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Fifth District

May 27, 2008

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

Dear Supervisors:

LAW ENFORCEMENT FACILITIES MITIGATION FEE
FOR NORTH LOS ANGELES COUNTY
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)

SUBJECT

Proposed ordinance amending Title 22 (Planning and Zoning) of the Los Angeles County Code to establish a law enforcement facilities mitigation fee for new residential, commercial, office, and industrial development in three defined areas located within the unincorporated areas of North Los Angeles County known as Santa Clarita, Newhall, and Gorman. Also, adoption of a resolution regarding establishment of the fee and approving Capital Improvement/Construction Plan for the Santa Clarita and Newhall Areas. Additional direction to the Chief Executive Officer to retain a consultant to assist in the development of capital improvement/construction plans for law enforcement facilities for North Los Angeles County and the update of the report entitled "Santa Clarita – North Los Angeles County Law Enforcement Facilities Fee Study" and the law enforcement facilities mitigation fees contained therein.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Note and file the report entitled "Santa Clarita – North Los Angeles County Law Enforcement Facilities Fee Study" prepared by MuniFinancial dated October 29, 2007 which analyzes, prescribes a methodology, and defines law enforcement facilities fee structures for five areas within the North County area of Los Angeles County including the Santa Clarita, Newhall, Gorman, Lancaster, and Palmdale Areas.

2. Note and file for consideration on June 24, 2008, the proposed Ordinance adding Chapter 22.74 to Title 22 – (Planning and Zoning) to Establish a Law Enforcement Facilities Mitigation Fee prepared by County Counsel for the establishment and collection of a facilities impact fee in the Santa Clarita, Newhall, and Gorman Areas, and the Resolution of the Board of Supervisors Establishing a Law Enforcement Facilities Mitigation Fee and Approving a Capital Improvement/Construction Plan for the Santa Clarita and Newhall Areas.

3. Set June 24, 2008 as the date for a public hearing to consider the proposed Law Enforcement Facilities Mitigation Fee Ordinance and the Resolution Establishing the Law Enforcement Facilities Mitigation Fee for the Santa Clarita, Newhall, and Gorman Areas and Approving the Capital Improvement/ Construction Plan for the Santa Clarita and Newhall Areas.

4. Instruct the Executive Officer of the Board to provide notice of the June 24, 2008 public hearing on the proposed Law Enforcement Facilities Mitigation Fee Ordinance and Resolution Establishing the Fee and Approving the Capital Improvement/Construction Plan in accordance with Government Code Sections 66016, 66018 and 65090.

AT THE CONCLUSION OF THE HEARING, IT IS FURTHER RECOMMENDED THAT YOUR BOARD:

1. Find that adoption of the ordinance establishing the law enforcement facilities mitigation fee and the related resolution establishing the fee and capital improvement/construction plan are for the purpose of providing the additional funds necessary to provide law enforcement facilities in existing service areas and are, therefore, exempt from the California Environmental Quality Act (CEQA) pursuant to Section 21080(b)(8) of the Public Resources Code and Section 15273 of Title 14 of the California Code of Regulations (the State CEQA Guidelines).

2. Adopt the Resolution of the Board of Supervisors of the County of Los Angeles Establishing a Law Enforcement Facilities Mitigation Fee and Approving a Capital Improvement/Construction Plan for the Santa Clarita and Newhall Areas.

3. Adopt the Ordinance to Establish a Law Enforcement Facilities Mitigation Fee for the Santa Clarita, Newhall, and Gorman Areas of North Los Angeles County.

4. Authorize the Auditor-Controller to establish an interest-earning developer fee revenue account to include each of the developer fee areas for purposes of accounting for fees collected from developers, including interim fees, and instruct the Chief Executive Officer to include a summary of these funds in the annual County budget.

5. Direct the Chief Executive Officer to enter into a sole source contract in an amount not to exceed $100,000 with MuniFinancial to prepare an update to the "Santa Clarita – North Los Angeles County Law Enforcement Facilities Fee Study" and report back at a regular scheduled meeting of the Board within 270 days with recommendations that provide the following for all five areas included in the October 29, 2007 Report: (1) a capital improvement/construction plan and (b) an update and adjustment of the law enforcement facilities fees.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

In 2006, the County of Los Angeles, through the office of Supervisor Michael D. Antonovich, joined with the cities of Lancaster, Palmdale, and Santa Clarita to retain a consultant to:

- Analyze the need for law enforcement facitilies, including equipment and capital facilities, to support existing and future development within both incorporated and unincorporated areas of North Los Angeles County through 2025.

- Identify the share of the costs for law enforcement facilities required to serve the additional population, structures, and activities created by the new, future development; and

- Develop a methodology for calculating, and recommend a law enforcement facility impact fee to be imposed for the purpose of generating funds to mitigate the fiscal impacts created by the need for new law enforcement facilities in the three cities and unincorporated north Los Angeles County areas to accommodate growth in service populations.

The County and the three cities joined together because all four jurisdictions receive law enforcement services from the Los Angeles County Sheriff. The consulting firm MuniFinancial was retained by the four agencies and issued a report dated October 29, 2007 (Attachment I), recommending the adoption of law enforcement facility impact fees pursuant to Government Code Sections 66000 et seq, the State Mitigation Fee Act, unique to five distinct areas in North Los Angeles County: Gorman, Newhall, Santa Clarita, Palmdale, and Lancaster.

On October 9, 2007, the City Council of the City of Santa Clarita adopted a resolution implementing a law enforcement facilities impact fee within the City at the level recommended in the MuniFinancial Report. The fee took effect 60 days after the adoption of the Council resolution and has not been challenged.

Because three of the five areas encompass both an incorporated city and County unincorporated territory, it is essential for both the affected cities and the County to adopt similar ordinances establishing the law enforcement facility impact fees. Therefore, on December 18, 2007, a motion by Supervisor Antonovich was unanimously adopted by your Board instructing the Chief Executive Office (CEO) to work with County Counsel and the Sheriff's Department to prepare a proposed ordinance and any other required documentation for the creation of Law Enforcement Facilities Mitigation Fees for the North County.

In response to the Board motion, the CEO convened a work group composed of representatives of the Department of Regional Planning, Department of Public Works, Auditor-Controller, and County Counsel to review the MuniFinancial Report and determine how to proceed. The CEO also consulted with MuniFinancial to receive clarification on the source documents used to project future development within the five areas; and corresponding future law enforcement facility needs and cost estimates.

Based upon this evaluation, the CEO is recommending that the Board of Supervisors adopt an ordinance imposing law enforcement facilities mitigation fees as proposed in the MuniFinancial Report for three of the five areas and delay fee adoption in two of proposed areas until a capital improvement/construction plan (CI/CP) is developed and the MuniFinancial fee recommendations can be updated (Attachment II). The CEO is further recommending that your Board authorize a sole source contract with MuniFinancial to develop updated and new CI/CPs and law enforcement facilities mitigation fee recommendations for all five areas; and report back within 270 days.

Specifically the CEO is recommending:

- Adoption, after a noticed public hearing, of the Resolution Establishing a Law Enforcement Facilities Fee and Approving a Capital Improvement/Construction Plan for the Santa Clarita and Newhall Areas (Attachment III).

- Adoption, after noticed public hearing, of the Ordinance establishing a Law Enforcement Facilities Mitigation Fee for the Santa Clarita, Newhall, and Gorman Areas of North Los Angeles County (Attachment IV). The fees for these three Areas are shown in Attachment V.

- Delay the fee adoption for the Palmdale and Lancaster Areas pending development, in collaboration with the cities, of a CI/CP for future law enforcement facilities directly related to new projected development and the update of the fee based upon consideration of each CI/CP and the current costs of new facility construction and equipment acquisition.

- Authorize the CEO to enter into a sole source contract with MuniFinancial for an amount not to exceed $100,000 for purposes of developing updated and new CI/CPs and law enforcement facilities mitigation fee recommendations for all five areas.

- That the CEO report back within 270 days.

FISCAL IMPACT/FINANCING

In order to meet the service demands of population growth within the existing service areas of the Sheriff's Department in developing unincorporated areas of the County, and the need for new or expanded law enforcement facilities, it is recommended that separate law enforcement facility mitigation fee be established and imposed upon new development occurring in three

defined North County areas, which contain unincorporated areas: Santa Clarita, Newhall, and Gorman. As detailed in the MuniFinancial Report, each of the law enforcement facility areas will have a separate fee, and the amount of the fee will be set at a base level sufficient to provide, or contribute to, a turnkey law enforcement facility and corresponding equipment that is in direct proportion to the population increases from new development that warrant or contribute to the need for a new facility. In areas where a new building is not required, the fee will be used to augment existing service capacity through the purchase of equipment directly required to serve the new population.

The amount of the fee established by Section 22.74.030 shall be reviewed annually by the Sheriff's Department, in consultation with the County Auditor-Controller. On July 1 of each year, the fee in each law enforcement facilities fee area shall be adjusted based on the Engineering News Record-Building Construction Cost Index (ENR-BCCI).

The related Capital Improvement/Construction Plan setting forth the approximate location, size, time of availability, and estimates of cost for the facilities and improvements to be financed with the fee for the Santa Clarita and Newhall areas will be annually updated by the Board of Supervisors. It is anticipated that your Board will be asked to adopt a Capital Improvement/Construction Plan for the other areas covered by the MuniFinancial Report at a subsequent time following additional investigation.

Funding for the sole source contract with MuniFinancial will not exceed $100,000.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Mitigation Fee Act, contained in Section 66000 et seq. of the Government Code, provides legal authority for imposing fees on development projects for the purpose of defraying the cost of pubic facilities related to new development. In addition, the California Environmental Quality Act requires mitigation of the impact of development projects on public infrastructure needs.

Pursuant to the Mitigation Fee Act, the law enforcement facilities mitigation fee may only be adopted after a noticed public hearing as provided in Government Code Section 66016 and 66018. The related Capital Improvement/Construction Plan may only be adopted after a noticed public hearing with notice being provided in accordance with Government Code Section 65090. Recommendation No. 4 instructs the Executive Officer of the Board to provide notice as required by the Government Code.

In accordance with the Mitigation Fee Act, the law enforcement facilities mitigation fee will provide sufficient revenues to pay for land acquisition, engineering, construction, installation, purchasing, or any other direct cost providing capital law enforcement facilities and equipment needed to serve the new development in unincorporated areas of the North County. All interest income earned shall be credited to each account, and shall be used solely for the purposes for

which the fee was collected. The fees will be collected at the time of building permit issuance for commercial, office, and industrial development, and also for single-family and multi-family residential development where a CI/CP has been adopted. In all other cases, the fee will be collected at the time of final inspection of the development or issuance of the certificate of occupancy, which ever occurs first.

New residential, commercial, office, and industrial development in high-growth unincorporated areas of north Los Angeles County has resulted in a demand for law enforcement services and facilities within the Sheriff's Department existing service area beyond the capacity of the County's existing law enforcement infrastructure. Projected population growth in the five targeted law enforcement facility impact areas by the year 2025 will increase from 660,800 residents to 1,112,300 residents for a net growth of 451,500 or 41 percent. The intense population growth will demand for expansion of the law enforcement infrastructure in order to provide adequate response to the public safety needs of north County residents and businesses.

The County General Plan requires that new development pay for the cost of public infrastructure that it generates. Adoption of a developer fee will establish financing mechanism to pay for the cost of law enforcement infrastructure needs required to serve new development in the north County. Therefore, the approval of this law enforcement impact fee program is intended to fully mitigate the impact of projected development on the County's law enforcement, and will require developers to pay for the new public infrastructure consistent with County General Plan policies.

ENVIRONMENTAL DOCUMENTATION

Adoption of the law enforcement facilities mitigation fee ordinance and the related resolution and capital improvement/construction plan are for the purpose of providing the additional funds necessary to provide law enforcement facilities in the developing North County portion of the Sheriff's Department existing service area and is exempt from the California Environmental Quality Act pursuant to Section 21080(b)(8) of CEQA and Section 15273 of the State CEQA Guidelines. Discretionary land use development projects which will be subject to the fee, and the construction or expansion of the law enforcement facilities to be financed by the fee will be the subject of additional environmental review when undertaken, as appropriate.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

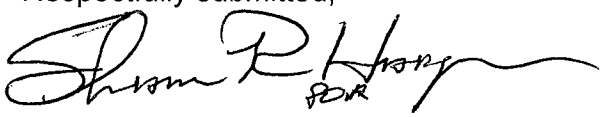
The law enforcement facilities mitigation fee ordinance will have a significant positive impact on the County's provision of law enforcement facilities and services to the high growth areas of North Los Angeles County. The current recommended ordinance, along with the future ordinance amendments to include the Palmdale and Lancaster Areas, provide CI/CPs for new facilities for all five areas, and update the impact fees for all five areas will result in an enhanced ability of the Sheriff's Department to provide and maintain adequate levels of critical law

enforcement services to new residents and businesses populating the unincorporated areas of North County as a result of new development. Without a permanent and adequate developer fee in place, population growth related to new development within the Sheriff's Department existing service area will expand without the financial means to provide for needed new law enforcement services and facilities, and high growth areas of north County will be underserved through inadequate law enforcement.

CONCLUSION

Please return one adopted copy of this letter to the Auditor-Controller, County Counsel, Chief Executive Office/Community and Municipal Services and Public Safety Clusters, and Sheriff's Department.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:LS
RDC:DC:os

Attachments (3)

c: Auditor-Controller
County Counsel
Sheriff's Department

SOLE SOURCE CHECKLIST

Check (✓)	JUSTIFICATION FOR SOLE SOURCE CONTRACTS *Identify applicable justification and provide documentation for each checked item.*
	➢ **Only one bona fide source for the service exists; performance and price competition are not available.**
	➢ **Quick action is required (emergency situation).**
	➢ **Proposals have been solicited but no satisfactory proposals were received.**
✓	➢ **Additional services are needed to complete an ongoing task and it would be prohibitively costly in time and money to seek a new service provider.**
	➢ **Maintenance service agreements exist on equipment which must be serviced by the authorized manufacturer's service representatives.**
	➢ **It is more cost-effective to obtain services by exercising an option under an existing contract.**
	➢ **It is in the best interest of the County, e.g., administrative cost savings, excessive learning curve for a new service provider, etc.**
	➢ **Other reason. Please explain:**

Lori Sheehan
Deputy Chief Executive Officer, CEO

5/15/08
Date

ATTACHMENT I

SANTA CLARITA – NORTH LOS ANGELES COUNTY

LAW ENFORCEMENT FACILITIES FEE STUDY

OCTOBER 29, 2007

Final Report

MuniFinancial

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EXECUTIVE SUMMARY

This report summarizes an analysis of the need for law enforcement facilities and capital improvements to support existing and future development within both incorporated and unincorporated areas of North Los Angeles County through 2025. It is the County's intent that the costs representing future development's share of these facilities be imposed on that development in the form of a development impact fee, also known as a public facilities fee. Any impact fees developed outside of this study for public facilities other than law enforcement facilities are additive to the fees presented here.

BACKGROUND AND STUDY OBJECTIVES

The primary policy objective of a law enforcement facilities fee program is to ensure that new development pays the capital costs of law enforcement facilities associated with growth. To fulfill this objective public agencies should review and update their fee programs periodically to incorporate the best available information. The primary purpose of this report is to create fees that incorporate current facility plans to serve a 2025 service population.

The County imposes law enforcement facilities fees in unincorporated areas, and each city imposes the fees within its jurisdictional boundaries under authority granted by the *Mitigation Fee Act*, contained in *California Government Code* Sections 66000 *et seq.* This report provides the necessary findings required by the *Act* for adoption of the fees presented in the fee schedules contained herein. Using the same statutory guidelines, this report also presents separate fee schedules for each law enforcement facilities fee zone within the North County area. Approval by the individual municipal governments will therefore be a required step in the fee implementation.

FACILITY STANDARDS AND COSTS OF GROWTH

This fee analysis uses standards based on the County's policy to determine the cost of facilities required to accommodate growth for law enforcement facilities. A standard for each jurisdiction considered in this study is derived from an examination of the existing standard of facilities and services as well as facility plans for 2025. Depending on the facility standard, the County currently may or may not have sufficient facilities to serve existing development. If the existing facilities are below standard, a deficiency exists. In this case, the portion of the cost of planned facilities associated with correcting the deficiency must be allocated to funding sources other than the development impact fee, to fund existing development's share of the facilities. Law enforcement facilities fees can only fund planned facilities needed to accommodate new development at the adopted standard.

Therefore, this study distinguishes between the share of planned facilities needed to accommodate growth and the share that serves existing residents and businesses. New development shall only fund its fair share of planned facilities. To ensure compliance with the law, this study ensures that there is a reasonable relationship between new development, the amount of the fee, and facilities funded by the fee.

Fee Schedules and Revenues

Table E.1 summarizes the schedule of maximum justified law enforcement facilities fees based on the analysis contained in this report.

Table E.1: Law Enforcement Development Impact Fees - Summary

Land Use	Santa Clarita Zone	Lancaster Zone	Palmdale Zone	Newhall Zone	Gorman Zone
Residential		*(Fee per Dwelling Unit)*			
Single Family Unit	$ 467	$ 487	$ 467	$ 863	$ 1,285
Multi-family Unit	337	359	373	652	971
Nonresidential		*(Fee per 1,000 Building Square Feet)*			
Commercial	$ 69	$ 78	$ 65	$ 129	$ 192
Office	87	97	82	161	240
Industrial	35	39	33	64	96

Sources: Tables 3.7, 4.7, 5.5, 6.5 and 7.5; MuniFinancial.

New Development's Capacity for Funding CIP Projects

Table E.2 details the extent to which new development can fund planned facilities costs. The City of Santa Clarita is seeking impact fee funding to expand the existing station to serve new development. Impact fees will partially fund completely new stations in the Newhall and Gorman zones to serve the major new developments in those areas. The City of Palmdale anticipates using the impact fee revenue to fund yet to be identified projects in its service area. The City of Lancaster anticipates using the fee revenue to build two storefront substations, and other yet to be identified facilities. The "Revenues to be Programmed (Deficit)" row identifies available impact fee funding to fund additional future facilities, or the amount of non-fee revenue needed to fund existing development's share of the facilities that are currently planned.

Table E.2: New Development's Capacity for Funding Planned Facilities

	Santa Clarita Zone	Lancaster Zone	Palmdale Zone	Newhall Zone	Gorman Zone
Total Projected Fee Revenues	$ 9,559,800	$ 16,594,900	$ 25,500,200	$ 15,300,800	$ 18,486,000
Less: Total Planned Facilities Costs	19,350,000	6,630,000	-	29,855,000	21,787,500
Revenues to be Programmed (Deficit)	$ (9,790,200)	$ 9,964,900	$ 25,500,200	$ (14,554,200)	$ (3,301,500)

Note: Initial fee revenues from all juristictions will fund a comprehensive law enforcement master plan study to identify all facility needs.

Sources: Tables 3.6, 4.6, 6.4 and 7.4; MuniFinancial.

1. INTRODUCTION

This report presents an analysis of the need for law enforcement facilities to accommodate new development in North Los Angeles County. This chapter explains the study approach and summarizes results under the following sections:

- Background and study objectives;
- Public facilities financing in California;
- Organization of the report;
- Facility standards approach; and
- Facility cost estimates.

BACKGROUND AND STUDY OBJECTIVES

The primary policy objective of a facilities fee program is to ensure that new development pays the capital costs associated with growth. To fulfill this objective public agencies should review and update their fee programs periodically to incorporate the best available information. The primary purpose of this report is to document fees that incorporate current facility plans to serve a 2025 service population for North Los Angeles County.

The County imposes law enforcement facilities fees under authority granted by the *Mitigation Fee Act*, contained in *California Government Code* Sections 66000 *et seq.* This report provides the necessary findings required by the *Act* for adoption of the revised fees presented in the fee schedules contained herein.

PUBLIC FACILITIES FINANCING IN CALIFORNIA

The changing fiscal landscape in California during the past 30 years has steadily undercut the financial capacity of local governments to fund infrastructure. Three dominant trends stand out:

- The passage of a string of tax limitation measures, starting with Proposition 13 in 1978 and continuing through the passage of Proposition 218 in 1996;
- Declining popular support for bond measures to finance infrastructure for the next generation of residents and businesses; and
- Steep reductions in federal and state assistance.

Faced with these trends, many cities and counties have had to adopt a policy of "growth pays its own way." This policy shifts the burden of funding infrastructure expansion from existing rate and taxpayers onto new development. This funding shift has been accomplished primarily through the imposition of assessments, special taxes, and development impact fees also known as law enforcement facilities fees. Assessments and special taxes require approval of property owners and are appropriate when the funded facilities are directly related to the developing property. Development fees, on the other hand, are an appropriate funding source for facilities that benefit all development jurisdiction-wide. Development fees need only a majority vote of the legislative body for adoption.

ORGANIZATION OF THE REPORT

The determination of a law enforcement facilities fee begins with the selection of a planning horizon and development of projections for population and employment. These projections are used throughout the analysis of different facility zones, and are summarized in Chapter 2.

Chapters 3 through 7 are devoted to documenting the maximum justified law enforcement facilities fee for each of the fee zones in which the fees will be charged. The fee revenue collected in each zone will only be spent on facilities within that zone. The fee zones are as follows:

- Santa Clarita station zone;
- City of Lancaster station zone;
- City of Palmdale station zone;
- Newhall Ranch station zone;
- Gorman/Centennial station zone.

Chapter 8 describes the fee implementation process. The five statutory findings required for adoption of the proposed law enforcement facilities fees in accordance with the *Mitigation Fee Act* (codified in *California Government Code* Sections 66000 through 66025) are summarized in Chapter 9.

FACILITY STANDARDS APPROACH

A facility standard is a policy that indicates the amount of facilities required to accommodate service demand. Examples of facility standards include building square feet per capita and park acres per capita. Standards also may be expressed in monetary terms such as the replacement value of facilities per capita. The adopted facility standard is a critical component in determining new development's need for new facilities and the amount of the fee. Standards determine new development's fair share of planned facilities and ensure that new development does not fund deficiencies associated with existing development.

The most commonly accepted approaches to determining a facility standard are described below:

- The **existing inventory method** uses a facility standard based on the ratio of existing facilities to existing development. Under this approach, new development funds the expansion of facilities at the same rate that existing development has provided facilities to date. By definition, the existing inventory method does not consider facility deficiencies attributable to existing development. To increase facility standards the jurisdiction must secure funding in addition to development fees.
- The **system plan method** calculates the standard based on the ratio of all existing plus planned facilities to total future demand (existing and new development). This method is used when (1) the local agency anticipates increasing its facility standard above the existing inventory standard discussed above, and (2) planned facilities are part of a system that benefits both existing and new development. Using a facility standard that is higher than the existing inventory standard creates a deficiency for existing development. The jurisdiction must secure non-fee funding for that portion of planned facilities required to correct the deficiency.

This study uses the existing inventory approach to determine facility standards for the Palmdale and Lancaster zones. The system standard is used to calculate the facility standards for the Santa Clarita, Newhall and Gorman zones. The projects that have been listed as planned projects throughout this report are those projects preliminarily identified by the County Sheriff's Planning Department, city staffs and MuniFinancial. While the system standard was used to calculate the fees, the planned project costs are subtracted from anticipated fee revenue to determine any additional revenue required from non-impact fee funding sources.

Facility Cost Estimates

Estimates of facility costs, both planned and existing, are based on information provided by the Los Angeles County Sheriff's Planning Department, input from each jurisdiction's staff, and MuniFinancial. MuniFinancial also developed the estimates of land values based on Internet searches of undeveloped land currently on the market, with input from city staff. Land values vary by fee zone. The Sheriff's Department also provided the cost of equipped vehicles.

The initial fee revenue from all zones will be used to fund a comprehensive law enforcement facilities master plan to identify all facility needs through the planning horizon. Should the master planning effort identify significantly different facility needs than those detailed here, the impact fee study should be revised accordingly.

2. Growth Projections

New development growth projections are used to assist in estimating facility needs. Projected new development is estimated using the existing service population in 2007 as a base year with a planning horizon through the year 2025.

Use of Growth Projections for Impact Fees

Estimates of the existing service population and projections of growth are critical assumptions used throughout this report. These estimates are used as follows:

- Estimates of total development at the 2025 planning horizon are used to determine the total amount of law enforcement facilities required to accommodate growth and to allocate those costs on a per capita basis.
- Estimates of service population growth from 2007 to 2025 are used to allocate to new development its fair share of total planned facility needs.

To measure existing service population and future growth, residential and worker population data are used for fee calculation in this report. These measures are used because numbers of residents and workers are reasonable indicators of the level of demand for law enforcement facilities. The County builds law enforcement facilities primarily to serve these populations and, typically, the greater the population the larger the facility required to provide a given level of service.

Service Population

Different types of new development use law enforcement facilities at different rates in relation to each other, depending on the services provided. In Chapters 3 through 7, a specific service population is identified for each facility zone to reflect total demand. The service population weights residential land use types against non-residential land uses based on the estimated variation in demand for services between residents and workers.

Land Use Types

To ensure a reasonable relationship between each fee and the type of development paying the fee, growth projections distinguish between different land use types. The land use types used in this analysis are defined below:

- **Single family:** Attached and detached one-family dwelling units.
- **Multi-family:** All attached single family dwellings such as duplexes and condominiums, plus mobile homes, apartments, and dormitories.
- **Commercial:** All commercial, retail, educational, and hotel/motel development.
- **Office:** All general, professional, and medical office development.
- **Industrial:** All manufacturing and warehousing development.

The participating jurisdictions should have the discretion to impose the law enforcement facilities fee based on the specific aspects of a proposed development regardless of zoning. The guideline to use is the probable occupant density of the development, either residents per dwelling unit or workers per building square foot. The fee imposed should be based on the land use type that most closely represents the probable occupant density of the development.

Growth Projections for North Los Angeles County

The base year for this study is 2007. The existing facilities in 2007 will make up the existing standard in our study for the Lancaster and Palmdale zones. The existing and planned facilities in 2025 will make up the system standard for the Santa Clarita, Newhall and Gorman zones. Base year residential estimates were supplied by the Los Angeles County Planning Department and adjusted with data from the California State Department of Finance (DOF). The estimates provided by Los Angeles County planning were derived from the 2005 Regional Transportation Plan (RTP), developed by the Southern California Association of Governments (SCAG), and interpolated to 2007. Base year and out year employment estimates were also derived from data provided by Los Angeles County Planning. **Table 2.1** shows estimates of the growth in terms of residents and workers.

Fee Zones

Law enforcement facilities in North Los Angeles County serve a large geographic area. The planned addition of law enforcement facilities in Newhall and in Gorman will allow each station to serve a smaller geographic area. As a result, this law enforcement facilities fee was developed such that the new development served by each station will fund the construction and improvements of that local station. Five fee zones, each independent, were used in this study to allocate facility costs to local development.

To investigate the impact fees in each zone, demographic data and growth forecasts were needed by zone. The demographic projections from the RTP described in the previous section were provided by census tract. The demographic data was allocated to the five fee zones using geographic information systems (GIS) analysis. A map of the fee zones is displayed in **Figure 1.** The fee zones are as follows:

- Santa Clarita station zone, bounded by the Gorman zone to the north, the Newhall zone to the west, and the Palmdale zone to the east;
- City of Lancaster station zone, bounded by the County border to the north and east, the Gorman zone to the west and the Palmdale zone to the south;
- City of Palmdale station zone, bounded by the County border to the south and east, the Santa Clarita Zone to the west and the Lancaster zone to the north;
- The Newhall zone, bounded by the Gorman zone to the north, the County border to the west and the Santa Clarita zone to the east;
- The Gorman zone, bounded by the Newhall zone to the south, the County Border to the north, and the Lancaster zone to the east.

Figure 1.

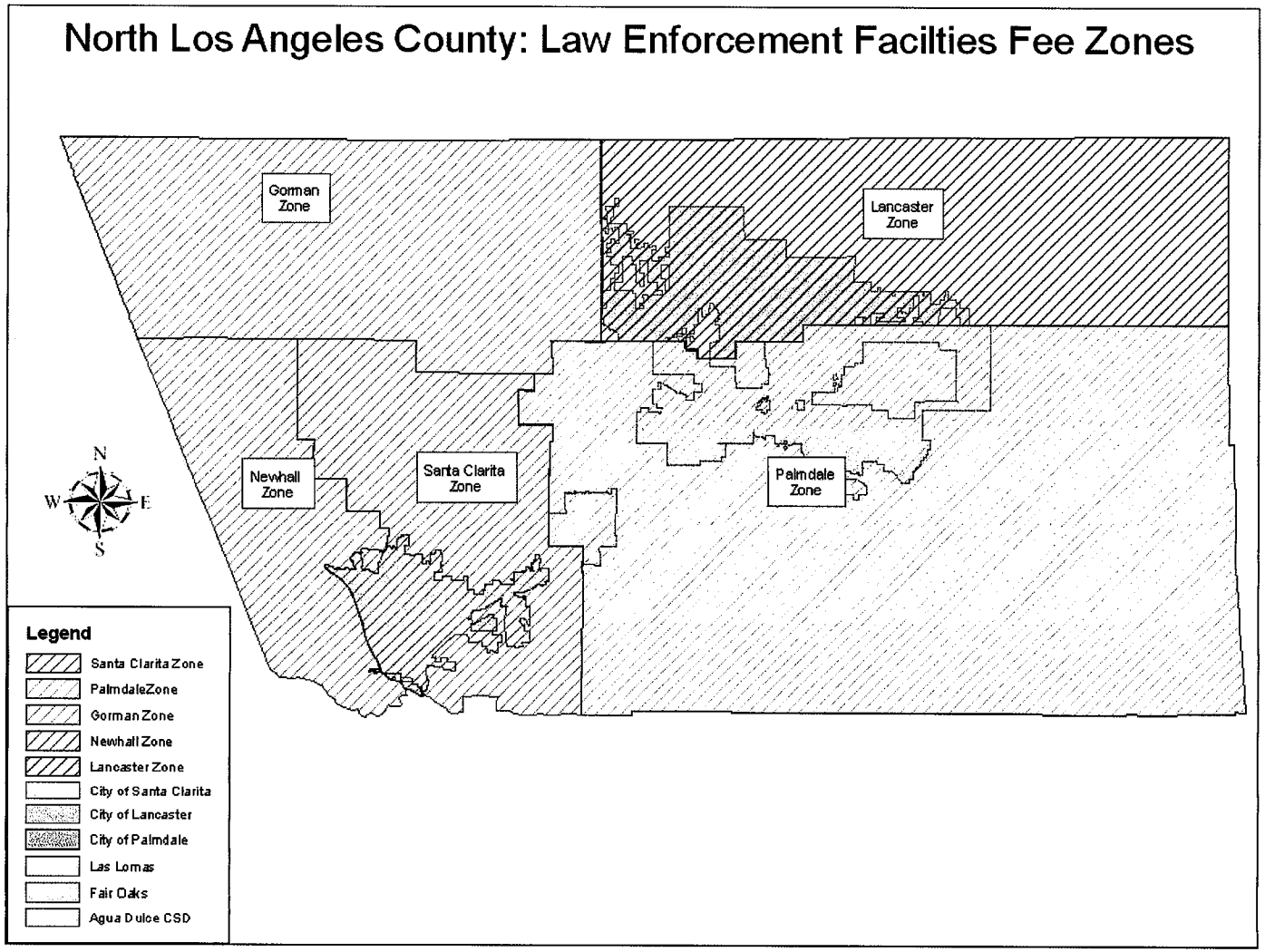
North Los Angeles County: Law Enforcement Facilties Fee Zones
Gorman Zone
Lancaster Zone
Newhall Zone
Santa Clarita Zone
Palmdale Zone
N
W
E
S
Legend
Santa Clarita Zone
PalmdaleZone
Gorman Zone
Newhall Zone
Lancaster Zone
City of Santa Clarita
City of Lancaster
City of Palmdale
Las Lomas
Fair Oaks
Agua Dulce CSD

Table 2.1: Population and Employment Estimates and Projections

	2007	2025	Net Growth 2007-2025
Population			
Santa Clarita Zone	204,400	268,200	63,800
Lancaster Zone	174,300	276,200	101,900
Palmdale Zone	221,000	402,500	181,500
Newhall Zone	54,000	111,300	57,300
Gorman Zone	7,100	54,100	47,000
Total	660,800	1,112,300	451,500
Employment [1, 2]			
Santa Clarita Zone	62,900	79,400	16,500
Lancaster Zone	59,200	75,200	16,000
Palmdale Zone	58,200	95,100	36,900
Newhall Zone	7,000	11,500	4,500
Gorman Zone	5,900	7,400	1,500
Total	193,200	268,600	75,400

Note: Totals may not add due to rounding. SCAG 2004 RTP data is the basis for all population, household, and employment projections listed. Los Angeles County Department of Regional Planning (LA DRP) has revised only unincorporated population and household data to 2025.

[1] Represents jobs located within the city/county (not employed residents).

[2] Excludes local government employees.

Sources: Adjusted SCAG 2004 RTP; Los Angeles County Planning Department; MuniFinancial.

Occupant Densities

Occupant density assumptions ensure a reasonable relationship between the development of housing units or building square footage and the increase in service population, and therefore the amount of the fee. Developers pay the fee based on the number of additional housing units or building square feet of nonresidential development, so the fee schedule must convert service population estimates to these measures of project size. This conversion is done with average occupant density factors by land use type for each zone, shown in **Table 2.2**.

Table 2.2: Occupant Density

	Santa Clarita	Lancaster	Palmdale	Newhall[3]	Gorman[3]
Residential[1]					
Single Family	3.24	3.04	3.42	3.23	3.23
Multi-family	2.34	2.24	2.73	2.44	2.44
Nonresidential[2]					
Commercial	2.00	2.00	2.00	2.00	2.00
Office	2.50	2.50	2.50	2.50	2.50
Industrial	1.00	1.00	1.00	1.00	1.00

[1] Residents per dwelling unit.

[2] Employees per 1,000 square feet

[3] Represents the average of the North County cities in lieu of specific unincorporated data.

Sources: United States 2000 Census (Tables H-31, H-32, H-33); California State Department of Finance E-5 report for Los Angeles County Jan. 1, 2006; The Natelson Company, Inc., Employment Density Study Summary Report, prepared for the Southern California Association of Governments, October 31, 2001; MuniFinancial.

The residential occupant density factors are derived from the 2000 U.S. Census Bureau's Tables H-31 through H-33. Table H-31 provides vacant housing units data, while Table H-32 provides information relating to occupied housing. Table H-33 documents the total 2000 population residing in occupied housing. The US Census numbers are adjusted by using the California Department of Finance ("DOF") estimates for January 1, 2006 found on DOF Table E.5, and the most recent State of California data available. The non-residential density factors are based on *Employment Density Study Summary Report*, prepared for the Southern California Association of Governments, October 2001 by The Natelson Company. For example, the industrial density factor represents an average for light industrial and heavy industrial uses likely to occur in the County.

3. SANTA CLARITA ZONE

This chapter documents a reasonable relationship between new development and the funding for proposed law enforcement facilities in the Santa Clarita law enforcement facilities fee zone. This zone includes the City and the surrounding unincorporated areas as shown above in Figure 1.

SERVICE POPULATION

Both residents and workers in the Santa Clarita zone benefit from services provided by the County Sheriff's Department. Therefore, demand for law enforcement facilities is based on the zone's combined residential and worker populations. **Table 3.1** provides estimates of the resident and worker populations in the Santa Clarita zone, with projections for the year 2025. In calculating the service population, workers are weighted less than residents to reflect a lower per capita service demand. Nonresidential buildings are typically occupied less intensively than dwelling units, so it is reasonable to assume that average per-worker demand for services is less than average per-resident demand. The 0.24-weighting factor for workers is based on a 40-hour workweek divided by the total number of hours in a week (168).

Table 3.1: Law Enforcement Facilities Service Population - Santa Clarita Zone

	Residents	Workers[1]	Service Population[2]
Existing			
Estimate for 2007	204,400	62,900	219,500
Future (2025)			
Estimated Service Population 2025[3]	268,200	79,400	287,300
Projected Service Population Increase	63,800	16,500	67,800
Service Pop. Weighting Factor[3]	1.00	0.24	

Note: Totals may not add due to rounding.

[1] Excludes local government employees.

[2] Service population equals residents plus workers with each weighted by appropriate factor shown at the bottom of the table.

[3] Workers are weighted at 0.24 of residents based on a 40 hour work week out of a possible 168 hours in a week.

Sources: California Department of Finance, *Report E-5a 1/1/06*; Adjusted SCAG 2004 RTP Growth Forecasts; Los Angeles County Department of Regional Planning (LADRP); MuniFinancial.

FACILITY INVENTORIES, PLANS & STANDARDS

The Santa Clarita zone uses the system standard to calculate the impact fees for law enforcement facilities. This standard is based on the investment per capita in both existing and planned law enforcement facilities in the Santa Clarita zone. The existing station in Santa Clarita was built in 1972. It is currently at capacity. The station currently serves the Newhall and Gorman areas due to a lack of facilities in those zones. The existing population in the Gorman and Newhall areas is not included in the Santa Clarita service population because it is recognized in those respective zones.

The lack of existing facilities in those zones indicates an existing deficiency in facilities for those zones (see chapters 6 and 7). The City of Santa Clarita is seeking impact fee funding to fund a portion of the needed expansion of the station to serve new development.

Table 3.2 presents a complete inventory of existing law enforcement facilities. Vehicles currently operating out of the Santa Clarita station are listed in **Table 3.3**. Values listed for vehicles are replacement costs.

Table 3.2: Existing Facilities

	Amount		Unit Cost	Total Cost
Santa Clarita Station				
Land	2.70	acres	$ 1,500,000	$ 4,050,000
Building	25,100	sq. ft.	485	12,173,500
Service Building	6,360	sq. ft.	175	1,113,000
Total				$ 17,336,500

Sources: Los Angeles County Sheriff's Department Facilities Planning Bureau; City of Santa Clarita; MuniFinancial.

Table 3.3: Existing Vehicle Inventory and Valuation

Vehicle Type	Units	Cost[1]	Total
Santa Clarita Station			
Black and White Patrol Cars	52	$ 48,000	$ 2,496,000
Black and White SUVs	4	50,000	200,000
Other Vehicles	26	38,000	988,000
Subtotal			$ 3,684,000

[1] Value based on current replacement value, per Sheriff's Department.

Sources: Los Angeles County Sheriff's Department Facilities Planning Bureau; MuniFinancial.

Table 3.4 shows the law enforcement facilities planned to serve the Santa Clarita zone. The notable planned facility is the approximately 24,900 square foot addition to the current station. The unit cost of $700 per square foot includes all construction costs and soft costs, including temporary staff relocation costs, for the expansion of the building, per the Santa Clarita Public Works Department.

Table 3.4: Planned Law Enforcement Facilities

	Amount		Unit Cost	Total Cost
Santa Clarita Expansion				
Building[1]	24,900	sq. ft.	$ 700	$ 17,430,000
Patrol Vehicles	40	vehicles	48,000	1,920,000
Subtotal				$ 19,350,000

[1] Building expansion costs estimated at 30% more than new construction costs from the Sheriff's Department, per Santa Clarita Public Works.

Sources: Los Angeles County Sheriff's Planning Department; City of Santa Clarita Public Works; MuniFinancial.

Table 3.5 shows per capita costs for law enforcement facilities based on existing and planned facilities for the 2025 service population. The total cost per capita of law enforcement facilities is determined by dividing the value of all facilities is by the future service population.

Table 3.5: Master Plan Law Enforcement Facilities Standard

Existing Law Enforcement Facilities	$ 21,020,500
Planned Law Enforcement Facilities	19,350,000
Total Law Enforcement Facilities	$ 40,370,500
Projected 2025 Service Population	287,300
Facility Standard per Capita	$ 141
Cost per Resident	$ 141
Cost per Worker[1]	34

[1] Worker weighting factor of 0.24 applied to cost per resident.

Sources: Tables 3.1, 3.2, 3.3 and 3.4; MuniFinancial.

Table 3.6 shows the allocation of planned facilities costs to new development based on the standard. New development's contribution is determined by multiplying the per capita facilities cost derived in Table 3.5 by the expected increase in service population from 2007 to 2025. Total anticipated impact fee revenue is subtracted from planned facility costs to determine the remaining value of planned facilities that must be funded by non-fee revenue to cover the remaining cost of the planned facilities. The City and County need to generate the non-fee revenue over the planning horizon of this study or new development will have paid too high a fee.

Table 3.6: Projected Impact Fee Revenue

Total Cost of Planned Facilities	$ 19,350,000
Value of Facility Standards per Capita	$ 141
Service Population Growth Within Zone *(2007-2025)*	67,800
Total Projected Impact Fee Revenue	$ 9,559,800
Additional non-impact fee funding required	$ 9,790,200

Sources: Tables 3.1 and 3.4; MuniFinancial.

FEE SCHEDULE

Table 3.7 shows the law enforcement facilities fees for the Santa Clarita zone. The cost per capita determined in Table 3.5 is converted to a fee per unit of new development based on dwelling unit and building space densities (persons per dwelling unit for residential development). The total fee includes an administrative charge of two percent of the base fee. The administrative charge component is designed to offset the costs of fee documentation, collection and required fee accounting and reporting.

Table 3.7: Law Enforcement Facilities Impact Fee

Land Use	A Cost Per Capita	B Density	C=AxB Base Fee[1]	D = C x 2% Admin Charge[1, 2]	E=C+D Total Fee	Fee/ Sq. Ft.
Residential						
Single Family	$ 141	3.24	$ 457	$ 9	$ 467	
Multi-family	141	2.34	330	7	337	
Nonresidential						
Commercial	$ 34	2.00	$ 68	$ 1	$ 69	$ 0.07
Office	34	2.50	85	2	87	0.09
Industrial	34	1.00	34	1	35	0.03

Note: Totals may not add due to rounding.

[1] Fee per dwelling unit for residential, per 1,000 square feet for nonresidential.

[2] Administrative charge of 2.0 percent of calculated base fee.

Sources: Tables 2.2 and 3.5; MuniFinancial.

4. LANCASTER ZONE

This chapter documents a reasonable relationship between new development and the funding for proposed law enforcement facilities in the Lancaster zone.

SERVICE POPULATION

Both residents and workers in the Lancaster zone benefit from services provided by the County Sheriff's Department. Therefore, demand for law enforcement facilities is based on the zone's combined residential and worker populations. **Table 4.1** provides estimates of the resident and worker populations in the zone, with projections for the year 2025. In calculating the service population, workers are weighted less than residents to reflect a lower per capita service demand. Nonresidential buildings are typically occupied less intensively than dwelling units, so it is reasonable to assume that average per-worker demand for services is less than average per-resident demand. The 0.24-weighting factor for workers is based on a 40-hour workweek divided by the total number of hours in a week (168).

Table 4.1: Law Enforcement Facilities Service Population - Lancaster Zone

	Residents	Workers[1]	Service Population[2]
Existing			
Estimate for 2007	174,300	59,200	188,500
Future (2025)			
Estimated Service Population 2025[3]	276,200	75,200	294,200
Projected Service Population Increase	101,900	16,000	105,700
Service Pop. Weighting Factor[3]	1.00	0.24	

Note: Totals may not add due to rounding.

[1] Excludes local government employees.

[2] Service population equals residents plus workers with each weighted by appropriate factor shown at the bottom of the table.

[3] Workers are weighted at 0.24 of residents based on a 40 hour work week out of a possible 168 hours in a week.

Sources: California Department of Finance, *Report E-5a 1/1/06*; Adjusted SCAG 2004 RTP Growth Forecasts; Los Angeles County Department of Regional Planning (LADRP); MuniFinancial.

FACILITY INVENTORIES, PLANS & STANDARDS

The Lancaster zone uses the existing standard to calculate the impact fees. This standard is based on the investment per capita in existing law enforcement facilities in the zone. The existing station in Lancaster was built in 1996. The City is seeking impact fee funding to fund a new full service station and two new storefront substations. **Table 4.2** presents a complete inventory of existing law enforcement facilities. Vehicles currently operating out of the Lancaster station are listed in **Table 4.3**. Values listed for vehicles are replacement cost as provided by the Sheriff's Department.

Table 4.2: Existing Facilities

	Amount		Unit Cost	Total Cost
Lancaster Station				
Land	6.90	acres	$ 300,000	$ 2,070,000
Building	40,713	sq. ft.	485	19,745,800
Crime Lab	5,300	sq. ft.	485	2,570,500
Service Building	4,818	sq. ft.	175	843,200
Total				$ 25,229,500

Sources: Los Angeles County Sheriff's Department Facilities Planning Bureau; City of Lancaster; MuniFinancial.

Table 4.3: Existing Vehicle Inventory and Valuation

Vehicle Type	Units	Cost[1]	Total
Lancaster Station			
Black and White Patrol Cars	56	48,000	$ 2,688,000
Black and White SUVs	3	50,000	150,000
Other Vehicles	42	38,000	1,596,000
Subtotal			$ 4,434,000

[1] Value based on current replacement value, per Sheriff's Department.

Sources: Los Angeles County Sheriff's Department Facilities Planning Bureau; MuniFinancial.

Table 4.4 shows the law enforcement facilities planned to serve the Lancaster zone. The planned facilities include two storefront substations, one in the east side of the zone and one in the west. Initial fee revenues will be used to fund a comprehensive law enforcement facility master plan study to identify facility needs through the planning horizon in North Los Angeles County. The master plan may identify facility needs not presented here. This study should be revised to incorporate any facility needs identified by the master planning effort once that effort is completed.

Table 4.4: Planned Law Enforcement Facilities

	Amount		Unit Cost	Total Cost
Lancaster				
Eastside Storefront				
Land	0.25	acres	$ 300,000	$ 75,000
Building	6,000	sq. ft.	540	3,240,000
Subtotal				$ 3,315,000
Westside Storefront				
Land	0.25	acres	$ 300,000	$ 75,000
Building	6,000	sq. ft.	540	3,240,000
Subtotal				$ 3,315,000
Total - Lancaster Planned Facilities				$ 6,630,000

Sources: City of Lancaster; Los Angeles County Sheriff's Planning Department; MuniFinancial.

Table 4.5 shows per capita costs for law enforcement facilities based on the investment in existing facilities relative to the 2007 service population. The total cost per capita of law enforcement facilities is determined by dividing the value of existing facilities is by the existing service population.

Table 4.5: Law Enforcement Facilities Existing Standard

Existing Law Enforcement Facilities	$	29,663,500
Existing Service Population		188,500
Facility Standard per Capita	$	157
Cost per Resident	$	157
Cost per Worker[1]		38

[1] Worker weighting factor of 0.24 applied to cost per resident.

Sources: Tables 4.1, 4.2 and 4.3; MuniFinancial.

Table 4.6 shows the allocation of planned facilities costs to new development based on the standard. New development's contribution is determined by multiplying the per capita facilities cost derived in Table 4.5 by the expected increase in service population from 2007 to 2025. The existing standard fee calculation methodology ensures that new development only funds law enforcement facilities at the same rate that existing development has funded them thus far. Approximately $6.6 million is anticipated to be used for two "storefront" stations (see Table 4.4). The previously described master planning effort will be used to determine the remaining facilities that will be funded by the unprogrammed fee revenues.

Table 4.6: Projected Impact Fee Revenue

Total Cost of Planned Facilities	$ 6,630,000
Value of Facility Standards per Capita	$ 157
Service Population Growth Within Zone *(2007-2025)*	105,700
Total Projected Impact Fee Revenue	$ 16,594,900
Unprogrammed Impact Fee Revenue	$ 9,964,900

Sources: Tables 4.1 and 4.4; MuniFinancial.

FEE SCHEDULE

Table 4.7 shows the law enforcement facilities fees for the Lancaster zone. The cost per capita determined in Table 4.5 is converted to a fee per unit of new development based on dwelling unit and building space densities (persons per dwelling unit for residential development). The total fee includes an administrative charge of two percent of the base fee. The administrative charge component is designed to offset the costs of fee documentation, collection and required fee accounting and reporting.

Table 4.7: Law Enforcement Facilities Impact Fee

Land Use	A Cost Per Capita	B Density	C=AxB Base Fee[1]	D = C x 2% Admin Charge[1, 2]	E=C+D Total Fee	Fee/ Sq. Ft.
Residential						
Single Family	$ 157	3.04	$ 477	$ 10	$ 487	
Multi-family	157	2.24	352	7	359	
Nonresidential						
Commercial	$ 38	2.00	$ 76	$ 2	$ 78	$ 0.08
Office	38	2.50	95	2	97	0.10
Industrial	38	1.00	38	1	39	0.04

Note: Totals may not add due to rounding.

[1] Fee per dwelling unit for residential, per 1,000 square feet for nonresidential.

[2] Administrative charge of 2.0 percent.

Sources: Tables 2.2 and 4.5; MuniFinancial.

5. PALMDALE ZONE

This chapter documents a reasonable relationship between new development and the funding for proposed law enforcement facilities in the Palmdale zone.

SERVICE POPULATION

Both residents and workers in the Palmdale zone benefit from services provided by the County Sheriff's Department. Therefore, demand for law enforcement facilities is based on the zone's combined residential and worker populations. **Table 5.1** provides estimates of the resident and worker populations in the zone, with projections for the year 2025. In calculating the service population, workers are weighted less than residents to reflect a lower per capita service demand. Nonresidential buildings are typically occupied less intensively than dwelling units, so it is reasonable to assume that average per-worker demand for services is less than average per-resident demand. The 0.24-weighting factor for workers is based on a 40-hour workweek divided by the total number of hours in a week (168).

Table 5.1: Law Enforcement Facilities Service Population - Palmdale Zone

	Residents	Workers[1]	Service Population[2]
Existing			
Estimate for 2007	221,000	58,200	235,000
Future (2025)			
Estimated Service Population 2025[3]	402,500	95,100	425,300
Projected Service Population Increase	181,500	36,900	190,300
Service Pop. Weighting Factor[3]	1.00	0.24	

Note: Totals may not add due to rounding.

[1] Excludes local government employees.

[2] Service population equals residents plus workers with each

[3] Workers are weighted at 0.24 of residents based on a 40 hour work

Sources: California Department of Finance, *Report E-5a 1/1/06*; Adjusted SCAG 2004 RTP Growth Forecasts; Los Angeles County Department of Regional Planning (LADRP); MuniFinancial.

FACILITY INVENTORIES, PLANS & STANDARDS

The Palmdale zone uses the existing standard to calculate the impact fees for law enforcement facilities. This standard is based on the investment per capita in existing law enforcement facilities in the zone. **Table 5.2** presents a complete inventory of existing facilities. Vehicles currently operating out of the Palmdale station are listed in **Table 5.3.**

Table 5.2: Existing Facilities

	Amount		Unit Cost	Total Cost
Palmdale Station				
Land	11.50	acres	$ 300,000	$ 3,450,000
Building	49,000	sq. ft.	485	23,765,000
Service Building	8,300	sq. ft.	175	1,452,500
Total				$ 28,667,500

Sources: Los Angeles County Sheriff's Department Facilities Planning Bureau; City of Palmdale; MuniFinancial.

Table 5.3: Existing Vehicle Inventory and Valuation

Vehicle Type	Units	Cost[1]	Total
Palmdale Station			
Black and White Patrol Cars	60	48,000	$ 2,880,000
Subtotal			$ 2,880,000

[1] Value based on current replacement value, per Sheriff's Department.

Sources: Los Angeles County Sheriff's Department Facilities Planning Bureau; MuniFinancial.

Table 5.4 shows per capita costs for law enforcement facilities based on the investment in existing facilities relative to the 2007 service population. The total cost per capita of law enforcement facilities is determined by dividing the value of existing facilities is by the existing service population.

Table 5.4: Law Enforcement Facilities Existing Standard

Existing Law Enforcement Facilities	$	31,547,500
Existing Service Population		235,000
Facility Standard per Capita	$	134
Cost per Resident	$	134
Cost per Worker[1]		32

[1] Worker weighting factor of 0.24 applied to cost per resident.

Sources: Tables 5.1, 5.2 and 5.3; MuniFinancial.

At this point, facilities needed to serve new development through the planning horizon for the Palmdale zone have not been identified. Initial fee revenues will be used to fund a comprehensive law enforcement facility master plan study to identify facility needs through the planning horizon in

North Los Angeles County. The master plan will identify facility needs not presented here. This study should be revised to incorporate any facility needs identified by the master planning effort.

FEE SCHEDULE

Table 5.5 shows the law enforcement facilities fees for the Palmdale zone. The cost per capita determined in Table 5.4 is converted to a fee per unit of new development based on dwelling unit and building space densities (persons per dwelling unit for residential development). The total fee includes an administrative charge of two percent of the base fee. The administrative charge component is designed to offset the costs of fee documentation, collection and required fee accounting and reporting.

Table 5.5: Law Enforcement Facilities Impact Fee - Existing Standard

Land Use	A Cost Per Capita	B Density	C=AxB Base Fee[1]	D = C x 2% Admin Charge[1, 2]	E=C+D Total Fee	Fee/ Sq. Ft.
Residential						
Single Family	$ 134	3.42	$ 458	$ 9	$ 467	
Multi-family	134	2.73	366	7	373	
Nonresidential						
Commercial	$ 32	2.00	$ 64	$ 1	$ 65	$ 0.07
Office	32	2.50	80	2	82	0.08
Industrial	32	1.00	32	1	33	0.03

Note: Totals may not add due to rounding.

[1] Fee per dwelling unit for residential, per 1,000 square feet for nonresidential.

[2] Administrative charge of 2.0 percent.

Sources: Tables 2.2 and 5.4; MuniFinancial.

6. NEWHALL ZONE

This chapter documents a reasonable relationship between new development and the funding for proposed law enforcement facilities in the planned Newhall development.

SERVICE POPULATION

Both residents and workers in Newhall will benefit from services provided by the County Sheriff's Department. Therefore, demand for law enforcement facilities is based on the zone's combined residential and worker populations. **Table 6.1** provides estimates of the resident and worker populations in the zone, with projections for the year 2025. In calculating the service population, workers are weighted less than residents to reflect a lower per capita service demand. Nonresidential buildings are typically occupied less intensively than dwelling units, so it is reasonable to assume that average per-worker demand for services is less than average per-resident demand. The 0.24-weighting factor for workers is based on a 40-hour workweek divided by the total number of hours in a week (168).

Table 6.1: Law Enforcement Facilities Service Population - Newhall Zone

	Residents	Workers	Service Population[1]
Existing			
Estimate for 2007	54,000	7,000	55,700
Future (2025)			
Estimated Service Population 2025[2]	111,300	11,500	114,100
Projected Service Population Increase	57,300	4,500	58,400
Service Pop. Weighting Factor[2]	1.00	0.24	

Note: Totals may not add due to rounding.

[1] Service population equals residents plus workers with each weighted by appropriate factor shown at the bottom of the table.

[2] Workers are weighted at 0.24 of residents based on a 40 hour work week out of a possible 168 hours in a week.

Sources: California Department of Finance, *Report E-5a 1/1/06*; Adjusted SCAG 2004 RTP Growth Forecasts; Los Angeles County Department of Regional Planning (LADRP); MuniFinancial.

FACILITY INVENTORIES, PLANS & STANDARDS

The Newhall zone uses the system standard to calculate the impact fees for law enforcement facilities. This standard is based on the investment per capita in both existing and planned law enforcement facilities in the Newhall project area. Approximately 21,500 residential dwelling units are expected to be built in the Newhall Ranch area through the 2025 planning horizon. Such large-scale development will require a new station, as there are no existing law enforcement facilities in the Newhall zone. In the absence of any closer station at the present time, the Santa Clarita Station

serves the Newhall area. An additional station is needed in the Newhall zone to serve the significant expected service population.

Table 6.2 shows the law enforcement facilities planned to serve the Newhall project area. The notable planned facility is an entirely new station. The unit cost estimates for land shown in Table 6.2 recognize that land costs are significantly higher in the Newhall area than in other North County cities, such as Lancaster and Palmdale.

Table 6.2: Planned Law Enforcement Facilities

	Amount		Unit Cost	Total Cost
Newhall Ranch Station				
Land	4.00	acres	$ 1,500,000	$ 6,000,000
Building	35,000	sq. ft.	540	18,900,000
Service Building	5,000	sq. ft.	175	875,000
Patrol Vehicles	85	vehicles	48,000	4,080,000
Subtotal				$ 29,855,000

Sources: Los Angeles County Sheriff's Planning Department; MuniFinancial.

Table 6.3 shows per capita costs for law enforcement facilities based on existing and planned facilities for the 2025 service population. The total cost per capita of law enforcement facilities is determined by dividing the value of all facilities by the future service population.

Table 6.3: Master Plan Law Enforcement Facilities Standard

Existing Law Enforcement Facilities	$ -
Planned Law Enforcement Facilities	29,855,000
Total Law Enforcement Facilities	$ 29,855,000
Projected 2025 Service Population	114,100
Facility Standard per Capita	$ 262
Cost per Resident	$ 262
Cost per Worker[1]	63

[1] Worker weighting factor of 0.24 applied to cost per resident.

Sources: Tables 6.1, and 6.2; MuniFinancial.

Table 6.4 shows the allocation of planned facilities costs to new development based on the standard. New development's contribution is determined by multiplying the per capita facilities cost derived in Table 6.3 by the expected increase in service population from 2007 to 2025. Total anticipated impact fee revenue is subtracted from planned facility costs to determine the remaining

value of planned facilities that must be funded by non-fee revenue to cover the remaining cost of the planned facilities. The County needs to generate the non-fee revenue over the planning horizon of this study or new development will have paid too high a fee.

Table 6.4: Projected Impact Fee Revenue

Total Cost of Planned Facilities	$ 29,855,000
Value of Facility Standards per Capita	$ 262
Service Population Growth Within Zone *(2007-2025)*	58,400
Total Projected Impact Fee Revenue	$ 15,300,800
Additional non-impact fee funding required	$ 14,554,200

Sources: Tables 6.1, 6.2 and 6.3; MuniFinancial.

FEE SCHEDULE

Table 6.5 shows the law enforcement facilities fees for the Newhall zone. The cost per capita determined in Table 6.3 is converted to a fee per unit of new development based on dwelling unit and building space densities (persons per dwelling unit for residential development).

Table 6.5: Law Enforcement Facilities Impact Fee

Land Use	A Cost Per Capita	B Density	C=AxB Base Fee[1]	D = C x 2% Admin Charge[1, 2]	E=C+D Total Fee	Fee/ Sq. Ft.
Residential						
Single Family	$ 262	3.23	$ 846	$ 17	$ 863	
Multi-family	262	2.44	639	13	652	
Nonresidential						
Commercial	$ 63	2.00	$ 126	$ 3	$ 129	$ 0.13
Office	63	2.50	158	3	161	0.16
Industrial	63	1.00	63	1	64	0.06

Note: Totals may not add due to rounding.

[1] Fee per dwelling unit for residential, per 1,000 square feet for nonresidential.

[2] Administrative charge of 2.0 percent of calculated base fee.

Sources: Tables 2.2 and 6.3; MuniFinancial.

7. GORMAN ZONE

This chapter documents a reasonable relationship between new development and the funding for proposed law enforcement facilities in the Gorman zone.

SERVICE POPULATION

Both residents and workers in Gorman will benefit from services provided by the County Sheriff's Department. Therefore, demand for law enforcement facilities is based on the zone's combined residential and worker populations. **Table 7.1** provides estimates of the resident and worker populations in the zone, with projections for the year 2025. In calculating the service population, workers are weighted less than residents to reflect a lower per capita service demand. Nonresidential buildings are typically occupied less intensively than dwelling units, so it is reasonable to assume that average per-worker demand for services is less than average per-resident demand. The 0.24-weighting factor for workers is based on a 40-hour workweek divided by the total number of hours in a week (168).

Table 7.1: Law Enforcement Facilities Service Population - Gorman Zone

	Residents	Workers	Service Population[1]
Existing			
Estimate for 2007	7,100	5,900	8,500
Future (2025)			
Estimated Service Population 2025[2]	54,100	7,400	55,900
Projected Service Population Increase	47,000	1,500	47,400
Service Pop. Weighting Factor[2]	1.00	0.24	

Note: Totals may not add due to rounding.

[1] Service population equals residents plus workers with each weighted by appropriate factor shown at the bottom of the table.

[2] Workers are weighted at 0.24 of residents based on a 40 hour work week out of a possible 168 hours in a week.

Sources: California Department of Finance, *Report E-5a 1/1/06*; Adjusted SCAG 2004 RTP Growth Forecasts; Los Angeles County Department of Regional Planning (LADRP); MuniFinancial.

FACILITY INVENTORIES, PLANS & STANDARDS

The Gorman zone uses the system standard to calculate the impact fees for law enforcement facilities. This standard is based on the investment per capita in both existing and planned law enforcement facilities in the Gorman project area. However, there are no existing law enforcement facilities in the Gorman zone. In the absence of any closer station at the present time, the Santa Clarita Station serves the Gorman area

Table 7.2 shows the law enforcement facilities planned to serve the Gorman zone. The Gorman area currently is a relatively sparsely populated portion of unincorporated Los Angeles County. Significant new growth is projected for the area that will require the construction of an entirely new station, known as the *Centennial Station.*

Table 7.2: Planned Law Enforcement Facilities

	Amount		Unit Cost	Total Cost
Centennial Station				
Land	4.00	acres	$ 300,000	$ 1,200,000
Building	30,000	sq. ft.	540	16,200,000
Service Building	4,500	sq. ft.	175	787,500
Patrol Vehicles	75	vehicles	48,000	3,600,000
Total				$ 21,787,500

Sources: Los Angeles County Sheriff's Planning Department; MuniFinancial.

Table 7.3 shows per capita costs for law enforcement facilities based on planned facilities for the 2025 service population. The total cost per capita of law enforcement facilities is determined by dividing the value of all facilities is by the future service population.

Table 7.3: Master Plan Law Enforcement Facilities Standard

Existing Law Enforcement Facilities	$ -
Planned Law Enforcement Facilities	21,787,500
Total Law Enforcement Facilities	$ 21,787,500
Projected 2025 Service Population	55,900
Facility Standard per Capita	$ 390
Cost per Resident	$ 390
Cost per Worker[1]	94

[1] Worker weighting factor of 0.24 applied to cost per resident.

Sources: Tables 7.1 and 7.2; MuniFinancial.

Table 7.4 shows the allocation of planned facilities costs to new development based on the standard. New development's contribution is determined by multiplying the per capita facilities cost derived in Table 7.3 by the expected increase in service population from 2007 to 2025. Total anticipated impact fee revenue is subtracted from planned facility costs to determine the remaining value of planned facilities that must be funded by non-fee revenue to cover the remaining cost of

the planned facilities. The County needs to generate the non-fee revenue over the planning horizon of this study or new development will have paid too high a fee.

Table 7.4: Projected Impact Fee Revenue

Total Cost of Planned Facilities	$ 21,787,500
Value of Facility Standards per Capita	$ 390
Service Population Growth Within Zone *(2007-2025)*	47,400
Total Projected Impact Fee Revenue	$ 18,486,000
Additional non-impact fee funding required	$ 3,301,500

Sources: Tables 7.1, 7.2 and 7.3 MuniFinancial.

FEE SCHEDULE

Table 7.5 shows the law enforcement facilities fees for the Gorman project area. The cost per capita determined in Table 7.3 is converted to a fee per unit of new development based on dwelling unit and building space densities (persons per dwelling unit for residential development).

Table 7.5: Law Enforcement Facilities Impact Fee

Land Use	A Cost Per Capita	B Density	C=AxB Base Fee[1]	D = C x 2% Admin Charge[1, 2]	E=C+D Total Fee	Fee/ Sq. Ft.
Residential						
Single Family	$ 390	3.23	$ 1,260	$ 25	$ 1,285	
Multi-family	390	2.44	952	19	971	
Nonresidential						
Commercial	$ 94	2.00	$ 188	$ 4	$ 192	$ 0.19
Office	94	2.50	235	5	240	0.24
Industrial	94	1.00	94	2	96	0.10

Note: Totals may not add due to rounding.

[1] Fee per dwelling unit for residential, per 1,000 square feet for nonresidential.

[2] Administrative charge of 2.0 percent of calculated base fee.

Sources: Tables 2.2 and 7.3; MuniFinancial.

8. Implementation

Impact Fee Program Adoption Process

Impact fee program adoption procedures are found in the *California Government Code* section 66016. Adoption of an impact fee program requires the Board of Supervisors and City Councils of the participating jurisdictions to follow certain procedures including holding a public meeting. Fourteen day mailed public notice is required for those registering for such notification. Data, such as an impact fee report, must be made available at least 10 days prior to the public meeting. Legal counsel for the County and each city should provide guidance on any other procedural requirements as well as advice regarding adoption of an enabling ordinance and/or a resolution. Fees in the city's spheres of influence (unincorporated areas) will be collected by the County and passed on to the cities. In these situations, the two percent administration fee is to be split between the County and the city in whose sphere the fee was collected. After adoption there is a mandatory 60-day waiting period before the fees go into effect. This procedure must also be followed for fee increases.

Identify Non-Fee Revenue Sources

The use of the system plan method for calculating impact fees can identify revenue deficiencies attributable to the existing service population. As fees are only imposed under the Act to fund new development's fair portion of facilities, the County and participating cities should consider how deficiencies might be supplemented through the use of alternative funding sources. For the Santa Clarita, Newhall and Gorman zones additional revenue is needed or new development will have paid too high a fee. Potential sources of revenue include existing or new general fund revenues or the use of existing or new taxes. Any new special tax would require two-thirds voter approval, while new assessments or property-related charges would require majority property-owner approval.

Inflation Adjustment

Appropriate inflation indexes should be identified in a fee ordinance including an automatic adjustment to the fee annually. Separate indexes for land and construction costs should be used. Calculating the land cost index may require the periodic use of a property appraiser. The construction cost index can be based on the County's recent capital project experience or can be taken from any reputable source, such as the *Engineering News Record.* To calculate prospective fee increases, each index should be weighed against its share of total planned facility costs represented by land or construction, as appropriate.

Reporting Requirements

The County and participating cities should comply with the annual and five-year reporting requirements of the *Mitigation Fee Act* (the *Act*). For facilities to be funded by a combination of public fees and other revenues, identification of the source and amount of these non-fee revenues is

essential. Identification of the timing of receipt of other revenues to fund the facilities is also important.

Programming Revenues and Projects with the CIP

The County and participating cities should maintain a Capital Improvements Program (CIP) to adequately plan for future law enforcement infrastructure needs. The CIP should also program fee revenue to specific projects. The use of the CIP in this manner documents a reasonable relationship between new development and the use of those revenues.

The County and cities may decide to alter the scope of the planned projects or to substitute new projects as long as those new projects continue to represent an expansion of law enforcement facilities. If the total cost of facilities varies from the total cost used as a basis for the fees, the County and cities should consider revising the fees accordingly.

9. *MITIGATION FEE ACT* FINDINGS

Fees are assessed and typically paid when a building permit is issued. They are imposed on new development projects by local agencies responsible for regulating land use (cities and counties). To guide the imposition of facilities fees, the California State Legislature adopted the *Mitigation Fee Act* (the *Act*) with Assembly Bill 1600 in 1987 and subsequent amendments. The *Act*, contained in *California Government Code* §§66000 – 66025, establishes requirements on local agencies for the imposition and administration of fees. The *Act* requires local agencies to document five statutory findings when adopting fees.

The five findings in the *Act* required for adoption of the maximum justified fees documented in this report are: 1) Purpose of fee, 2) Use of fee Revenues, 3) Benefit Relationship, 4) Burden Relationship, and 5) Proportionality. They are each discussed below and are supported throughout the rest of this report.

PURPOSE OF FEE

- *Identify the purpose of the fee (§66001(a)(1) of the Act).*

We understand that it is the policy of the County and North County cities that new development will not burden the existing service population with the cost of facilities required to accommodate growth. The purpose of the fees proposed by this report is to implement this policy by providing a funding source from new development for law enforcement facilities to serve that development. The fees advance a legitimate County interest by enabling the County and three cities, Santa Clarita, Lancaster and Palmdale, to provide necessary services to new development.

USE OF FEE REVENUES

- *Identify the use to which the fees will be put. If the use is financing facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in §65403 or §66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the facilities for which the fees are charged (§66001(a)(2) of the Act).*

Fees proposed in this report, if enacted by the County and cities, would be available to fund law enforcement facilities to serve new development. Facilities funded by these fees are designated to be located within the five fee zones identified in this report. Fees addressed in this report have been identified by the County to be restricted to funding the law enforcement facilities identified in Chapters 3 through 7.

Summary descriptions of the planned facilities such as size and cost estimates were provided by the LA County Sheriff Planning Bureau and are included in Chapters 3 through 7 of this report. The County may change the list of planned facilities to meet changing needs and circumstances, as it deems necessary. The fees should be updated if these amendments result in a significant change in the fair share cost allocated to new development.

Planned facilities to be funded by the fees are described in the *Facilities Inventory, Plans & Standards* sections in each facility category chapter. Additionally, the initial use of fee revenue will be to fund a comprehensive North Los Angeles County law enforcement facilities master plan.

BENEFIT RELATIONSHIP

- *Determine the reasonable relationship between the fees' use and the type of development project on which the fees are imposed (§66001(a)(3) of the Act).*

We expect that the fee revenue will be restricted to the acquisition of land, construction of facilities and buildings, and purchase of related equipment, furnishings, vehicles, and services used to serve new development. Facilities funded by the fees are expected to provide a countywide network of facilities accessible to the additional residents and workers associated with new development. Under the *Act*, fees are not intended to fund planned facilities needed to correct existing deficiencies. Thus, a reasonable relationship can be shown between the use of fee revenue and the new development residential and non-residential use classifications that will pay the fees.

BURDEN RELATIONSHIP

- *Determine the reasonable relationship between the need for the law enforcement facilities and the types of development on which the fees are imposed (§66001(a)(4) of the Act).*

The need for facilities is based on a facility standard that represents the demand generated by new development for those facilities. Facilities demand is based on service population. The service population is established based upon the number of residents and workers, which correlates to the demand for law enforcement facilities.

Demand is measured by a single facility standard that can be applied across land use types to ensure a reasonable relationship to the type of development. Service population standards are calculated based upon the number of residents associated with residential development and the number of workers associated with non-residential development. To calculate a single, per capita standard, one worker is weighted less than one resident based on an analysis of the relative use demand between residential and non-residential development.

The standards used to identify growth needs are also used to determine if planned facilities will partially serve the existing service population by correcting existing deficiencies. This approach ensures that new development will only be responsible for its fair share of planned facilities, and that the fees will not unfairly burden new development with the cost of facilities associated with serving the existing service population.

Chapter 2, Growth Projections provides a description of how service population and growth projections are calculated. Facility standards are described in the *Facility Inventories, Plans & Standards* sections of in each facility category chapter.

PROPORTIONALITY

- *Determine how there is a reasonable relationship between the fees amount and the cost of the facilities or*

portion of the facilities attributable to the development on which the fee is imposed (§66001(b) of the Act).

The reasonable relationship between each facilities fee for a specific new development project and the cost of the facilities attributable to that project is based on the estimated new development growth the project will accommodate. Fees for a specific project are based on the project's size. Larger new development projects can result in a higher service population which results in higher fee revenue than smaller projects in the same land use classification. Thus, the fees can ensure a reasonable relationship between a specific new development project and the cost of the facilities attributable to that project.

See *Chapter 2, Growth Projections* for a description of how service population is determined. See the *Fee Schedule* section of each chapter for a presentation of the proposed facilities fees.

ATTACHMENT II

Proposed Newhall and Santa Clarita Sheriff's Stations Preliminary Construction Cost Estimates

Estimated Timing	Approximate Location	Anticipated Capital Project Costs				Approximate Size (Gross Sq. Ft)	Comments
Mid Point of Construction December 2013	Newhall Ranch Area (Near 125 Freeway)	**Facility**	**S. Ft**	**Per S.Ft.**		343,343 GSF	New facility designed for later expansion.
		Building	40,000	$ 478	$19,135,936		
		Vehicle Maintenance (3 Bays + carwash)	6,536	$ 393	$2,568,937		
		Service Building	3,000	$ 225	$676,429		
		Site Work	343,343	$ 25	$8,697,201		
		Helistop			$158,259		
		Total Construction Cost			**$31,236,761**		
Midpoint of Construction December 2013	North Santa Clarita	**Facility**	**S. Ft**	**Per S.Ft.**		440,000 GSF	New facility designed for later expansion.
		Building	70,000	$ 478	$33,487,888		
		Vehicle Maintenance (3 Bays + carwash)	6,536	$ 393	$2,568,937		
		Service Building	3,000	$ 225	$676,429		
		Site Work	440,000	$ 25	$11,145,614		
		Helistop			$158,259		
		Total Construction Cost			**$48,037,126**		

Notes:

(2) Duration to mid-point of construction assumed to be 3 years

(3) Projects start date assumed to be January 2011
(4) Recommend escalating construction cost by 5% per year for project start dates beyond January 2011

(5) Estimates are based on single story scheme.

(1) Project duration assumed to be 4 years

Exclusions:

(1) Hazardous material mitigation or cleanup

(2) Major demolition

ATTACHMENT III

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES ESTABLISHING A LAW ENFORCEMENT FACILITIES MITIGATION FEE FOR THE SANTA CLARITA, NEWHALL AND GORMAN AREAS AND APPROVING A CAPITAL IMPROVEMENT/CONSTRUCTION PLAN FOR THE SANTA CLARITA AND NEWHALL AREAS

WHEREAS, the County of Los Angeles recognizes the need for expansion and development of law enforcement facilities in the unincorporated Santa Clarita, Newhall, and Gorman areas of north Los Angeles County area to accommodate new and existing law enforcement service populations; and

WHEREAS, future development within the above-identified unincorporated areas will result in law enforcement facilities requirements in excess of existing capacity, and the County of Los Angeles General Plan requires such development impacts to be mitigated; and

WHEREAS, in the absence of a law enforcement facilities mitigation fee upon new development, existing, and future sources of revenue will be inadequate to fund the provision of new law enforcement facilities in the unincorporated Santa Clarita, Newhall, and Gorman areas necessary to avoid unacceptable service levels; and

WHEREAS, a law enforcement facilities mitigation fee is a fair and equitable method of distributing the cost of law enforcement facilities among new developments in those areas which will generate the increased needs and usage; and

WHEREAS, developers of parcels in the involved areas should offset the additional costs and responsibilities imposed upon the County of Los Angeles to meet the demands for additional law enforcement facilities by the payment of law enforcement facility mitigation fees on new development; and

WHEREAS, a law enforcement facilities mitigation fee imposed upon new development will provide for the construction of new and expanded law enforcement facilities, including but not limited to the acquisition, installation, and equipping of law enforcement facilities, to accommodate population growth in the unincorporated Santa Clarita, Newhall, and Gorman areas; and

WHEREAS, unless a law enforcement facilities mitigation fee is imposed upon parcels at the time of development, the public safety and general welfare will be adversely affected; and

WHEREAS, the County of Los Angeles desires to establish a law enforcement facilities mitigation fee for the unincorporated Santa Clarita, Newhall, and Gorman areas of north Los Angeles County in accordance with California Government Code section 66000 et seq., to mitigate such impacts, and

WHEREAS, the County of Los Angeles, along with the cities of Santa Clarita, Lancaster, and Palmdale, prepared a fair share feasibility study entitled "Santa Clarita North Los Angeles County Law Enforcement Facilities Fee Study, October 29, 2007," ("Facilities Fee Study") which is incorporated by reference herein as Attachment "A" and which demonstrates the fair share of costs for the construction of new and expanded law enforcement facilities for new and expanded development in, among other areas, the unincorporated Santa Clarita, Newhall, and Gorman areas; and

WHEREAS, the City of Santa Clarita is similarly adopting a law enforcement facilities mitigation fee for development within the city's jurisdictional boundaries; and

WHEREAS, a capital improvement/construction plan which indicates the approximate locations, sizes, time of availability and cost estimates for the law enforcement facilities to be financed by the fee to serve the unincorporated Santa Clarita and Newhall Zones has been prepared and is attached hereto; and

NOW THEREFORE BE IT RESOLVED, that the Board of Supervisors of the County of Los Angeles resolves, finds, and determines that:

1. The forgoing recitals are true and correct.

2. The law enforcement facility mitigation fee is for the purpose of generating funds to mitigate the fiscal impacts created by the need for new law enforcement facilities in the unincorporated Santa Clarita, Newhall, and Gorman areas to accommodate growth in service populations, and is exempt under the California Environment Quality Act ("CEQA") pursuant to California Public Resources Code section 21080(b)(8) and section 15273 of the State CEQA Guidelines.

3. On June 24, 2008, a public hearing was held to amend Title 22 of the Los Angeles County Code to adopt the Law Enforcement Facility Mitigation Fee Ordinance which imposes said fee on the privilege of constructing building units in the three designated law enforcement facility fee zones; to consider the Facilities Fee Study which describes the acquisition, construction, installation, and equipping of law enforcement facilities, and fee calculations for each law enforcement facility fee zones based on the estimated development costs for law enforcement facilities in each zone; and, to consider the adoption of the attached Capital Improvement/Construction Plan .

4. Based on the forgoing recitals, and the Facilities Fee Study, there are reasonable relationships between: 1) the use of the developer fees, and the type of development projects on which the developer fee is imposed; 2) the need for law enforcement facilities, and the types of development on which the developer fee is imposed; and 3) the amount of the fee and the cost of all, or a portion of the law enforcement facilities attributable to the development on which the developer fee is imposed.

5. The law enforcement facility mitigation fee imposed hereby represents the attendant benefit, and cost of providing adequate law enforcement facilities for new and expanded development upon parcels of property within the designated law enforcement facility fee zones in unincorporated north Los Angeles County.

6. The Board of Supervisors approves and adopts the Law Enforcement Facility Mitigation Fee Ordinance, the Facilities fee Study, and the amounts imposed on new and expanded development in the unincorporated Santa Clarita, Newhall and Gorman areas of north Los Angeles County.

7. The Board of Supervisors further approves and adopts the attached Capital Improvement/Construction Plan for the unincorporated Santa Clarita and Newhall areas.

The foregoing resolution was on the 24th day of June, 2008, adopted by the Board of Supervisors of the County of Los Angeles and ex-officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.

SACHI A. HAMAI, Executive Officer-Clerk
of the Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.
County Counsel

By _____
TRACY SWANN
Deputy County Counsel

SAMPLE NOTICE

NOTICE OF PUBLIC HEARING
ON PROPOSED AMENDMENT TO TITLE 22 (ZONING ORDINANCE)
OF THE LOS ANGELES COUNTY CODE

LAW ENFORCEMENT FACILITY MITIGATION FEE ORDINANCE: The proposed ordinance will amend Title 22 (Zoning) of the Los Angeles County Code to establish a law enforcement facilities mitigation fee pursuant to Government Code section 66000 et seq. The fee shall be used to construct and equip law enforcement facilities in the unincorporated areas of north Los Angeles County of Santa Clarita, Newhall, and Gorman, necessitated by population growth in these areas and will be borne by developers of property. The fee shall apply to all new residential, office, industrial, and commercial development.

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Board of Supervisors, Kenneth Hahn Hall of Administration, 500 West Temple Street, Room 381B, Los Angeles, California 90012 at 9:30 a.m. on June 24, 2008, pursuant to Title 7 of the Government Code of the State of California (Planning and Zoning Law) for hearing testimony relative to the adoption of the Law Enforcement Facilities Mitigation Fee Ordinance.

FURTHER NOTICE IS GIVEN that the Board of Supervisors may continue this hearing from time to time.

Data indicating the amount of cost, or estimated cost, the proposed capital improvement plan and nexus study required to provide for law enforcement facilities, shall be made available to the public at least ten (10) days prior to the hearing. The data will be available at the Los Angeles County Chief Executive Office, 500 West Temple Street, Los Angeles, California 90012.

Written comments may be sent to the Executive Office of the Board of Supervisors at 500 West Temple Street, Room 383, Los Angeles, California 90012. If you do not understand this notice or need more information, please contact Gary Tse at (626) 300-3003 between 8 a.m and 5 p.m, Monday through Friday, or by email at gtse@lasd.lacounty.gov.

Pursuant to Section 21080(b)(8) of the Public Resources Code and Section 15273 of the California Environmental Quality Act (CEQA) Guidelines, the proposed ordinance is exempt from the State CEQA requirements.

"ADA ACCOMMODATIONS: If you require reasonable accommodations or axillary aid and services such as material in alternate format or a sign language interpreter, please contact the Americans with Disabilities Act Coordinator at (213) 893-2476 (voice) or (213) 613-4796 (TTY) with at least three business days notice."

Si no entiende esta noticia o necesita más informatión, por favor llame este número (626) 300-3003.

SACHI A. HAMAI
EXECUTIVE OFFICER-CLERK OF
BOARD OF SUPERVISORS

ATTACHMENT IV

ANALYSIS

This ordinance adds Chapter 22.74 to Title 22 - Planning and Zoning of the Los Angeles County Code to establish a law enforcement facilities mitigation fee in the unincorporated Santa Clarita, Newhall, and Gorman areas of north Los Angeles County. The fee will be imposed upon new development projects to finance law enforcement facilities necessary to accommodate new development in those areas. Separate fees will be established within each of the three law enforcement facilities fee zones.

RAYMOND G. FORTNER, JR.
County Counsel

By
TRACY SWANN
Deputy County Counsel
Property Division

TS:gjh

11/06/07 (requested)

4/28/08 (revised)

ORDINANCE NO. _____

An ordinance amending Title 22 - Planning and Zoning of the Los Angeles County Code, to establish a law enforcement facilities mitigation fee for new residential, commercial, office, and industrial development in the unincorporated Santa Clarita, Newhall, and Gorman areas of north Los Angeles County.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Based on the "Santa Clarita-North Los Angeles County Law Enforcement Facilities Fee Study, October 29, 2007," on file with the executive office of the board of supervisors of the county of Los Angeles, the board of supervisors find as follows:

A. Future residential, commercial, office, and industrial development within the unincorporated Santa Clarita, Newhall, and Gorman areas of north Los Angeles County will result in law enforcement facilities requirements in excess of existing capacity and that the County of Los Angeles General Plan requires such development impacts to be mitigated;

B. Without the revenue this ordinance will generate, existing and future sources of revenue will be inadequate to fund the facilities needed to provide acceptable law enforcement service levels in the identified areas;

C. The law enforcement facilities mitigation fee is a fair and equitable method of distributing the cost of law enforcement facilities among new developments which will generate the increased needs; and

D. The adoption of this ordinance complies with the requirements of the Mitigation Fee Act, Government Code section 66000, et seq.

SECTION 2. Chapter 22.74 is hereby added to read as follows:

Chapter 22.74

LAW ENFORCEMENT FACILITIES FEE

SECTIONS:

22.74.010 Purpose.

22.74.020 Definitions.

22.74.030 Establishment of law enforcement facilities mitigation fee.

22.74.040 Annual review of fee.

22.74.050 Applicability.

22.74.060 Time of payment of fee.

22.74.070 Exemptions from fee.

22.74.080 Deposit and use of fees collected.

22.74.090 Consideration in lieu of fee.

22.74.100 Reimbursement.

22.74.110 Alternative method.

22.74.010 Purpose.

The purpose of this chapter is:

A. To implement goals and policies of the County of Los Angeles General Plan with respect to the unincorporated urban expansion areas of Santa Clarita, Newhall, and Gorman, which goals and policies promote an equitable distribution of the

costs and benefits of governmental actions; promote a distribution of population consistent with service system capacity and resource availability; seek to maintain a balance between increased intensity of development and the capacity of needed public facilities; and give priority to upgrading existing public facilities in areas lacking adequate facilities;

B. To mitigate adverse impacts due to the inadequacy of law enforcement facilities that might otherwise occur due to new development; and

C. To comply with the procedures for adoption of developer fees contained in the Mitigation Fee Act, Government Code section 66000, et seq.

22.74.020 Definitions.

As used in this chapter:

A. "Appropriated" means authorization by the board of supervisors to make expenditures and incur obligations for specific purposes.

B. "Capital improvement plan" means a plan indicating the approximate location, size, time of availability, and estimates of cost for law enforcement facilities to be financed with law enforcement facilities mitigation fees. A capital improvement plan shall be adopted and annually updated by the board of supervisors in accordance with Government Code section 66002.

C. "Commercial" means retail, education, hotels/motels, places of religious worship, and other similar buildings.

D. "Industrial" means manufacturing, warehousing, and similar industrial buildings.

E. "Law enforcement facilities" means law enforcement improvements and amenities, the need for which is directly or indirectly generated by a residential, commercial, office, and/or industrial development project, including but not limited to acquiring, through purchase, lease, lease-purchase, installment purchase, or otherwise; improving, constructing, altering, repairing, augmenting, equipping, and furnishing real property, buildings and other structures, equipment, and materials for law enforcement purposes; and all other auxiliary work which may be required to carry out that work, such as administrative, engineering, architectural, and legal work performed in connection with establishing, implementing, and monitoring such projects, indirect costs, and other incidental expenses of providing those law enforcement facilities, or all or any combination thereof.

F. "Law enforcement facilities fee zone" means one of the three law enforcement facility fee zones, for the unincorporated Santa Clarita, Newhall, and Gorman areas, the boundaries of which are depicted in the "Santa Clarita-North Los Angeles County Law Enforcement Facilities Fee Study, October 29, 2007," on file in the executive office of the board of supervisors of the county of Los Angeles, each of which includes areas which are within the service area of the county of Los Angeles Sheriff's Department. The law enforcement facilities fee zones are:

Zone 1: Santa Clarita zone;

Zone 2: Newhall zone; and

Zone 3: Gorman zone.

G. "Mitigation fee" means a monetary exaction other than a tax or special assessment that is collected under the terms of this chapter to provide funds for law enforcement facilities related to a residential, commercial, office, and/or industrial development project.

H. "Multi-family" means attached single-family dwellings, multiple unit apartment buildings, condominiums, and similar multi-family residential buildings.

I. "New development project(s)" means any activity which requires approval by the county resulting in the issuance of grading, building, plumbing, mechanical or electrical permits, or certificates of occupancy to construct or change the use of a building, or property for residential, commercial, office, and/or industrial use.

J. "Office" means general, professional, or medical office building developments.

K. "Single-family" means detached one-family dwelling units, duplexes, condominiums, townhomes, and similar residential uses.

22.74.030 Establishment of law enforcement facilities mitigation fee.

A. There is hereby established a law enforcement facilities mitigation fee. The amount of the fee to be imposed on a new residential, commercial, office, and/or industrial development project is based upon the findings and conclusions set forth in the "Santa Clarita-North Los Angeles County Law Enforcement Facilities Fee Study, October 29, 2007," and shall not exceed the estimated reasonable cost of providing law enforcement facilities for such residential, commercial, office, and/or industrial

development projects.

B. The law enforcement facilities mitigation fee shall be a uniform fee within each law enforcement facilities fee zone based on the estimated cost of providing the projected law enforcement facility needs in each such zone, as follows:

Zone 1:	Santa Clarita zone	
	per single-family dwelling unit	$467.00
	per multi-family dwelling unit	$337.00
	per 1,000-square-foot commercial unit	$ 69.00
	or, per square-foot of commercial space	$ 0.07
	per 1,000-square-foot office unit	$ 87.00
	or, per square-foot of office space	$ 0.09
	per 1,000-square-foot industrial unit	$ 35.00
	or, per square-foot of industrial space	$ 0.03
Zone 2:	Newhall zone	
	per single-family dwelling unit	$863.00
	per multi-family dwelling unit	$652.00
	per 1,000-square-foot commercial unit	$129.00
	or, per square-foot of commercial space	$ 0.13
	per 1,000-square-foot office unit	$161.00
	or, per square-foot of office space	$ 0.16
	per 1,000-square-foot industrial unit	$ 64.00
	or, per square-foot of industrial space	$ 0.06

Zone 3:	Gorman zone	
	per single-family dwelling unit	$1,285.00
	per multi-family dwelling unit	$ 971.00
	per 1,000-square-foot commercial unit	$ 192.00
	or, per square-foot of commercial space	$ 0.19
	per 1,000-square-foot office unit	$ 240.00
	or, per square-foot of office space	$ 0.24
	per 1,000-square-foot industrial unit	$ 96.00
	or, per square-foot of industrial space	$ 0.10

22.74.040 Annual review of fee.

A. The amount of the fees established by Section 22.74.030 shall be reviewed annually by the county sheriff, in consultation with the county auditor-controller. On July 1st of each year, the fee in each law enforcement facilities fee zone shall be adjusted as follows: Calculate the percentage movement between April 1st of the previous year and March 31st of the current year in the Engineering Record-News Building Construction Cost Index–Los Angeles (ENR-BCCI), adjust the fee in each law enforcement facilities fee zone by said percentage amount and round to the nearest dollar. No adjustment shall result in a fee that is greater than the amount necessary to recover the cost of providing the applicable law enforcement facilities.

B. If it is determined that the reasonable amount necessary to recover the cost of providing the law enforcement facilities exceeds the fee as adjusted by subsection A, above, the county sheriff shall present an alternative fee proposal to the board of supervisors for consideration. Such alternative fee proposal may reflect changes in the actual cost of completed law enforcement facilities projects or, if such projects have not been completed, then the estimated cost of the proposed law enforcement facilities. The proposal may also reflect changes in the law enforcement facilities proposed as well as the availability or lack of other funds with which to provide such facilities.

C. The county sheriff may also present an alternative fee proposal to the board of supervisors for approval as may be necessary to insure that the law enforcement facilities mitigation fee is a fair and equitable method of distributing the costs of the law enforcement facilities necessary to accommodate the law enforcement needs generated by the development of land in the unincorporated areas of north Los Angeles County.

22.74.050 Applicability.

A. The provisions of this chapter shall apply to new development projects which, as of the effective date of the ordinance codified in this chapter, are yet to receive final discretionary approval and/or the issuance of a building permit or other development right. The fees provided in this chapter shall also be imposed upon a previously improved lot or parcel when a building permit is issued to add one thousand (1,000) square feet, or more, to an existing building unit upon such lot or parcel.

B. No tract map, parcel map, conditional use permit, building permit, other land use permit, or other entitlement for a new development project as defined in this chapter shall be approved unless payment of the law enforcement facilities mitigation fee is made a condition of approval for any such entitlement.

C. Additionally, the fees provided for in this chapter shall be imposed upon a parcel which has been previously improved with a building unit whenever a building permit is issued for a new building unit on an adjoining parcel under common ownership and which new unit constitutes, in effect, an addition of one thousand (1,000) square feet, or more, when constructed, or an expansion of use of the previously improved parcel. Such fee shall be calculated upon the total square footage of new construction and paid by every person, or entity to whom a building permit is issued therefor.

22.74.060 Time of payment of fee.

A. No building or similar permit for any new development project as defined in this chapter shall be issued until the applicant has paid the applicable law enforcement facilities mitigation fee to the county sheriff. In the event that an applicant desires to proceed only with development of a portion of the development project, the applicant may obtain building permits for that portion of the project after paying a proportional share of the total law enforcement facilities mitigation fee for the project to the satisfaction of the county sheriff.

B. Notwithstanding the provisions of subsection A, above, payment of the law enforcement facilities mitigation fee for a single-family or multi-family development project shall not be required prior to the date of the final inspection or the date the certificate of occupancy is issued for the first unit in the development, whichever occurs first, unless the county has previously adopted a capital improvement plan or proposed construction schedule and has established an account and appropriated funds for the law enforcement facilities to be financed by the fee, or unless the fee is intended to reimburse the county for expenditures already made. Additionally, notwithstanding the provisions of subsection A, above, payment of the law enforcement facilities mitigation fee for projects for occupancy by lower income households meeting the criteria set forth in Government Code section 66007(b)(2)(A) shall not be required prior to the date of the final inspection or the date the certificate of occupancy is issued for the first unit in the development, whichever occurs first. Where payment of the fees may only be collected on the date of final inspection or the date the certificate of occupancy is issued as provided in this subsection, execution of an agreement to pay the required fee or applicable portion thereof within the time specified herein shall be a condition of issuance of the applicable building or similar permit. Such agreement shall constitute a lien for the payment of the fee and shall be enforceable as provided in Government Code section 66007.

22.74.070 Exemptions from fee.

The following shall be exempt from the provisions of this chapter:

A. Notwithstanding the provisions of subsection A of Section 22.74.050, additions to residential structures that are less than two thousand (2,000) square feet in size shall not be subject to the fees otherwise required by this chapter.

B. No fee imposed by this ordinance shall be imposed upon the issuance of building permit for the restoration of existing buildings, or buildings damaged by fire, or natural disasters such as earthquake, wind, or flood, where the replaced building, or portion thereof, does not exceed the original gross floor area. For purposes of this section, "gross floor area" shall be determined by the director of public works, or his designee and excludes accessory structures such as decks, patios, barns, sheds, and kiosks.

22.74.080 Deposit and use of fees collected.

All law enforcement facilities mitigation fees received by the county shall be deposited in a special law enforcement capital facilities fund and expended solely for the purposes for which the fee was collected. A separate law enforcement capital facilities fund account shall be established for each of the three law enforcement facilities fee zones. All funds from the imposition of fees provided herein shall be deposited into such accounts to be used exclusively for the purpose of land acquisition, engineering, construction, installation, purchasing, or any other direct cost of providing law enforcement facilities as defined in subsection E of Section 22.74.020, and for no other purpose. All interest income earned shall be credited to each account, and shall be used solely for the purposes for which the fee was collected.

22.74.090 Consideration in lieu of fee.

A. The county sheriff may accept substitute consideration in lieu of the law enforcement facilities mitigation fee required pursuant to this chapter, provided the county sheriff finds that the proposed substitute consideration:

1. Has a value equal to or greater than the applicable law enforcement facilities mitigation fee otherwise due;

2. Is in a form acceptable to the county sheriff; and

3. Is within the scope of the applicable law enforcement facilities project.

B. The county sheriff may accept substitute consideration in lieu of a portion of the law enforcement facilities mitigation fee required pursuant to this chapter where he, or she finds that the substitute consideration proposed is less than the value of the required fee but is in a form acceptable to the county sheriff and is within the scope of the applicable law enforcement facilities project. Such substitute consideration may be accepted by the county sheriff only after payment of an amount equal to the difference between the value of the substitute consideration, as solely determined by the county sheriff, and the amount of the otherwise required fee.

22.74.100 Reimbursement.

The provisions of Section 22.74.090 shall not prevent the execution of a reimbursement agreement between the county and a developer for that portion of the cost of law enforcement facilities paid by the developer which exceeds the need for the law enforcement facilities attributable to and reasonably related to the development.

22.74.110 Alternative method.

This chapter is intended to establish an alternative method for the financing of public law enforcement facilities, the need for which is generated directly, or indirectly by new development projects. The provisions of this chapter shall not be construed to limit the power of the county to utilize any other method for accomplishing this purpose, but shall be in addition to any other fees, or requirements which the board of supervisors is authorized to impose as a condition to approving new development pursuant to state and local laws.

SECTION 3. Pursuant to Government Code section 66017(a) this ordinance shall become effective sixty (60) days after adoption.

[2274TSCC]

ATTACHMENT V

LAW ENFORCEMENT DEVELOPMENT IMPACT FEES - SUMMARY

Land Use	Santa Clarita Area	Newhall Area	Gorman Area
Residential			
Single Family Unit	$ 467	$ 863	$ 1,285
Multi-Family Unit	$ 337	$ 652	$ 971
Nonresidentail			
Commercial	$ 69	$ 129	$ 192
Office	$ 87	$ 161	$ 240
Industrial	$ 35	$ 64	$ 96