 10, 2010, and December 31, 2010, provided that all fees are paid at the time of permit issuance. In addition to the requirements of Section 3 of this resolution, the fees set forth in Attachment No. 2 hereto shall be applicable to all permits issued in connection with applications filed after December 31, 2010.

Section 3. Multiple building projects may prepay all development impact fees for all buildings within the project at the rates in Attachment No. 1 at the issuance of the first building permit. The fees set forth in Attachment No. 2 shall be applicable to all permits issued pursuant to this program for applicants who fail to complete at least 10% of the buildings (rounded to the nearest whole number) for which permits were issued within twelve months of the approval of this program.

Section 4. Should the builder and/or developer of the particular real property in question not have paid all fees owed to the City, including, but not limited to, fees payable pursuant to Section 3 hereof, the City may withhold the certificate of occupancy for each building for which fees have not been paid until the City is paid its appropriate fees.

Section 5. When the Developer installs a 100% drought tolerant or xeriscape plant palette in the front yard, installation of the rear and side yard landscaping requirements shall be waived. This does not apply to slopes exceeding three feet in height or side yards on corner lots.

Section 6. This program only applies to new construction by builders/developers. It does not apply to real property built by builders or developers prior to the implementation of the Building Stimulus Incentive Program. This program does not apply to fees collected by other agencies or fees collected by the City on behalf of outside agencies.

Section 7. For consideration and to be eligible for the Building Stimulus Incentive Program, the builders and developers to which this program is applicable, shall consider purchasing building materials and/or other required goods necessary for the construction of their real property from businesses located within the City of Lancaster, which materials and goods shall include, but not be limited to, trees and landscaping material and shall provide said proposals to the City, upon request.

Section 8. Each section and part hereof of this Resolution is deemed to be severable and should any section or part hereof be held invalid or unconstitutional by any court of competent jurisdiction, such ruling shall not affect the validity or constitutionality of the remaining portion(s) of this Resolution.

Section 9. This Resolution shall be in full force and effect immediately upon its passage and approval by the City Council.

Section 10. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED this _____ day of _____, 2010, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

GERI K. BRYAN, CMC
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }ss
CITY OF LANCASTER }

CERTIFICATION OF RESOLUTION
CITY COUNCIL

I, _____,
City of Lancaster, CA do hereby certify that this is a true and correct copy of the original
Resolution No. 10-08, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____
day of _____, _____.

(seal)



2010 Development Impact Incentive Fee Schedule

Effective February 10, 2010

City Fees	Current Fee	20% Reduction	30% Reduction	Per Unit
Traffic Signal Impact Fee				
Residential Zones/Residential Specific Plans and Multiple Family Residential Zones (including mobile homes)	\$1,096 \$26	\$876.86 \$20.78	\$767.25 \$18.18	Dwelling Unit ADTE
Commercial Zones	\$0.14 \$26	\$0.11 \$20.78	\$0.10 \$18.18	Sq. Ft. ADTE
Industrial/Manufacturing/Industrial Specific Plans	\$0.09 \$26	\$0.07 \$20.78	\$0.06 \$18.18	Sq. Ft. ADTE
Traffic Impact Fee				
Single Family Dwellings	\$1,745	\$1,395.63	\$1,221.17	Dwelling Unit
Multi-Family Dwellings/Mobile Homes	\$1,552	\$1,241.95	\$1,086.71	Dwelling Unit
Commercial	\$1.62	\$1.29	\$1.13	Sq. Ft.
Industrial	\$0.58	\$0.47	\$0.41	Sq. Ft.
Planned Local Drainage Facilities Fee				
Residential Zones/Residential Specific Plans and Multiple Family Residential Zones (including mobile home on private property)	\$4,659	\$3,727.20	\$3,261.30	Dwelling Unit
Multi-Family Dwelling in Multiple-Family Residential or Commercial Zone (includes mobile homes in parks)	\$2,330	\$1,864.00	\$1,631.00	Dwelling Unit
Any other development in Commercial Zone	\$0.38	\$0.30	\$0.27	Sq. Ft. ¹
Any other development in Industrial Zone	\$0.38	\$0.30	\$0.27	Sq. Ft. ¹
Any other development in any zone not indicated above	\$0.38	\$0.30	\$0.27	Sq. Ft. ¹
1. New Impervious Area				
Dwelling Unit Fee (Park In Lieu Fees)				
(Res. 88-279)				
1 Bedroom or Studio	\$500.00	\$400.00	\$350.00	Dwelling Unit
2 Bedroom or Mobile Home	\$750.00	\$600.00	\$525.00	Dwelling Unit
3 Bedroom or More	\$1,000.00	\$800.00	\$700.00	Dwelling Unit
Urban Structure Program				
Park Development				
Residential Dwelling Unit	\$2,534	\$2,027.20	\$1,773.80	Dwelling Unit
Administrative Office Fee				
Residential	\$61.18	\$48.94	\$42.83	Dwelling Unit
Non-Residential	\$0.024	\$0.02	\$0.02	Sq. Ft.
Corporate Yard Fee				
Residential	\$57.76	\$46.21	\$40.43	Dwelling Unit
Non-Residential	\$0.023	\$0.018	\$0.016	Sq. Ft.



2010 Development Impact Fee Schedule

Effective January 1, 2010
Applicable only as provided in Section 3 of
Resolution No. 10-

City Fees	Fee	Per Unit
Traffic Signal Impact Fee		
Residential Zones/Residential Specific Plans and Multiple Family Residential Zones (including mobile homes)	\$1,096	Dwelling Unit
Commercial Zones	\$26	ADTE
	\$0.14	Sq. Ft.
	\$26	ADTE
Industrial/Manufacturing/Industrial Specific Plans	\$0.09	Sq. Ft.
	\$26	ADTE
Traffic Impact Fee		
Single Family Dwellings	\$1,745	Dwelling Unit
Multi-Family Dwellings/Mobile Homes	\$1,552	Dwelling Unit
Commercial	\$1.62	Sq. Ft.
Industrial	\$0.58	Sq. Ft.
Planned Local Drainage Facilities Fee		
Residential Zones/Residential Specific Plans and Multiple Family Residential Zones (including mobile home on private property)	\$4,659	Dwelling Unit
Multi-Family Dwelling in Multiple-Family Residential or Commercial Zone (includes mobile homes in parks)	\$2,330	Dwelling Unit
Any other development in Commercial Zone	\$0.38	Sq. Ft. ¹
Any other development in Industrial Zone	\$0.38	Sq. Ft. ¹
Any other development in any zone not indicated above	\$0.38	Sq. Ft. ¹
1. New Impervious Area		
Dwelling Unit Fee (Park In Lieu Fees)		
(Res. 88-279)		
1 Bedroom or Studio	\$500.00	Dwelling Unit
2 Bedroom or Mobile Home	\$750.00	Dwelling Unit
3 Bedroom or More	\$1,000.00	Dwelling Unit
Biological Impact Fee		
New development of vacant land	\$770	Acre
Urban Structure Program		
Park Development		
Residential Dwelling Unit	\$2,534	Dwelling Unit
Administrative Office Fee		
Residential	\$61.18	Dwelling Unit
Non-Residential	\$0.024	Sq. Ft.



2010 Development Impact Fee Schedule

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City Fees (Continued)	Fee	Per Unit
Corporate Yard Fee		
Residential	\$57.76	Dwelling Unit
Non-Residential	\$0.023	Sq. Ft.
Maintenance Operations Fee		
See Planning Department to verify amount of fee		

County Fees (Paid to the City)	Fee	Per Unit
Los Angeles County Fire Protection Fee	\$0.7151	Sq. Ft.
Los Angeles County Traffic Impact (Trip) Fee (Projects within the area bounded by Ave. J-8, 40th St. W, 100th St. W, and Ave. L-8)	\$1,583.18	ADTE
State Fees (Paid to the City)		
Strong-Motion Instrumentation and Seismic Hazard Mapping Fee		
Residential Occupancies	\$0.10	\$1000 Valu.
Commercial Occupancies	\$0.21	\$1000 Valu.

Proof of Fee Payment Required

Los Angeles County Sewer Connection Fee

Los Angeles County Sanitation District, 1955 Workman Mills Road, Whittier
(562) 699-7411

Interim School Facilities Financing Fee

Antelope Valley High School District Office, 44811 Sierra Highway, Lancaster
(661) 948-7655
(Other school districts may also apply)