

RESOLUTION NO. 14-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, ADOPTING THE OCTOBER 2013 CAPITAL IMPROVEMENT PLAN OF THE CONSOLIDATED FIRE PROTECTION DISTRICT AND THE ANNUAL ADJUSTMENT OF DEVELOPER FEES

WHEREAS, the City Council of the City of Lancaster (“City Council”) finds that new development in the City of Lancaster (“City”) will generate increased concentration of residents, commuters, businesses, and visitors to the City, thereby imposing increased demand for fire station and emergency medical facilities; and

WHEREAS, the City Council has adopted Ordinance No. 612, reaffirming the City’s authority to impose development impact fees consistent with the requirements of Assembly Bill 1600 (Statutes 1987, Chapter 927) as set forth in the California Government Code Section 66000 et seq.; and

WHEREAS, the District has prepared a Capital Improvement Plan entitled Developer Fee Detailed Fire Station Plan dated May 1991, and the update dated October 2013 attached to this resolution (collectively the “Plan”), as adopted by the Los Angeles County Board of Supervisors on November 26, 2013, pursuant to the provisions of California Government Code Section 66002 and Ordinance No. 612; and,

WHEREAS, the City desires to ensure an appropriate level of revenue from new development projects to provide fire station facilities and apparatus commensurate with the demand for fire protection and emergency medical services generated by new development to protect the public health, safety and welfare; and,

WHEREAS, the Plan identifies specific capital improvement projects in general priority order necessary to accommodate such increased development and mitigate the impacts on fire protection and emergency medical services imposed, thereby estimates project costs and sets forth the proportionate fair share of funding from Fire Protection Fees; and,

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

Section 1. The Report, the Update and the Plan on file with the City Clerk of the City are hereby approved, adopted and incorporated herein by reference.

Section 2. The purpose and use of the Fire Protection Fee is to provide financing for land acquisition, construction, equipping and related capital costs for fire station facilities necessary to mitigate the demand for additional fire protection and emergency medical services created by new development.

Section 3. All new development contributes to an increased demand for expanded fire protection, emergency medical services and fire station facilities within the City, therefore, all new development will be subject to the Fire Protection Fee.

Section 4. Development of new fire station facilities will increase the ability of the City and the District to accommodate the increased demand for fire protection and emergency medical services generated by new development.

Section 5. The Fire Protection Fee is based upon gross square-footage for all development.

Section 6. The amount of the Fire Protection Fee identified in Ordinance No. 612 hereby established at a rate of \$.8426 per gross square-foot of new floor area. The amount of the Fire Protection Fee shall be adjusted annually by determination of the District.

Section 7. The Fire Protection Fee established herein is in effect in the amount described and shall continue to apply to the issuance of any building permit, for any residential or non-residential development issued by the City of Lancaster.

PASSED, APPROVED and ADOPTED this _____ day of _____, 2014, 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, California, do hereby certify that this is a true and correct copy of the original
Resolution No. 14-02, 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)



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

December 17, 2013

Mark V. Bozigian, City Manager
City of Lancaster
44933 N. Fern Avenue
Lancaster, CA 93534-2461

Dear Mr. Bozigian:

On November 26, 2013, the Board of Supervisors of the County of Los Angeles (Board) adopted the updated Consolidated Fire Protection District (District) Developer Fee Program. This includes the updated Fire Station Plan and Developer Fee amount of \$.8426 per square foot of new development in the Antelope Valley Developer Fee Area of Benefit (Area of Benefit 3). The updated fee amount will become effective February 1, 2014, in the unincorporated areas within Area of Benefit 3. Enclosed is a copy of the Board-approved Resolution adopting the updated Developer Fee Program.

Pursuant to the Developer Fee Agreement between the District and the City of Lancaster (City), the City must adopt the updated Fire Station Plan and developer fee amount within 60 days of Board adoption. Please have a copy of your City resolution approving the update sent to my office for our records.

Thank you for your City's continued participation in this vital program that provides essential funding for fire protection facilities and equipment for your community.

Very truly yours,


DEBRA AGUIRRE, CHIEF
PLANNING DIVISION

DA:lb

Enclosure

c: Assistant Fire Chief Gerald Cosey

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY

DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLENORA
HAWAIIAN GARDENS
HAWTHORNE

HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRWINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWNDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES TO UPDATE THE COUNTY OF LOS ANGELES
DEVELOPER FEE PROGRAM FOR THE BENEFIT OF
THE CONSOLIDATED FIRE PROTECTION DISTRICT AND TO CONSIDER
THE DEVELOPER FEE FUNDS 2012-13 FISCAL YEAR END REPORT**

WHEREAS, on July 12, 1990, the Board of Supervisors of the County of Los Angeles approved and adopted a County of Los Angeles Developer Fee Program for the benefit of the Consolidated Fire Protection District of Los Angeles County (Developer Fee Program) in Area of Benefit 1, Malibu/Santa Monica Mountains, Area of Benefit 2, Santa Clarita Valley, and Area of Benefit 3, Antelope Valley (collectively, "Areas of Benefit") effective August 1, 1990, which Developer Fee Program is to be updated annually thereafter; and

WHEREAS, the City of Calabasas is located in the Malibu/Santa Monica Mountains Area of Benefit and the City Council of the City of Calabasas has entered into a Joint Powers Agreement with the County of Los Angeles in which the City and County jointly agreed to exercise the power to levy the Developer Fee in the City and to authorize the Board of Supervisors to conduct all proceedings in connection with the levy of fees and modifications of the fee amount within the City; and

WHEREAS, the County of Los Angeles desires to update the Developer Fee Program in the Areas of Benefit, which includes the amount of the fee and the Developer Fee Detailed Fire Station Plan, in accordance with Government Code Section 66002; and

WHEREAS, the need for increased fire service resources to maintain services is generated by new development; and

WHEREAS, proposed developments in areas which are designated in the Los Angeles County General Plan as urban expansion areas and areas identified as emerging expansion areas require additional fire protection resources to maintain services; and

WHEREAS, without additional fire stations and equipment, there will be insufficient resources to maintain an adequate level of fire protection services in areas of emerging urban expansion in Los Angeles County; and

WHEREAS, the Areas of Benefit of the Malibu/Santa Monica Mountains, the Santa Clarita Valley, and the Antelope Valley are emerging urban expansion areas; and

WHEREAS, the Consolidated Fire Protection District of Los Angeles County has prepared the 2013 Developer Fee Update Fee Calculation Summary and the updated Developer Fee Detailed Fire Station Plan dated October 2013 which identifies planned fire station facilities to be developed in the Areas of Benefit to accommodate emerging urban expansion and for which funding is to be provided through Developer Fee revenues generated within the Areas of Benefit; and

WHEREAS, the Consolidated Fire Protection District has prepared the Developer Fee Funds 2012-13 Fiscal Year-End Report in accordance with Government Code Section 66006.

NOW, THEREFORE, the Board of Supervisors resolves, finds, and determines that:

1. The foregoing recitals are true and correct.
2. The Developer Fee Program is for the purpose of generating funds for capital projects necessary to maintain fire protection services within the existing service areas of the Consolidated Fire Protection District of Los Angeles County, and is statutorily exempt per Section 15273(a)(4) of the California Environmental Quality Act Guidelines developed by the State Office of Planning and Research.
3. On November 26, 2013, a public hearing was held to update and consider: 1) the updated Developer Fee Detailed Fire Station Plan dated October 2013 (Attachment A) attached hereto and incorporated herein, which serves as the Developer Fee capital improvement plan and describes the acquisition, construction, installation, and equipping of fire stations to be funded with developer fee revenue; 2) the Developer Fee Update Fee Calculation Summary (Attachment B) attached hereto and incorporated herein, which imposes a separate fee calculation for each Area of Benefit based upon actual fire station development costs experienced in each of the three areas; and 3) the Developer Fee Funds 2012-13 Fiscal Year-End Report (Attachment C).
4. Based on the foregoing recitals, the updated Developer Fee Detailed Fire Station Plan dated October 2013, and the 2013 Developer Fee Update Fee Calculation Summary, there are reasonable relationships between: 1) the Developer Fee's use and the type of development projects on which the Developer Fee is imposed; 2) the need for fire station facilities and the type of development project on which the Developer Fee is imposed; and 3) the amount of the Developer Fee and the cost of all or a portion of the fire station facilities attributable to the development on which the Developer Fee is imposed.
5. The Board of Supervisors approves and adopts the updated Developer Fee Program in the Areas of Benefit of the Consolidated Fire Protection District of Los Angeles County as follows:
 - a) The updated Detailed Fire Station Plan dated October 2013 is approved and adopted;
 - b) The 2013 Developer Fee Update Fee Calculation Summary is approved and adopted;

- c) The updated Developer Fee amounts per square foot of the new floor areas of buildings of \$.8990 in Area of Benefit 1 and the City of Calabasas, \$1.0293 in Area of Benefit 2, and \$.8426 in Area of Benefit 3 are approved and shall become effective in the unincorporated areas within the Areas of Benefit and the City of Calabasas on February 1, 2014;
- d) The Developer Fee Funds 2012-13 Fiscal Year-End Report is approved and adopted; and
- e) All other terms and provisions of the Developer Fee Program as previously adopted by the Board of Supervisors of the County of Los Angeles shall remain unchanged and in full force and effect.

The foregoing resolution was adopted on the 26th day of November, 2013, by the BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES.

SACHI A. HAMAI, Executive Officer
Clerk of the Board of Supervisors

By Sachelle Smitherman
Deputy



APPROVED AS TO FORM:

JOHN KRATTLI
County Counsel

By [Signature]
Deputy

ATTACHMENT A

DEVELOPER FEE DETAILED FIRE STATION PLAN

FOR THE

**COUNTY OF LOS ANGELES DEVELOPER FEE PROGRAM
FOR THE BENEFIT OF THE
CONSOLIDATED FIRE PROTECTION DISTRICT
OF LOS ANGELES COUNTY**

OCTOBER 2013

DEVELOPER FEE DETAILED FIRE STATION PLAN

PREFACE

This Developer Fee Detailed Fire Station Plan (Plan) reflects the Consolidated Fire Protection District's (District) fire service requirements as of October 2013 based upon growth projections and contacts with cities and developers who have shared their development plans with the District.

The Plan identifies 18 additional fire stations, one temporary fire station, a replacement station, and the necessary capital equipment that will be required in the Areas of Benefit as well as the anticipated costs and time frames provided that development occurs as expected. The anticipated costs identified in the Plan will be funded by Developer Fee revenues or funds which the District has advanced from other sources. These advances will be repaid to the District when sufficient Developer Fee revenue is generated.

Terms Used In Plan	Explanation
Fire Station/Location	In most cases a site has not yet been acquired; the locations are therefore approximate.
Anticipated Capital Project Costs	<ul style="list-style-type: none"> • Where actual costs are not yet available, the anticipated capital projects costs are based upon the District's current cost experienced for construction, land and equipment. • Apparatus cost includes the full cost of the apparatus as well as outfitting and equipment costs. • No District overhead costs nor an inflation factor have been applied; all figures are based on current costs. • Developer Fee credit may be granted for the conveyance of a site, apparatus, or construction of a fire station to help offset the impact of development on the District.
Project Cost Estimate	Based on average costs for fire stations recently completed and stations under development; includes plans, specifications, consultant services, plan check, permit and inspection fees, construction, project management, furnishings, and equipment.
Amount Budgeted	The amount budgeted could be from Developer Fee funds collected or advanced from District general revenues or certificates of participation. All advances made and/or interest incurred by the District to finance station development are to be repaid when Developer Fee revenues are sufficient. If no amount is budgeted, the development of the fire station may be delayed until Developer Fee revenues are sufficient to fund the site acquisition and/or construction of the fire station.
Equipment and Staffing	This plan reflects the proposed staffing and equipment to be implemented when each station and the development served by each station are built out in the respective areas of benefit. In many instances, a transitional staffing configuration will be utilized until build out occurs.
Fiscal Year	The Fiscal Year period begins July 1 and ends June 30.
Initiating Priority Year	Refers to the fiscal year that the land acquisition or construction of the fire station is anticipated to begin.
Target Occupancy	Target occupancy is approximately one to two years from the actual start of construction.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - OCTOBER 2013**

STATION OPERATIONAL: REIMBURSEMENT PENDING

Fire Station/ Location	Capital Project Costs	F.Y. 2013-14 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status								
Fire Station 156 24505 Copper Hill Drive Rye Canyon Area Santa Clarita Valley	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Land</td> <td style="width: 50%; text-align: right;">\$ -</td> </tr> <tr> <td>Project cost</td> <td style="text-align: right;">7,512,226</td> </tr> <tr> <td>Apparatus</td> <td style="text-align: right;">-</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">\$7,512,226</td> </tr> </table>	Land	\$ -	Project cost	7,512,226	Apparatus	-	Total	\$7,512,226	Commercial Paper Proceeds*	11,152 Engine	Land was acquired from Newhall Land for a fire station site in 2008-09 in exchange for developer fee credit. Apparatus for this permanent Fire Station 156 was transferred from Temporary Fire Station 156. The fire station was completed and operational in 2011.
Land	\$ -											
Project cost	7,512,226											
Apparatus	-											
Total	\$7,512,226											
Fire Station 128 28450 Whites Canyon Rd. Santa Clarita Valley	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Land</td> <td style="width: 50%; text-align: right;">\$ -</td> </tr> <tr> <td>Project cost</td> <td style="text-align: right;">8,498,287</td> </tr> <tr> <td>Apparatus</td> <td style="text-align: right;">568,685</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">\$9,066,972</td> </tr> </table>	Land	\$ -	Project cost	8,498,287	Apparatus	568,685	Total	\$9,066,972	Commercial Paper Proceeds*	9,976 Engine	The site was conveyed to the District by the developer, Shappell Industries (VTM 46018) for developer fee credit in 2006-07. Partial funding of the station in the amount of \$3.6 million was provided by the American Recovery and Reimbursement Act. The fire station was completed and operational 3/1/12.
Land	\$ -											
Project cost	8,498,287											
Apparatus	568,685											
Total	\$9,066,972											
Fire Station 132 Wes Thompson Ranch 29310 Sand Canyon. Rd. Santa Clarita Valley	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Land</td> <td style="width: 50%; text-align: right;">\$ -</td> </tr> <tr> <td>Project cost</td> <td style="text-align: right;">8,127,838</td> </tr> <tr> <td>Apparatus</td> <td style="text-align: right;">-</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">\$8,127,838</td> </tr> </table>	Land	\$ -	Project cost	8,127,838	Apparatus	-	Total	\$8,127,838	Commercial Paper Proceeds*	9,746 Engine	Ownership of the fire station site was conveyed by K Hovmanian (VTM 49621) to the District in 2008-09. Apparatus for this permanent Fire Station 132 was transferred from temporary Fire Station 132. The station was completed and operational 3/12/12.
Land	\$ -											
Project cost	8,127,838											
Apparatus	-											
Total	\$8,127,838											
Fire Station 150 19190 Golden Valley Rd. Santa Clarita Valley	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Land</td> <td style="width: 50%; text-align: right;">\$ -</td> </tr> <tr> <td>Project cost est.</td> <td style="text-align: right;">10,762,098</td> </tr> <tr> <td>Apparatus</td> <td style="text-align: right;">568,685</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">\$11,330,783</td> </tr> </table>	Land	\$ -	Project cost est.	10,762,098	Apparatus	568,685	Total	\$11,330,783	Commercial Paper Proceeds* \$4,835,000	19,935 Haz. Mat. Task Force (Engine and Squad) BC HQ AC HQ	Land was conveyed by the developer, Pardee Homes (VTM 52414), in 2009-10. A Haz. Mat. Task Force assigned to Fire Station 76 was reassigned to staff this station. The apparatus cost is for the engine placed in service at Fire Station 76 to replace the Haz. Mat. Task Force. The fire station was completed and operation 2/1/2013. The amount budgeted is for outstanding costs carried over from prior years.
Land	\$ -											
Project cost est.	10,762,098											
Apparatus	568,685											
Total	\$11,330,783											

*The District is financing costs that exceed the developer fee funds available within Area 2 - Santa Clarita Area of Benefit. The District will be reimbursed the costs it advances, including any interest and administrative charges, from Area 2 - Santa Clarita Area of Benefit as revenues are collected and from the City of Santa Clarita for the City's proportionate share of fire station facilities financing.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - OCTOBER 2013**

INITIATING PRIORITY YEAR: 2013-14
TARGET OCCUPANCY: 2014-15

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2013-14 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status								
Fire Station 143 28580 Hasley Canyon Road Santa Clarita Valley	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Land</td> <td style="width: 50%; text-align: right;">\$ -</td> </tr> <tr> <td>Project cost est.</td> <td style="text-align: right;">7,945,037</td> </tr> <tr> <td>Apparatus</td> <td style="text-align: right; border-top: 1px solid black;">584,699</td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">\$8,529,736</td> </tr> </table>	Land	\$ -	Project cost est.	7,945,037	Apparatus	584,699	Total	\$8,529,736	Commercial Paper Proceeds*	9,746 Engine	Land conveyed by developer, Newhall Land and Farming for developer fee credit in 2009-10.
Land	\$ -											
Project cost est.	7,945,037											
Apparatus	584,699											
Total	\$8,529,736											

*The District is financing costs that exceed the developer fee funds available within Area 2 - Santa Clarita Area of Benefit. The District will be reimbursed the costs it advances, including any interest and administrative charges, from Area 2 - Santa Clarita Area of Benefit as revenues are collected and from the City of Santa Clarita for the City's proportionate share of fire station facilities financing.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - OCTOBER 2013**

INITIATING PRIORITY YEAR: 2014-15
TARGET OCCUPANCY: 2015-16

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2013-14 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment & Staffing	Comments/Status
Fire Station 174 Neeenach Fire Station Antelope Valley	Land \$ 361,702 Project cost est. 4,061,376 Apparatus - Total \$4,423,078	\$294,000 Developer Fees	4,982 Engine	The Fire Department is in the process of identifying potential sites to purchase or lease for a call fire station.

APPARATUS ONLY:

Antelope Valley	Apparatus \$1,277,282	Quint	Due to the amount of development that has and is still expected to occur in the Antelope Valley, one new quint will be acquired and placed in service in the Antelope Valley.
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LAND ACQUISITION ONLY:

Early land acquisition will ensure that the future fire stations will be optimally placed when these areas develop in the future. The progress of development in these areas will be monitored for timing of the future construction of these stations:

Fire Station 138 Avenue S and Tierra Subida Unincorporated Palmdale Area	Land \$ 361,702	\$871,000 Developer Fees	The Fire Department is in the process of identifying potential sites for acquisition.
Fire Station 195 Pearblossom Hwy/47th Street E Unincorporated Palmdale Area	Land \$ 361,702	\$400,000 Developer Fees	The Fire Department is in the process of identifying potential sites for acquisition.

DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - OCTOBER 2013

INITIATING PRIORITY YEAR: 2015-16
TARGET OCCUPANCY: 2016-17

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2013-14 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 142 Sierra Highway/Clanfield Antelope Valley	Project cost est. Fire Station \$ 8,152,100 Helispot 500,000 Apparatus 584,699 Total <u>9,236,799</u>	\$0	10,000 Engine	Land acquired in July 2010. A helispot will be constructed at this station site.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - OCTOBER 2013**

**INITIATING PRIORITY YEAR: 2016-17
TARGET OCCUPANCY: 2017-18**

Fire Station/ Location	Anticipated Capital Project Costs	F. Y. 2013-14 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 104 Golden Valley Rd. & Soledad Cyn. Rd. City of Santa Clarita	Land \$ 2,190,000 Project cost est. 9,305,622 Apparatus <u>584,699</u> Total \$12,080,321	Commercial Paper Proceeds*	11,415 Haz Mat Task Force	This station will replace temporary Fire Station 104. The land was purchased by the District in Dec. 2010. The Hazardous Materials Task Force from Fire Station 76 or 150 will be relocated to this station; the apparatus cost is for the replacement engine that will be needed as a result.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - OCTOBER 2013**

**INITIATING PRIORITY YEAR: 2017-18
LARGE OCCUPANCY: 2018-19 +**

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2013-14 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 100 Valley Cyn. Road at Spring Canyon	Land \$ - Project cost est. 8,152,100 Apparatus 584,699 <u>Total \$8,736,799</u>	\$0	10,000 Engine	Developer, Pardee Homes, to convey a station site for developer fee credits (Tract No. 48086).
Fire Station 175 Newhall Ranch Santa Clarita Valley	Land \$ - Project cost est. - Apparatus - <u>Total \$ -</u>	\$0	10,000 -11,000 Engine Squad	Negotiations are pending for the developer, Newhall Land and Farming, to construct this station for developer fee credits. Station is to be built within Newhall Land's Landmark Community of Newhall Ranch. Newhall Land to purchase station apparatus.
Fire Station 179 Lyons Ranch Santa Clarita Valley	Land \$ - Project cost est. 8,152,100 Apparatus 584,699 <u>Total \$8,736,799</u>	\$0	10,000 Engine	Developer to provide a station site in the Lyons Ranch Project for developer fee credit. Conveyance of the site is anticipated to occur in 2013-14.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - OCTOBER 2013**

INITIATING PRIORITY YEAR: 2018-19 and beyond

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2013-14 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 109 Fox Field Vicinity of 40th Street West and Avenue G	Land \$ 361,702 Station Dev. Costs 8,152,100 Apparatus 584,699 Total \$9,098,501	\$0	10,000 Engine	Land anticipated to be acquired in 2015-16.
Fire Station 113 70th Street West and Avenue K-8 City of Lancaster	Land \$ - Station Dev. Costs 8,152,100 Apparatus 584,699 Total \$8,736,799	\$0	10,000 Engine	Developer to provide a site.
Fire Station 133 Gate-King Ind. Park, s/o Hwy 126 near Eternal Valley Mem. Park City of Santa Clarita	Land \$ - Project cost est. 8,152,100 Apparatus 584,699 Total \$8,736,799	\$0	10,000 Engine	Gate-King Industrial Park development. Land to be provided by the developer for developer fee credits.
Fire Station 177 Newhall Ranch Santa Clarita Valley	Land \$ - Project cost est. - Apparatus - Total \$ -	\$0	11,500 Engine Quint	Negotiations are pending for the developer, Newhall Land and Farming, to construct this station for developer fee credits.
Fire Station 178 (formerly FS 137) Stevenson Ranch, Phase V Santa Clarita Valley	Land \$ - Project cost est. - Apparatus - Total \$ -	\$0	10,000-11,000 Engine	Negotiations are pending for the developer, Newhall Land and Farming, to construct this station for developer fee credits.
Temporary Fire Station 180 Northlake Santa Clarita Valley	Land - Project cost est. 1,500,000 Apparatus 0 Total \$1,500,000	\$0	2,400 Engine	The temporary station will be put into operation until the final phase of the Northlake Project is complete and the permanent station is operational.
Fire Station 196 Rancho Del Sur Lancaster	Land \$ - Project cost est. 8,152,100 Apparatus 584,699 Total \$ 8,736,799	\$0	10,000 Engine	Per the City of Lancaster, the project developer, Standard Pacific Homes, returned the project to Larwin. Developer is to convey site for the fire station.
East Calabasas area between Stations 68 and 69	Land \$ 1,306,745 Project cost est. 8,152,100 Apparatus 584,699 Total \$10,043,544	\$0	10,000 Engine	Development in this area is limited at this time and construction will not commence until substantial development occurs.

INITIATING PRIORITY YEAR: 2018-19 and beyond

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2013-14 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 1 Centennial Project Gorman	Land \$ - Project cost est. - Apparatus - Total \$ -	\$0	13,000 Engine	Developer to enter into a Development Impact Mitigation Agreement with the District to construct and equip a fire station.
Fire Station 2 Centennial Project Gorman	Land \$ - Project cost est. - Apparatus - Total \$ -	\$0	10,000 Engine	Developer to enter into a Development Impact Mitigation Agreement with the District to construct and equip a fire station.
Fire Station 3 Centennial Project Gorman	Land \$ - Project cost est. - Apparatus - Total \$ -	\$0	10,000 Engine	Developer to enter into a Development Impact Mitigation Agreement with the District to construct and equip a fire station.
Fire Station 139 Anaverde/City Ranch Palmdale	Land \$ - Project cost est. - Apparatus 584,699 Total \$ 584,699	\$0	10,000 Engine	Per developer agreement for the Anaverde/City Ranch Project, the developer is required to dedicate and construct a permanent fire station to be conveyed to the District.
Fire Station 190 Ritter Ranch Palmdale	Land \$ - Project cost est. - Apparatus 584,699 Total \$ 584,699	\$0	10,000 Engine	Under a 1982 developer agreement for the Ritter Ranch Project, the developer is required to dedicate and construct a permanent fire station to be conveyed to the District.
Tesoro Helispot	Land \$ - Project cost est. 500,000 Total \$ 500,000	\$0		

ATTACHMENT B

CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY
SUMMARY OF DEVELOPER FEE CALCULATIONS
2013 DEVELOPER FEE UPDATE

Developer Fee Cost Component	Area 1 Malibu/Santa Monica Mountains			Area 2 Santa Clarita Valley			Area 3 Antelope Valley		
	CURRENT FEE*	PROPOSED FEE	PERCENT CHANGE	CURRENT FEE**	PROPOSED FEE	PERCENT CHANGE	CURRENT FEE**	PROPOSED FEE	PERCENT CHANGE
Land	\$ 1,306,745	\$ 1,306,800	0.0%	\$ 1,431,369	\$ 1,468,548	2.6%	\$ 361,702	\$ 361,548	0.0%
Station Development	8,650,200	\$8,152,100	-5.8%	8,957,282	8,441,500	-5.8%	8,957,282	8,441,500	-5.8%
Finance Charges	-	-	-	293,225	1,064,408	***	-	-	-
Equipment	755,580	914,636	21.1%	785,207	914,636	16.5%	785,207	914,636	16.5%
Administrative Costs	102,223	85,000	-16.8%	81,082	85,000	4.8%	81,082	85,000	4.8%
Total Cost Per Station	\$ 10,814,748	\$ 10,458,536	-3.3%	\$ 11,548,165	\$ 11,974,090	3.7%	\$ 10,185,273	\$ 9,802,684	-3.8%
Total Square Feet of Development per Station	11,633,307	11,633,307	N/A	11,633,307	11,633,307	N/A	11,633,307	11,633,307	N/A
Amount Per Square Foot	\$ 0.9296	\$ 0.8990	-3.3%	\$ 0.9927	\$ 1.0293	3.7%	\$ 0.8755	\$ 0.8426	-3.8%

* The current fee in Area 1 was established in 2008-09. An update to the fee amount had not been recommended due to the nominal percentage changes in the fee calculations from 2009-10 through 2012-13.

** The current fees in Areas 2 and 3 were established in 2009-10. An update to the fee amounts had not been recommended due to nominal percentage changes from 2010-11 through 2012-13. The developer fee amount in the Santa Clarita Valley is increasing due to the financing costs of five fire stations in Area 2.

*** Total cumulative financing expenditures are \$3,236,008 and estimated 2013-14 financing costs based on budgeted interest, insurance and administrative cost estimates are \$2,086,021 for a total of \$5,322,029 in financing costs prorated among five stations.

ATTACHMENT C

CONSOLIDATED FIRE PROTECTION DISTRICT
DEVELOPER FEE FUNDS
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	Developer Fee Area of Benefit 1 LACoFD - 50201 DA 7 Santa Monica Mtns. ^(a)	Developer Fee Area of Benefit 2 LACoFD - 50202 DA 8 Santa Clarita Valley ^(b)	Developer Fee Area of Benefit 3 LACoFD - 50203 DA 9 Antelope Valley ^(c)
Fiscal Year 2012-13 Beginning Balance	\$1,000,805.91	\$2,685,945.49	\$21,261,118.73
Total Developer Fee Revenue Collected ^(d)	333,421.78	6,094,546.76	748,828.02
Total Interest Earned	5,550.76	14,605.02	108,999.37
Total Fund Expenditures	(599.81) ^(e)	74,651.33 ^(f)	(1,090.79) ^(e)
Total NSF Checks	-	-	-
Total Refunds	-	-	-
Fiscal Year 2013-14 Beginning Balance	\$1,339,178.64 ^(g)	\$8,869,748.60 ^(h)	\$22,117,855.33 ⁽ⁱ⁾

(a) Includes all of the unincorporated area within Area of Benefit 1 and the cities of Agoura Hills, Calabasas, and Malibu. Agoura Hills collects developer fees and transfers the revenue to the Consolidate Fire Protection District (Fire District) when requested by the District. The Fire District collects developer fees for the cities of Malibu and Calabasas.

(b) Includes all of the unincorporated area within Area of Benefit 2 and the City of Santa Clarita. Santa Clarita collects developer fees and transfers the revenue to the Fire District upon request by the Fire District for reimbursement of funds expended.

(c) Includes all of the unincorporated areas within Area of Benefit 3 and the City of Lancaster. Lancaster collects developer fees and transfers the revenue to the Fire District on a quarterly basis.

(d) The Fiscal Year 2012-13 developer fee rate was as follows: Area of Benefit 1 = \$.9296; Area of Benefit 2 = \$.9927; Area of Benefit 3 = \$.8755. Total collections in Area 2 reflect a reimbursement of \$2.4 million from the City of Santa Clarita for land acquisition for Fire Station 104 and partial station development costs for Fire Station 108.

ATTACHMENT C

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- (e) Expenditure was for legal advertising for the developer fee update.
- (f) Expenditures were for legal advertising and an adjustment was also made to reflect reimbursements for expenditures that occurred during the construction phase of Fire Stations 108, 128, 150 and 156.
- (g) Funds to be used to develop a future fire station in East Calabasas when substantial development occurs.
- (h) Funds to be used to reimburse the Fire District for the development of Fire Stations 128, 132, 150, and 156.
- (i) Funds to be used for land acquisition for Fire Stations 138 & 195 in the unincorporated Palmdale area anticipated to occur in Fiscal Year 2014-15, development of Fire Station 174 in the Neenach area for which land acquisition is expected to occur in Fiscal Year 2014-15 and occupancy in 2015-16, and for additional equipment anticipated to be purchased and placed in service in 2013-14 within the Antelope Valley.