

DEVELOPER FEE DETAILED FIRE STATION PLAN

FOR THE

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

SEPTEMBER 2021

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PREFACE

This Developer Fee Detailed Fire Station Plan (Plan) reflects the Consolidated Fire Protection District's (Fire District) fire service requirements as of September 2021 based upon growth projections and contacts with cities and developers who have shared their development plans with the Fire District.

The Plan identifies 5 completed fire stations, 12 additional fire stations, one completed replacement station, one station expansion, two helispots, and the necessary capital equipment that will be required in the Areas of Benefit as well as the anticipated costs and time frames provided that development occurs as expected. The anticipated costs identified in the Plan will be funded by Developer Fee revenues or funds which the Fire District has advanced from other sources. These advances will be repaid to the Fire District when sufficient Developer Fee revenue is generated.

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

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STATIONS OPERATIONAL: REIMBURSEMENT PENDING*

Facility	Capital Project Costs	Funding Source*	Station Size, Equip. and Staffing	Comments
Fire Station 128 28450 Whites Canyon Rd. Santa Clarita Valley	Station Development Costs \$ 9,066,972 Principal Paid (615,000) Balance \$ 8,451,972	Commercial Paper Proceeds	9,976 sq. ft. Engine	The site was conveyed to the Fire District by Shappell Industries for developer fee credit. Partial funding totalling \$3.6 million was provided by the American Recovery and Reimbursement Act. The fire station was completed and operational March 1, 2012.
Fire Station 132 Wes Thompson Ranch 29310 Sand Canyon. Rd. Santa Clarita Valley	Station Development Costs \$ 8,127,873 Principal Paid (990,000) Balance \$ 7,137,873	Commercial Paper Proceeds	9,746 sq. ft. Engine	The site was conveyed to the Fire District by K. Hovnanian (VTTM 49621). Apparatus for this permanent station was transferred from temporary Fire Station 132. The permanent station was completed and operational March 12, 2012.
Fire Station 143 28580 Hasley Canyon Rd Santa Clarita Valley	Station Development Costs \$ 7,913,986 Principal Paid (90,000) Balance \$ 7,823,986	Commercial Paper Proceeds	9,700 sq. ft. Engine	The land was conveyed by the developer, Newhall Land and Farming, for developer fee credit. The fire station was completed and operational in November 2016.
Fire Station 150 19190 Golden Valley Rd. Santa Clarita Valley	Station Development Costs \$ 11,483,583 Principal Paid (1,540,000) Balance \$ 9,943,583	Commercial Paper Proceeds	19,935 sq. ft. Haz. Mat. Task Force (Engine and Squad) BC/AC HQ	The site was conveyed to the Fire District by Pardee Homes for developer fee credit. A Hazardous Materials Task Force assigned to Fire Station 76 was reassigned to staff this station. The fire station was completed and operational Feb. 1, 2013.
Fire Station 156 24505 Copper Hill Drive Rye Canyon Area Santa Clarita Valley	Station Development Costs \$ 7,512,226 Principal Paid (910,000) Balance \$ 6,602,226	Commercial Paper Proceeds	11,152 sq. ft. Engine	The site was conveyed to the Fire District from Newhall Land and Farming for developer fee credit. Apparatus was transferred from temporary Fire Station 156. The station was completed and operational in 2011.

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

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COMPLETED

TARGET OCCUPANCY: 2020-21

Facility	Anticipated Capital Project Costs	F.Y. 2021-22 Amt. Budgeted/ Funding Source	Station Size and Equipment	Comments/Status
Fire Station 104 26901 Golden Valley Road (at Soledad Canyon) City of Santa Clarita	Project cost est. \$ 13,247,645 Apparatus <u>931,230</u> Total \$ 14,178,875	\$234,000 100% Commercial Paper Proceeds	11,450 sq. ft. Engine	This station replaces temporary Fire Station 104. The land was purchased by the Fire District in Dec. 2010.

INITIATING PRIORITY YEAR: 2021-22

TARGET OCCUPANCY: 2024-25

Facility	Anticipated Capital Project Costs	F.Y. 2021-22 Amt. Budgeted/ Funding Source	Station Size & Equipment	Comments/Status
Fire Station 33 Expansion 44947 Date Ave. Lancaster	Land \$ - Project cost est. TBD Apparatus <u>931,230</u> Total \$ 931,230	\$0	1 Additional Engine Co.	The expansion of Fire Station 33 is necessary to accommodate an additional engine company needed as a result of the increased call volume experienced by Engine 33 due to growth in the area. Construction costs will be included once an estimate of the work to expand the station is completed.

LAND ACQUISITION ONLY:

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

Facility	Anticipated Capital Project Costs	F.Y. 2021-22 Amt. Budgeted/ Funding Source	Comments/Status
Fire Station 138 Avenue S and Tierra Subida Unincorporated Palmdale Area	Land \$ 361,548	\$871,000 Developer Fees	The City of Palmdale expressed interest in assisting with site acquisition. The Fire District will pursue City participation, however, fire station development will not commence until significant development in the surrounding vicinity occurs.
Fire Station 195 Pearblossom Hwy/47th St. E. Unincorporated Palmdale Area	Land \$ 361,548	\$400,000 Developer Fees	The City of Palmdale expressed interest in assisting with site acquisition. In addition, there is a proposed development project within this location for which the Fire District may negotiate a station site. Fire station development will not commence until significant development in the vicinity occurs.

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**INITIATING PRIORITY YEAR: 2023-24
TARGET OCCUPANCY: 2026-27**

Facility	Anticipated Capital Project Costs	F.Y. 2021-22 Amount Budgeted/ Funding Source	Station Size and Equipment	Comments/Status
Fire Station 174 Neenach Fire Station Antelope Valley	Land \$ 361,548 Project cost est. 4,061,376 Apparatus - Total _____ \$ 4,422,924	\$294,000 Developer Fees	4,982 sq. ft. Engine	The Fire District is in the process of identifying potential sites to purchase or lease for a call fire station.

**INITIATING PRIORITY YEAR: 2024-25
TARGET OCCUPANCY: 2027-28**

Facility	Anticipated Capital Project Costs	F.Y. 2021-22 Amt. Budgeted	Station Size and Equipment	Comments/Status
Fire Station 142 Sierra Highway/Clanfield Antelope Valley	Fire Station \$ 9,324,574 Helispot 500,000 Apparatus 931,230 Total _____ \$ 10,755,804	\$0	10,000 sq. ft. Engine	The land was acquired by the Fire District in July 2010. A helispot is planned to be constructed at this station site.

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INITIATING PRIORITY YEAR: 2025-26 and beyond

Facility	Anticipated Capital Project Costs	Station Size and Equipment	Comments/Status
East Calabasas area between Stations 68 and 69	Land \$ 1,306,800 Project cost est. 9,004,900 Apparatus 931,230 Total \$ 11,242,930	10,000 sq. ft. Engine	Development in this area is limited at this time and construction will not commence until substantial development occurs.
Fire Station 175 Newhall Ranch Santa Clarita Valley	Land \$ - Project cost est. - Apparatus - Total \$ -	9,800 sq. ft. Engine Squad	Newhall Land to construct and equip according to an MOU for the Newhall Ranch Specific Plan area. This station will be located in the Landmark Village.
Fire Station 179 Lyons Ranch Santa Clarita Valley	Land \$ - Project cost est. 9,324,574 Apparatus 931,230 Total \$ 10,255,804	10,000 sq. ft. Engine	The developer is to provide a station site in the Lyons Ranch Project for the developer fee credit.
Fire Station 109 Fox Field - vicinity of 40th St. W and Avenue G City of Lancaster	Land \$ 361,548 Station Dev. Costs 9,324,574 Apparatus 931,230 Total \$ 10,617,352	10,000 sq. ft. Engine	
Fire Station 113 Avanti South Project 70th Street West and Ave. K-8 City of Lancaster	Land \$ - Station Dev. Costs 9,324,574 Apparatus 931,230 Total \$ 10,255,804	10,000 sq. ft. Engine	The developer is to provide a site within the Avanti South Project area to the Fire District for developer fee credits.
Fire Station 133 Needham Ranch Parkwy near Eternal Valley Mem. Park City of Santa Clarita	Land \$ 4,190,456 Project cost est. 9,324,574 Apparatus 931,230 Total \$ 14,446,260	10,000 sq. ft. Engine	Agreement with developer, City of Santa Clarita for the site executed on 9/9/2019. The site was conveyed to Fire District by Needham Ranch for developer fee credit.
Fire Station 176 Newhall Ranch Santa Clarita Valley	Land \$ - Project cost est. - Apparatus - Total \$ -	9,800 sq. ft. Engine	Newhall Land to construct and equip according to an MOU for the Newhall Ranch Specific Plan area. This station will be located in Portrero/Homestead.
Fire Station 177 Newhall Ranch Santa Clarita Valley	Land \$ - Project cost est. - Apparatus - Total \$ -	13,500 sq. ft. Engine Quint	Newhall Land to construct and equip according to an MOU for the Newhall Ranch Specific Plan area. This station will be located in the Mission Village. Newhall will also construct a smaller auxiliary building on the same site of the Fire Station.

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INITIATING PRIORITY YEAR: 2025-26 and beyond

Fire Station 600 Valley Cyn. Road at Spring Canyon	Land \$ - Project cost est. 9,324,574 Apparatus 931,230 Total \$ 10,255,804	10,000 sq. ft. Engine	The developer, Pardee Homes, is to convey a station site to the Fire District for developer fee credits (Tract No. 48086)
Centennial Fire Station 1 Centennial Project Gorman	Land \$ - Project cost est. - Apparatus - Total \$ -	13,000 sq. ft. Engine	Developer to enter into a Development Impact Mitigation Agreement with the Fire District to construct and equip up to four fire stations, as determined by the Fire District, to serve the Centennial Development Project.
Centennial Fire Station 2 Centennial Project Gorman	Land \$ - Project cost est. - Apparatus - Total \$ -	10,000 sq. ft. Engine	Developer to enter into a Development Impact Mitigation Agreement with the Fire District to construct and equip up to four fire stations, as determined by the Fire District, to serve the Centennial Development Project.
Centennial Fire Station 3 Centennial Project Gorman	Land \$ - Project cost est. - Apparatus - Total \$ -	10,000 sq. ft. Engine	Developer to enter into a Development Impact Mitigation Agreement with the Fire District to construct and equip up to four fire stations, as determined by the Fire District, to serve the Centennial Development Project.
Centennial Fire Station 4 Centennial Project Gorman	Land \$ - Project cost est. - Apparatus - Total \$ -	10,000 sq. ft. Engine	Developer to enter into a Development Impact Mitigation Agreement with the Fire District to construct and equip up to four fire stations, as determined by the Fire District, to serve the Centennial Development Project.
Fire Station 139 Anaverde/City Ranch Palmdale	Land \$ - Project cost est. - Apparatus 931,230 Total \$ 931,230	10,000 sq. ft. Engine	Per the developer agreement for the Anaverde/City Ranch Project, the developer is required to provide land and construct a permanent fire station to be conveyed to the Fire District.
Fire Station 190 Ritter Ranch Palmdale	Land \$ - Project cost est. - Apparatus 931,230 Total \$ 931,230	10,000 sq. ft. Engine	Under a 1992 developer agreement for the Ritter Ranch Project, the developer is required to provide land and construct a permanent fire station to be conveyed to the Fire District.
Tesoro Helispot	Land \$ - Project cost est. 500,000 Total \$ 500,000		The Fire District has requested that a helispot be provided within the Tesoro Del Valle Development Project (VTTM 51644).