



## COUNTY OF LOS ANGELES FIRE DEPARTMENT

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LOS ANGELES, CALIFORNIA 90063-3294  
(323) 881-2401  
www.fire.lacounty.gov

*"Proud Protectors of Life, Property, and the Environment"*

DARYL L. OSBY  
FIRE CHIEF  
FORESTER & FIRE WARDEN

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FIFTH DISTRICT

January 28, 2020

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

3 January 28, 2020

  
CELIA ZAVALA  
EXECUTIVE OFFICER

### **FISCAL YEAR-END REPORT, REPORT OF IN-KIND CONTRIBUTIONS, AND UPDATED DEVELOPER FEE FOR THE BENEFIT OF THE CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY (3RD AND 5TH DISTRICTS) (3 VOTES)**

#### **SUBJECT**

The Consolidated Fire Protection District of Los Angeles County (District) has completed its annual review of the Developer Fee Program and is making recommendations to update the developer fee amount in Area of Benefit 2 (Santa Clarita Valley) and to update the Developer Fee Detailed Fire Station Plan (Fire Station Plan). In addition, a Report of In-Kind Contributions and the annual Developer Fee Funds Fiscal Year-End Report have been prepared for your Honorable Board's approval.

#### **IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,**

1. Find that updating the Developer Fee Program is exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15273(a)(4) in that it involves the collection of fees for capital projects necessary to maintain services within existing service areas; and
2. Adopt the attached resolution updating the Developer Fee Program which: a) approves the Fire Station Plan dated September 2019; b) approves the District's Developer Fee Funds 2018-19 Fiscal Year-End Report; and c) approves the 2019 Developer Fee Update Fee Calculation Summary to increase the developer fee rate in the unincorporated areas of Area of Benefit 2 (Santa Clarita Valley) effective April 1, 2020, from \$1.2357 to \$1.2831 per square foot of new development, and no adjustments in the developer fee rates in Areas of Benefit 1 (Malibu/Santa Monica Mountains, City of

Calabasas) or Area of Benefit 3 (Antelope Valley).

3. Receive and file the attached Report of In-Kind Contributions for Development Impact Mitigation.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

On July 12, 1990, your Honorable Board adopted a resolution establishing a County of Los Angeles Developer Fee Program for the benefit of the District. The Developer Fee Program was implemented August 1, 1990, to fund the acquisition, construction, improvement, and equipping of fire station facilities in the high-growth, urban-expansion areas of the District. The resolution provides that the District will conduct annual evaluations of the Developer Fee Program and make appropriate recommendations to your Board.

Also, on September 4, 2007, your Board adopted a Joint Exercise of Powers Agreement between the County of Los Angeles and the City of Calabasas wherein the parties agreed to exercise the power to levy the developer fee in the City of Calabasas and the City Council authorized your Board to conduct all proceedings in connection with the levy of the fee, and any modifications of the fee amount, within the city boundaries.

Detailed Fire Station Plan Update - Pursuant to Government Code Section 66000, et seq., the District has updated the Fire Station Plan to reflect fire station requirements based upon the most current growth projections in the three designated developer fee areas of benefit (Attachment A to the Resolution). The Fire Station Plan identifies 17 additional permanent fire stations, one station expansion, one replacement station, and two heli-spots that will be developed within the areas of benefit as a direct result of development in these areas.

Fiscal Year-End Report - Government Code Sections 66001 and 66006 require certain findings to be made with respect to any unexpended developer fee revenues and that within 180 days of the close of each fiscal year the District makes available to the public specific information for each account or fund established for developer fee revenues. In accordance with these requirements, the District's Developer Fee Funds 2018-19 Fiscal Year-End Report has been prepared (Attachment B to the Resolution).

Developer Fee Rates - The current developer fee rates in the areas of benefit for the Malibu/Santa Monica Mountains and the City of Calabasas (Area 1) and the Antelope Valley (Area 3), were approved in November 2016 and no rate adjustments were recommended for the last two years. The District has reviewed current costs for fire station development, equipping and furnishing, and apparatus, as well as administrative costs associated with the developer fee program and has determined that due to nominal cost variations associated with the developer fee rates in Areas of Benefit 1 and 3, no changes to the developer fee rates are necessary in those Areas at this time.

In Area of Benefit 2, the developer fee rate includes a component to recoup the District's costs associated with financing the five new fire stations in the Santa Clarita Valley. The cumulative financing costs, equipment costs and administrative costs associated with the developer fee program have resulted in a four percent increase to the fee rate in this Area only.

Report of In-Kind Contributions - On August 28, 2001, your Board authorized the Fire Chief of the District to approve agreements with developers for acceptance of in-kind contributions for

development impact mitigation and directed the Fire Chief to report annually on all such agreements. A copy of the report for 2019-20 is attached.

### **Implementation of Strategic Plan Goals**

The update of the Fire Station Plan supports the County's Strategic Plan Goal No. III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, which leads us to maximize the efficiency and effectiveness of the operations and resources and to continue the essential services to the public.

### **FISCAL IMPACT/FINANCING**

The Developer Fee Program provides a revenue source to fund essential fire station facilities and equipment in the areas of urban growth. Increasing the fee amount in the unincorporated areas of Area of Benefit 2 will enable the District to fully fund the development of new fire stations proportionate to the need necessitated by growth. Without the requested developer fee increase, fire station construction will be outpaced by development resulting in insufficient fire protection for the growth areas.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Fire Station Plan: Pursuant to Government Code Sections 66002 and 66018, notice of the public hearing to update the Fire Station Plan must be published in a newspaper of general circulation in the areas of benefit and in the City of Calabasas. This exceeds the requirements of Government Code Sections 6061 and 65090 relating to the notice of public hearing. The Developer Fee Program is exempt from the provisions of Proposition 218.

2018-19 Fiscal Year-End Report: Pursuant to Government Code Section 66006, for each separate fund established by the District for developer fee revenues, the District is required to make available to the public the following information:

- A description of the type of fee in the fund.
- The amount of the fee.
- The beginning and ending balance of the fund.
- The amount of fees collected and the interest earned.
- An identification of each public improvement on which fees were expended and the amount of the expenditures.
- The approximate date by which construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.
- A description of each interfund transfer or loan made from the fund.
- The amount of any refunds made.

In addition, Government Code Section 66001 requires findings to be made once every five years with respect to unexpended developer fee revenues in connection with the public information requirements of Government Code Section 66006. These findings are included in the attached Developer Fee Fund 2018-19 Fiscal Year-End Report.

County Counsel has approved as to form the attached Resolution updating the Developer Fee

Program.

## **ENVIRONMENTAL DOCUMENTATION**

This project is statutorily exempt per Section 15273 (a)(4) of the CEQA Guidelines developed by the State Office of Planning Research in that it involves the collection of fees for capital projects necessary to maintain services within existing service areas.

## **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The updated fee rate will be imposed in the unincorporated areas of Area of Benefit 2 in the Santa Clarita Valley effective April 1, 2020. The updated developer fee amount will be imposed in the City of Santa Clarita upon adoption by the City of a resolution updating the fee amount. Since no change in the developer fee rate is recommended in Areas of Benefit 1 or 3, the developer fee rates in the unincorporated areas of Malibu/Santa Monica Mountains, the Antelope Valley, and the cities of Calabasas, Malibu and Lancaster will remain unchanged.

## **CONCLUSION**

Upon conclusion of the public hearing and approval by your Honorable Board, please instruct the Executive Officer to return two adopted stamped copies of this letter with the adopted Resolution to the following office:

Consolidated Fire Protection District of Los Angeles County  
Executive Office  
Debbie Aguirre, Chief of Staff  
1320 N. Eastern Avenue  
Los Angeles, CA 90063  
Debbie.Aguirre@fire.lacounty.gov

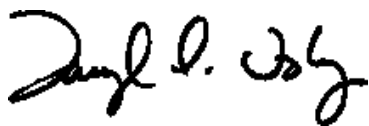
The District's contact can be reached at (323) 881-6180.

The Honorable Board of Supervisors

1/28/2020

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Daryl L. Osby". The signature is fluid and cursive, with the first name "Daryl" being the most prominent.

DARYL L. OSBY

FIRE CHIEF, FORESTER & FIRE WARDEN

DLO:gc

Enclosures

c: Chief Executive Officer  
County Counsel  
Auditor-Controller

**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 2018-19 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 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 updated Developer Fee Detailed Fire Station Plan dated September 2019 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 2018-19 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 JANUARY 28, 2020, a public hearing was held to update and consider: 1) the updated Developer Fee Detailed Fire Station Plan dated September 2019 (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 Funds 2018-19 Fiscal Year-End Report (Attachment B); and 3) the 2019 Developer Fee Update Fee Calculation Summary (Attachment C) attached hereto and incorporated herein, which imposes a separate fee calculation for each Area of Benefit based upon the actual fire station development costs experienced in each of the three areas;
4. Based on the foregoing recitals, the updated Developer Fee Detailed Fire Station Plan dated September 2019, and the 2019 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 Developer Fee Detailed Fire Station Plan dated September 2019 is approved and adopted;
  - b. The Developer Fee Funds 2018-19 Fiscal Year-End Report is approved and adopted;
  - c. The updated Developer Fee rate of \$1.2831 per square foot of new development in Area of Benefit 2, the existing Developer Fee rates of \$0.9705 in Area of Benefit 1 and the City of Calabasas, and \$0.9180 in Area of Benefit 3 are approved and shall become effective in the

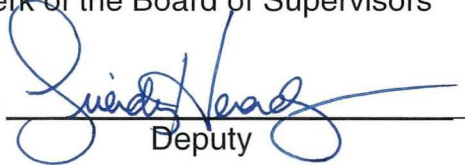
unincorporated areas within each Area of Benefit and within the City of Calabasas on April 1, 2020.

- d. The 2019 Developer Fee Update Fee Calculation Summary is approved and adopted;
- 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 28<sup>TH</sup> day of JANUARY, 2020, by the BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES.

CELIA ZAVALA, Executive Officer  
Clerk of the Board of Supervisors

By \_\_\_\_\_

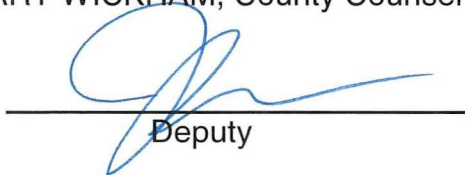
  
Deputy



APPROVED AS TO FORM:

MARY WICKHAM, County Counsel

By \_\_\_\_\_

  
Deputy



**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 2019**

## 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 2019 based upon growth projections and contacts with cities and developers who have shared their development plans with the Fire District.

The Plan identifies 17 additional fire stations, one replacement station, one station expansion, 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.

<b>Terms Used in Plan</b>	<b>Explanation</b>
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"><li>• 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.</li><li>• Apparatus cost includes the full cost of the apparatus as well as outfitting and equipment costs.</li><li>• No Fire District overhead costs nor an inflation factor have been applied; all figures are based on current costs.</li><li>• 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.</li></ul>
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 2019**

**STATIONS OPERATIONAL: REIMBURSEMENT PENDING\***

Facility	Capital Project Costs	Funding Source*	Station Size, Equip. and Staffing	Comments
Fire Station 128 28450 Whites Canyon Rd. Santa Clarita Valley	Station Development Costs      \$9,066,972 Principial Paid                      (\$420,000) Balance                                  \$8,646,972	Commercial Paper Proceeds	9.976 sq. ft. Engine	The site was conveyed to the Fire District by Shappell Industries for developer fee credit. Partial funding totalling \$3.6 million was provided by the American Recovery and Reimbursement Act. The fire station was completed and operational in March 1, 2012.
Fire Station 132 Wes Thompson Ranch 29310 Sand Canyon. Rd. Santa Clarita Valley	Station Development Costs      \$8,127,873 Principial Paid                      (\$680,000) Balance                                  \$7,447,873.00	Commercial Paper Proceeds	9,746 sq. ft. Engine	The site was conveyed to the Fire District by K. Hovnanian (VTTM 49621). Apparatus for this permanent station was transferred from temporary Fire Station 132. The permanent station was completed and operational March 12, 2012.
Fire Station 143 28580 Hasley Canyon Rd Santa Clarita Valley	Station Development Costs      \$7,913,986 Principial Paid                      _____ Balance                                  \$7,913,986	Commercial Paper Proceeds	9,700 sq. ft. Engine	The land was conveyed by the developer, Newhall Land and Farming, for developer fee credit. The fire station was completed and operational in November 2016.
Fire Station 150 19190 Golden Valley Rd. Santa Clarita Valley	Station Development Costs      \$11,483,583 Principial Paid                      (\$1,060,000) Balance                                  \$10,423,583	Commercial Paper Proceeds	19,935 sq. ft. Haz. Mat. Task Force (Engine and Squad) BC/AC HQ	The site was conveyed to the Fire District by Pardee Homes for developer fee credit. A Hazardous Materials Task Force assigned to Fire Station 76 was reassigned to staff this station. The fire station was completed and operational in Feb. 1, 2013.
Fire Station 156 24505 Copper Hill Drive Rye Canyon Area Santa Clarita Valley	Station Development Costs      \$7,512,226 Principial Paid                      (\$625,000) Balance                                  \$6,887,226	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. Apparatus was transferred from temporary Fire Station 156. The station was completed and operational in 2011.

\*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 2019**

**IN PROGRESS**

**TARGET OCCUPANCY: 2020-21**

Facility	Anticipated Capital Project Costs	F.Y. 2019-20 Amt. Budgeted/ Funding Source	Station Size and Equipment	Comments/Status
Fire Station 104 26901 Golden Valley Road (at Soledad Canyon) City of Santa Clarita	Project cost est.      8,845,552 Apparatus <u>832,127</u>  Total                        \$    9,677,679	\$3,810,000 100% Commercial Paper Proceeds	11,415 sq. ft. Engine	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. Construction anticipates to be completed in December 2019.

**INITIATING PRIORITY YEAR: 2019-20**

**TARGET OCCUPANCY: 2022-23**

Facility	Anticipated Capital Project Costs	F.Y. 2019-20 Amt. Budgeted/ Funding Source	Station Size & Equipment	Comments/Status
Fire Station 33 Expansion 44947 Date Ave. Lancaster	Land                        \$            - Project cost est.                TBD Apparatus <u>832,127</u>  Total                                \$832,127	\$0	1 Additional Engine Co.	The expansion of Fire Station 33 is necessary to accommodate an additional engine company needed as a result of the increased call volume experienced by Engine 33 due to growth in the area. Construction costs will be included once an estimate of the work to expand the station is completed.

**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

Facility	Anticipated Capital Project Costs	F.Y. 2019-20 Amt. Budgeted/ Funding Source	Comments/Status
Fire Station 138 Avenue S and Tierra Subida Unincorporated Palmdale Area	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.
Fire Station 195 Pearblossom Hwy/47th St. E. Unincorporated Palmdale Area	Land                        \$    361,702	\$400,000 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.

**DEVELOPER FEE DETAILED FIRE STATION PLAN  
UPDATE - SEPTEMBER 2019**

**INITIATING PRIORITY YEAR: 2021-22  
TARGET OCCUPANCY: 2024-25**

Facility	Anticipated Capital Project Costs	F.Y. 2019-20 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 - 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.

**INITIATING PRIORITY YEAR: 2022-23  
TARGET OCCUPANCY: 2025-26**

Facility	Anticipated Capital Project Costs	F.Y. 2019-20 Amt. Budgeted	Station Size and Equipment	Comments/Status
Fire Station 142 Sierra Highway/Clanfield Antelope Valley	Fire Station \$ 8,845,552 Helispot 500,000 Apparatus 832,127 Total _____ \$10,177,679	\$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 2019**

**INITIATING PRIORITY YEAR: 2023-24 and beyond**

Facility	Anticipated Capital Project Costs	Station Size and Equipment	Comments/Status
Fire Station 600 (previously FS100) Valley Cyn. Road at Spring Canyon	Land \$ - Project cost est. 8,845,552 Apparatus 832,127 Total <u>                    </u> \$9,677,679	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 - Total <u>                    </u> \$ -	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. 8,845,552 Apparatus 832,127 Total <u>                    </u> \$9,677,679	10,000 sq. ft. Engine	The developer is to provide a station site in the Lyons Ranch Project for the developer fee credit.
Fire Station 109 Fox Field - vicinity of 40th St. W and Avenue G City of Lancaster	Land \$ 361,702 Station Dev. Costs 8,845,552 Apparatus 832,127 Total <u>                    </u> \$10,039,381	10,000 sq. ft. Engine	
Fire Station 113 Avanti South Project 70th Street West and Ave. K-8 City of Lancaster	Land \$ - Station Dev. Costs 8,845,552 Apparatus 832,127 Total <u>                    </u> \$9,677,679	10,000 sq. ft. Engine	The developer is to provide a site within the Avanti South Project area 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. 8,845,552 Apparatus 832,127 Total <u>                    </u> \$9,677,679	10,000 sq. ft. Engine	Land to be provided in the Gate-King Industrial Park development by the developer for developer fee credits. Agreement with developer, City of Santa Clarita for the site executed 9/9/2019.
Fire Station 176 Newhall Ranch Santa Clarita Valley	Land \$ - Project cost est. - Apparatus - Total <u>                    </u> \$ -	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 <u>                    </u> \$ -	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.

**DEVELOPER FEE DETAILED FIRE STATION PLAN  
UPDATE - SEPTEMBER 2019**

**INITIATING PRIORITY YEAR: 2023-24 and beyond**

Fire Station 178 (formerly FS 137) Stevenson Ranch, Phase V Santa Clarita Valley	Land \$ - Project cost est. - Apparatus - Total _____ \$ -	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 \$ 1,306,745 Project cost est. 8,796,005 Apparatus 832,127 Total _____ \$10,934,877	10,000 sq. ft. Engine	Development in this area is limited at this time and construction will not commence until substantial development occurs.
Centennial Fire Station 1 Centennial Project Gorman	Land \$ - Project cost est. - Apparatus - Total _____ \$ -	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 _____ \$ -	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	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	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 832,127 Total _____ \$ 832,127	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 832,127 Total _____ \$832,127	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		The Fire District has requested that a helispot be provided within the Tesoro Del Valle Development Project (VTTM 51644).

**CONSOLIDATED FIRE PROTECTION DISTRICT  
DEVELOPER FEE FUNDS  
2018-19 FISCAL YEAR-END REPORT**

	Developer Fee Area of Benefit 1 LACoFD - 50201 DA 7 <u>Santa Monica Mtns.</u> <sup>(a)</sup>	Developer Fee Area of Benefit 2 LACoFD - 50202 DA 8 <u>Santa Clarita Valley</u> <sup>(b)</sup>	Developer Fee Area of Benefit 3 LACoFD - 50203 DA 9 <u>Antelope Valley</u> <sup>(c)</sup>
Fiscal Year 2018-19 Beginning Balance	\$3,526,034.74	\$7,640,545.31	\$26,336,348.00
Total Developer Fee Revenue Collected <sup>(d)</sup>	294,463.36	1,232,557.93	802,051.68
Interest Earned	56,752.55	100,093.42	422,823.03
Fund Expenditures	(579.58)	(2,507,579.58)	(579.59)
NSF Checks	-	-	-
Refunds	-	(1,006.91)	-
Fiscal Year 2019-20 Beginning Balance	<u>\$3,876,671.07</u> <sup>(e)</sup>	<u>\$6,464,610.17</u> <sup>(f)</sup>	<u>\$27,560,643.12</u> <sup>(g)</sup>

(a) Includes all of the unincorporated areas within Area of Benefit 1 and the cities of Calabasas and Malibu.

(b) Includes all of the unincorporated areas within Area of Benefit 2 and the City of Santa Clarita.

(c) Includes all of the unincorporated areas within Area of Benefit 3 and the City of Lancaster.

(d) The developer fee rates during FY 2018-19 were as follows:

Area 1 = 0.9705

Area 2 = 1.2357

Area 3 = 0.9180

(e) Funds to be used to develop a fire station in the East Calabasas area when substantial development begins to occur in the area.

(f) Funds to be used to fund the construction of permanent Fire Station 104 and to reimburse the Fire District for the costs incurred in the development and financing of fire stations 128, 132, 143, 150, and 156.

(g) Funds to be used for land acquisition for Fire Stations 138 and 195 in the unincorporated Palmdale area.

**DEVELOPER FEE FOR THE BENEFIT OF THE CONSOLIDATED FIRE  
PROTECTION DISTRICT OF LOS ANGELES COUNTY  
2019 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	\$8,845,552	100.00%	8,845,552	\$9,108,258	100.00%	9,108,258
Financing Costs	n/a	-	-	\$15,625,228	20.00%	3,125,046	n/a	-	-
Engine Cost	\$721,485	100.00%	721,485	\$832,127	100.00%	832,127	\$721,485	100.00%	721,485
Quint Cost	\$1,473,293	20.95%	308,655	\$1,626,367	20.95%	340,724	\$1,473,293	20.95%	308,655
Squad Cost	\$247,732	32.80%	81,256	\$277,145	32.80%	90,904	\$247,732	32.80%	81,256
Total Cost Per Station Administrative Costs			\$ 11,214,196 75,790	Total Cost Per Station Administrative Costs		\$ 14,703,195 223,600	Total Cost Per Station Administrative Costs		\$ 10,581,202 98,189
Total Area 1 Costs			\$ 11,289,986	Total Area 2 Costs		\$ 14,926,795	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
<b>Developer Fee Amount Per Square Foot</b>			<b>\$ 0.9705</b>	<b>Developer Fee Amount Per Square Foot</b>		<b>\$ 1.2831</b>	<b>Developer Fee Amount Per Square Foot</b>		<b>\$ 0.9180</b>

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  
OF LOS ANGELES COUNTY**

**REPORT OF IN-KIND CONTRIBUTIONS  
FOR DEVELOPMENT IMPACT MITIGATION**

**FISCAL YEAR 2019-20**

<b>AGREEMENT DATE</b>	<b>DEVELOPER</b>	<b>TERMS OF AGREEMENT</b>
September 9, 2019	Needham Ranch Land, LLC	<p>Proposed Fire Station 133:</p> <p>Developer agreed to convey to the District Lot 65 in Tract # 50283, an improved fire station site and helicopter landing site in exchange for Developer Fee credit to be applied toward the development of the project area within the Santa Clarita Valley Area of Benefit (Area 2).</p> <p>Total Developer Fee credit issued to Developer pursuant to this Agreement will be equal to the appraised value of the fire station site.</p> <p>The fire station site is located within Vesting Tentative Tract Map (VTTM) 50283 on the easterly side of Needham Ranch Parkway, an improved legal parcel with a buildable pad area and helipad site. The fire station site and helipad site shall be improved by the Developer to the satisfaction of the Fire District.</p> <p>The District shall provide to the Project Area all fire protection and emergency medical services at a level consistent with its service level to the remainder of its jurisdiction.</p>