

RESOLUTION NO. 17-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, ADOPTING THE SEPTEMBER 2016 CAPITAL IMPROVEMENT PLAN OF THE CONSOLIDATED FIRE PROTECTION DISTRICT AND THE ANNUAL ADJUSTMENT OF FIRE PROTECTION 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 September 2016 attached to this resolution (collectively the “Plan”), as adopted by the Los Angeles County Board of Supervisors on November 22, 2016, pursuant to the provisions of California Government Code Section 66002 and Ordinance No. 612; and,

WHEREAS, the City desires to receive 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 increased from its current rate of \$.8426 per gross square foot of new floor area to a new rate of \$.9180 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 effective as of February 1, 2017, in the amount described and shall 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 10th day of January, 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

BRITT AVRIT, CMC
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

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

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.17-01, 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 7, 2016

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

Dear Mr. Bozigian:

On November 22, 2016, the Board of Supervisors of the County of Los Angeles (Board) adopted the Consolidated Fire Protection District (District) Developer Fee Program update. This included the updated Fire Station Plan and Developer Fee amount of \$.9180 per square foot of new development in the Antelope Valley Developer Fee Area of Benefit (Area of Benefit 3). The updated Developer Fee amount will become effective February 1, 2017 in the unincorporated areas within Area of Benefit 3. Enclosed is the Resolution adopting and approving the updated fee amount and the Fire Station Plan.

Pursuant to the Developer Fee Agreement between the District and the City of Lancaster (City), the City will need to adopt the updated Developer Fee and Fire Station Plan within 60 days of Board adoption. Please have a copy of your City-approved resolution updating the City's fee 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. If you have any questions, feel free to contact me at (323) 881-2404.

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	BRADBURY	CUDAHY	HAWTHORNE	LA HABRA	LYNWOOD	PICO RIVERA	SIGNAL HILL
ARTESIA	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA MIRADA	MALIBU	POMONA	SOUTH EL MONTE
AZUSA	CARSON	DUARTE	HUNTINGTON PARK	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH GATE
BALDWIN PARK	CERRITOS	EL MONTE	INDUSTRY	LAKEWOOD	NORWALK	ROLLING HILLS	TEMPLE CITY
BELL	CLAREMONT	GARDENA	INGLEWOOD	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	WALNUT
BELL GARDENS	COMMERCE	GLENDALE	IRWINDALE	LAWDALE	PALOS VERDES ESTATES	ROSEMEAD	WEST HOLLYWOOD
BELLFLOWER	COVINA	HAWAIIAN GARDENS	LA CANADA-FLINTRIDGE	LOMITA	PARAMOUNT	SAN DIMAS	WESTLAKE VILLAGE
						SANTA CLARITA	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 2015-16 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, 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 2016 Developer Fee Update Fee Calculation Summary and the updated Developer Fee Detailed Fire Station Plan dated September 2016 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 2015-16 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 22, 2016, a public hearing was held to update and consider: 1) the updated Developer Fee Detailed Fire Station Plan dated September 2016 (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 2015-16 Fiscal Year-End Report (Attachment C).
4. Based on the foregoing recitals, the updated Developer Fee Detailed Fire Station Plan dated September 2016, and the 2016 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 September 2016 is approved and adopted;
 - b) The 2016 Developer Fee Update Fee Calculation Summary is approved and adopted;

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

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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 2016 Developer Fee Update Fee Calculation Summary and the updated Developer Fee Detailed Fire Station Plan dated September 2016 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 2015-16 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.
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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 September 2016 is approved and adopted;
 - b) The 2016 Developer Fee Update Fee Calculation Summary is approved and adopted;

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**

SEPTEMBER 2016

DEVELOPER FEE DETAILED FIRE STATION PLAN

PREFACE

This Developer Fee Detailed Fire Station Plan (Plan) reflects the Consolidated Fire Protection District's (Fire District) fire service requirements as of September 2016 based upon growth projections and contacts with cities and developers who have shared their development plans with the Fire District.

The Plan identifies 21 additional fire stations, one temporary fire station, a replacement station, two helispots, 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 Fire District has advanced from other sources. These advances will be repaid to the Fire 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 Fire 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 Fire 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 Fire 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 Fire District general revenues or certificates or participation. All advances made and/or interest incurred by the Fire 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 - SEPTEMBER 2016**

STATIONS OPERATIONAL: REIMBURSEMENT PENDING*

Facility	Capital Project Costs	Funding Source	Station Size , Equipment, and Staffing	Comments
Fire Station 156 24505 Copper Hill Drive Rye Canyon Area Santa Clarita Valley	Project cost 7,512,226 Apparatus - <hr/> Station Development Costs \$7,512,226 Principal Paid (370,000) Balance \$7,142,226	Commercial Paper Proceeds*	11,152 sq. ft. Engine	The site was conveyed to the Fire District from Newhall Land and Farming for developer fee credit in 2008-09. Apparatus for this permanent Fire Station 156 was transferred from temporary Fire Station 156. The fire station was completed and operational in 2011.
Fire Station 128 28450 Whites Canyon Rd. Santa Clarita Valley	Project cost 8,498,287 Apparatus 568,685 <hr/> Station Development Costs 9,066,972 Principal Paid (245,000) Balance \$8,821,972	Commercial Paper Proceeds*	9,976 sq. ft. Engine	The site was conveyed to the Fire District by Shappell Industries (VTTM 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.
Fire Station 132 Wes Thompson Ranch 29310 Sand Canyon Rd. Santa Clarita Valley	Project cost 8,127,873 Apparatus - <hr/> Station Development Costs \$8,127,873 Principal Paid (\$400,000) Balance \$7,727,873	Commercial Paper Proceeds*	9,746 sq. ft. Engine	The site was conveyed to the Fire District by K. Hovnanian (VTTM 49621) in 2008-09. Apparatus for this permanent station was transferred from temporary Fire Station 132. The station was completed and operational March 12, 2012.
Fire Station 150 19190 Golden Valley Rd. Santa Clarita Valley	Project cost 10,762,098 Apparatus 568,685 <hr/> Station Development Costs \$11,330,783 Principal Paid (620,000) Balance \$10,710,783	Commercial Paper Proceeds*	19,935 sq. ft. Haz. Mat. Task Force (Engine and Squad) BC HQ AC HQ	The site was conveyed to the Fire District by Pardee Homes for developer fee credit in 2009-10. A Hazardous Materials Task Force assigned to Fire Station 76 was reassigned to staff this station. The apparatus costs are for the engine placed in service at Fire Station 76 to replace the task force. The fire station was completed and operational on February 1, 2013.

*The Fire District is financing costs that exceed the developer fee funds available within Area 2 - Santa Clarita Area of Benefit. The Fire District will be reimbursed the costs it advanced, including interest and administrative charges, from Area 2 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 - SEPTEMBER 2016**

IN PROGRESS

TARGET OCCUPANCY: OCT. 2016

Facility	Anticipated Capital Project Costs	F.Y. 2016-17 Amt. Budgeted/ Funding Source	Station Size and Equipment	Comments/Status
Fire Station 143 28580 Hasley Canyon Road Santa Clarita Valley	Land \$ - Project cost est. 8,652,294 Apparatus <u>721,485</u> Total \$9,373,779	\$3,698,000 Commercial Paper Proceeds*	9,700 sq. ft. Engine	The land was conveyed by the developer, Newhall Land and Farming, to the Fire District for developer fee credit. Station construction is underway and station occupancy is anticipated to occur in Fall 2016.

*The Fire District is financing costs that exceed the developer fee funds available within Area 2 - Santa Clarita Area of Benefit. The Fire District will be reimbursed the costs it advances, including interest and administrative charges, from Area 2 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 - SEPTEMBER 2016**

INITIATING PRIORITY YEAR: 2016-17
TARGET OCCUPANCY: 2019-20

Facility	Anticipated Capital Project Costs	F.Y. 2016-17 Amt. Budgeted/ Funding Source	Station Size & Equipment	Comments/Status																				
Fire Station 104 26901 Golden Valley Road (at Soledad Canyon) City of Santa Clarita	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Land</td> <td style="width: 15%; text-align: right;">\$ 2,190,000</td> <td style="width: 15%;"></td> <td style="width: 15%;"></td> <td style="width: 40%;"></td> </tr> <tr> <td>Project cost est.</td> <td style="text-align: right;">9,108,263</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Apparatus</td> <td style="text-align: right; border-bottom: 1px solid black;">721,485</td> <td></td> <td></td> <td></td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">\$ 12,019,743</td> <td></td> <td></td> <td></td> </tr> </table>	Land	\$ 2,190,000				Project cost est.	9,108,263				Apparatus	721,485				Total	\$ 12,019,743				Developer Fees	11,415 sq. ft. Haz Mat Task Force (Engine & Squad)	This station will replace temporary Fire Station 104. The land was purchased by the Fire District in Dec. 2010. The Hazardous Materials Task Force from Fire Station 150 may be relocated to this facility upon completion. The apparatus cost reflected is for the replacement engine that would be needed at Station 150 as a result.
Land	\$ 2,190,000																							
Project cost est.	9,108,263																							
Apparatus	721,485																							
Total	\$ 12,019,743																							

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:

Facility	Anticipated Capital Project Costs	F.Y. 2016-17 Amt. Budgeted/ Funding Source	Comments/Status				
Fire Station 138 Avenue S and Tierra Subida Unincorporated Palmdale Area	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Land</td> <td style="width: 15%; text-align: right;">\$ 361,702</td> <td style="width: 15%;"></td> <td style="width: 55%;"></td> </tr> </table>	Land	\$ 361,702			\$871,000 Developer Fees	The City of Palmdale expressed interest in assisting with site acquisition. The Fire District will pursue City participation, however, fire station development will not commence until significant development in the surrounding vicinity occurs.
Land	\$ 361,702						
Fire Station 195 Pearblossom Hwy/47th St. E. Unincorporated Palmdale Area	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Land</td> <td style="width: 15%; text-align: right;">\$ 361,702</td> <td style="width: 15%;"></td> <td style="width: 55%;"></td> </tr> </table>	Land	\$ 361,702			\$430,000 Developer Fees	The City of Palmdale expressed interest in assisting with site acquisition. In addition, there is a proposed development project within this location for which the Fire District may negotiate a station site. Fire station development will not commence until significant development in the vicinity occurs.
Land	\$ 361,702						

**DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - SEPTEMBER 2016**

INITIATING PRIORITY YEAR: 2017-18
TARGET OCCUPANCY: 2020-21

Facility	Anticipated Capital Project Costs	F.Y. 2016-17 Amount Budgeted/ Funding Source	Station Size and Equipment	Comments/Status
Fire Station 174 Neenach Fire Station Antelope Valley	Land \$ 361,702 Project cost est. 4,061,376 Apparatus - <hr style="width: 10%; margin-left: 0;"/> Total \$ 4,423,078	\$294,000 Developer Fees	4,982 sq. ft. Engine	The Fire District is in the process of identifying potential sites to purchase or lease for a call fire station.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - SEPTEMBER 2016**

INITIATING PRIORITY YEAR: 2018-19
TARGET OCCUPANCY: 2021-22

Facility	Anticipated Capital Project Costs	F.Y. 2016-17 Amt. Budgeted	Station Size and Equipment	Comments/Status
Fire Station 142 Sierra Highway/Clanfield Antelope Valley	Project cost est. Fire Station \$ 9,108,263 Hellspot 500,000 Apparatus 721,485 Total <u> </u> \$10,329,748	\$0	10,000 sq. ft. Engine	The land was acquired by the Fire District in July 2010. A helispot is planned to be constructed at this station site.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - SEPTEMBER 2016**

INITIATING PRIORITY YEAR: 2019-20

TARGET OCCUPANCY: 2022-23

Facility	Anticipated Capital Project Costs	F.Y. 2016-17 Amt. Budgeted	Station Size and Equipment	Comments/Status
Fire Station 100 Valley Cyn. Road at Spring Canyon	Land \$ - Project cost est. 9,108,263 Apparatus <u>721,485</u> Total \$9,829,748	\$0	10,000 sq. ft. Engine	The developer, Pardee Homes, is to convey a station site to the Fire District for developer fee credits (Tract No. 48086).
Fire Station 175 Newhall Ranch Santa Clarita Valley	Land \$ - Project cost est. - Apparatus <u>-</u> Total \$ -	\$0	10,500 sq. ft. Engine Squad	Negotiations are pending for the developer, Newhall Land and Farming, to construct this station for developer fee credits. The fire station is to be located in the Landmark Village area of the Newhall Ranch Specific Plan. Newhall Land will also fund station apparatus.
Fire Station 179 Lyons Ranch Santa Clarita Valley	Land \$ - Project cost est. 9,108,263 Apparatus <u>721,485</u> Total \$9,829,748	\$0	10,000 sq. ft. Engine	The developer is to provide a station site in the Lyons Ranch Project to the Fire District for developer fee credit.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - SEPTEMBER 2016**

INITIATING PRIORITY YEAR: 2020-21 and beyond

Facility	Anticipated Capital Project Costs	F.Y. 2016-17 Amt. Budgeted	Station Size and Equipment	Comments/Status
Fire Station 109 Fox Field Vicinity of 40th Street West and Avenue G	Land \$ 361,702 Station Dev. Costs 9,108,263 Apparatus 721,485 Total \$10,191,450	\$0	10,000 sq. ft. Engine	
Fire Station 113 70th Street West and Avenue K-8 City of Lancaster	Land \$ - Station Dev. Costs 9,108,263 Apparatus 721,485 Total \$9,829,748	\$0	10,000 sq. ft. Engine	The developer is to provide a site to the Fire District for developer fee credits.
Fire Station 133 Gate-King Ind. Park, s/o Hwy 126 near Eternal Valley Mem. Park City of Santa Clarita	Land \$ - Project cost est. 9,108,263 Apparatus 721,485 Total \$9,829,748	\$0	10,000 sq. ft. Engine	Gate-King Industrial Park development. Land to be provided by the developer to the Fire District for developer fee credits.
Fire Station 176 Newhall Ranch Santa Clarita Valley	Land \$ - Project cost est. - Apparatus - Total \$ -	\$0	11,500 sq. ft. Engine Quint	Negotiations are pending for the developer, Newhall Land and Farming, to construct and equip this station within the Potrero Valley project area of the Newhall Ranch Specific Plan for developer fee credits.
Fire Station 177 Newhall Ranch Santa Clarita Valley	Land \$ - Project cost est. - Apparatus - Total \$ -	\$0	11,500 sq. ft. Engine Quint	Negotiations are pending for the developer, Newhall Land and Farming, to construct and equip this station within the Mission Village project area of the Newhall Ranch Specific Plan for developer fee credits.
Fire Station 178 (formerly FS 137) Stevenson Ranch, Phase V Santa Clarita Valley	Land \$ - Project cost est. - Apparatus - Total \$ -	\$0	10,500 sq. ft. Engine	Negotiations are pending for the developer, Newhall Land and Farming, to construct and equip this station in Newhall Land's Legacy Village development project area for developer fee credits.
East Calabasas area between Stations 68 and 69	Land \$ 1,303,745 Project cost est. 8,793,005 Apparatus 721,485 Total \$10,824,235	\$0	10,000 sq. ft. Engine	Development in this area is limited at this time and construction will not commence until substantial development occurs.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - SEPTEMBER 2016**

INITIATING PRIORITY YEAR: 2020-21 and beyond

Facility	Anticipated Capital Project Costs	F.Y. 2016-17 Amt. Budgeted	Station Size and Equipment	Comments/Status
Centennial Fire Station 1 Centennial Project Gorman	Land \$ - Project cost est. - Apparatus - Total \$ -	\$0	13,000 sq. ft. Engine	Developer to enter into a Development Impact Mitigation Agreement with the Fire District to construct and equip up to four fire stations, as determined by the Fire District, to serve the Centennial Development Project.
Centennial Fire Station 2 Centennial Project Gorman	Land \$ - Project cost est. - Apparatus - Total \$ -	\$0	10,000 sq. ft. Engine	Developer to enter into a Development Impact Mitigation Agreement with the Fire District to construct and equip up to four fire stations, as determined by the Fire District, to serve the Centennial Development Project.
Centennial Fire Station 3 Centennial Project Gorman	Land \$ - Project cost est. - Apparatus - Total \$0	\$0	10,000 sq. ft. Engine	Developer to enter into a Development Impact Mitigation Agreement with the Fire District to construct and equip up to four fire stations, as determined by the Fire District, to serve the Centennial Development Project.
Centennial Fire Station 4 Centennial Project Gorman	Land \$ - Project cost est. - Apparatus - Total \$0	\$0	10,000 sq. ft. Engine	Developer to enter into a Development Impact Mitigation Agreement with the Fire District to construct and equip up to four fire stations, as determined by the Fire District, to serve the Centennial Development Project.
Fire Station 139 Anaverde/City Ranch Palmdale	Land \$ - Project cost est. - Apparatus 721,485 Total \$ 721,485	\$0	10,000 sq. ft. Engine	Per the developer agreement for the Anaverde/City Ranch Project, the developer is required to provide land and construct a permanent fire station to be conveyed to the Fire District.
Fire Station 190 Ritter Ranch Palmdale	Land \$ - Project cost est. - Apparatus 721,485 Total \$721,485	\$0	10,000 sq. ft. Engine	Under a 1992 developer agreement for the Ritter Ranch Project, the developer is required to provide land and construct a permanent fire station to be conveyed to the Fire District.
Tesoro Helispot	Land \$ - Project cost est. 500,000 Total \$ 500,000	\$0		The Fire District has requested that a helispot be provided within the Tesoro Del Valle Development Project (VTTM 51644).

**DEVELOPER FEE FOR THE BENEFIT OF THE CONSOLIDATED FIRE
PROTECTION DISTRICT OF LOS ANGELES COUNTY
2016 DEVELOPER FEE UPDATE
FEE CALCULATION SUMMARY**

**AREA OF BENEFIT 1 -
MALIBU/SANTA MONICA MTNS.,
CITY OF CALABASAS**

**AREA OF BENEFIT 2 -
SANTA CLARITA VALLEY**

**AREA OF BENEFIT 3 -
ANTELOPE VALLEY**

Developer Fee Cost Component	AREA OF BENEFIT 1 - MALIBU/SANTA MONICA MTNS., CITY OF CALABASAS			AREA OF BENEFIT 2 - SANTA CLARITA VALLEY			AREA OF BENEFIT 3 - ANTELOPE VALLEY		
	Calculated Cost	Proportionate Fire Station Share	Cost Applied	Calculated Cost	Proportionate Fire Station Share	Cost Applied	Calculated Cost	Proportionate Fire Station Share	Cost Applied
Average Land Cost	\$1,306,800	100.00%	\$ 1,306,800	\$1,468,843	100.00%	\$ 1,468,843	\$361,548	100.00%	\$ 361,548
Station Development Costs	\$8,796,000	100.00%	8,796,000	\$9,108,258	100.00%	9,108,258	\$9,108,258	100.00%	9,108,258
Financing Costs	n/a	-	-	\$9,725,972	20.00%	1,945,194	n/a	-	-
Engine Cost	\$721,485	100.00%	721,485	\$721,485	100.00%	721,485	\$721,485	100.00%	721,485
Quint Cost	\$1,473,293	20.95%	308,655	\$1,473,293	20.95%	308,655	\$1,473,293	20.95%	308,655
Squad Cost	\$247,732	32.80%	81,256	\$247,732	32.80%	81,256	\$247,732	32.80%	81,256
Total Cost Per Station			\$ 11,214,196	Total Cost Per Station		\$ 13,633,691	Total Cost Per Station		\$ 10,581,202
Administrative Costs			75,790	Administrative Costs		147,559	Administrative Costs		98,189
Total Area 1 Costs			\$ 11,289,986	Total Area 2 Costs		\$ 13,781,260	Total Area 3 Costs		10,679,391
Total Square Feet of Development per Station			11,633,307	Total Square Feet of Development per Station		11,633,307	Total Square Feet of Development per Station		11,633,307
Developer Fee Amount Per Square Foot			\$ 0.9705	Developer Fee Amount Per Square Foot		\$ 1.1846	Developer Fee Amount Per Square Foot		\$ 0.9180

Note: The calculated costs for the apparatus listed above (Engine, Quint, Squad) are inclusive of the base unit purchase price plus all outfitting, equipment, and communications costs.

**CONSOLIDATED FIRE PROTECTION DISTRICT
DEVELOPER FEE FUNDS
2015-16 FISCAL YEAR-END REPORT**

	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 2015-16 Beginning Balance	\$2,019,779.76	\$8,229,967.43	\$23,584,239.59
Total Developer Fee Revenue Collected ^(d)	385,629.45	1,350,845.32	461,159.68
Total Interest Earned	14,765.72	\$57,284.65	166,957.20
Total Fund Expenditures	-	-	-
Total NSF Checks	-	-	-
Total Refunds	(7,505.75)	-	(327.66)
Fiscal Year 2016-17 Beginning Balance	<u>\$2,412,669.18</u> ^(e)	<u>\$9,638,097.40</u> ^(f)	<u>\$24,212,028.81</u> ^(g)

- (a) Includes all of the unincorporated area within Area 1 and the cities of Calabasas and Malibu. The Fire District collects developer fees in the cities.
- (b) Includes all of the unincorporated area within Area 2 and the City of Santa Clarita. Santa Clarita collects developer fees within the City 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 3 and the City of Lancaster. Lancaster collects developer fees within the City and transfers the revenue to the Fire District on a quarterly basis.
- (d) The Fiscal Year 2015-16 developer fee rate for Area of Benefit 1 was \$.8990 and for Area of Benefit 3 \$.8426. The developer fee rate in Area of Benefit 2 during the period of July 1, 2015 through January 31, 2016 was \$1.0596 and was updated to \$1.0883 effective February 1, 2016, through the remainder of the fiscal year.
- (e) Funds to be used to develop a future fire station in East Calabasas when substantial development begins to occur in the area.
- (f) Funds to be used to fund the construction of Fire Stations 143 and 104 and to reimburse the Fire District for the costs incurred in the development and financing of Fire Stations 128, 132, 150, and 156.
- (g) Funds to be used for land acquisition for Fire Stations 138 & 195 in the unincorporated Palmdale area and development of Fire Station 174 in the Neenach area for which land acquisition is expected to occur in Fiscal Year 2017-18.