

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**

**FISCAL YEAR 2022-23
OCTOBER 2022**

DEVELOPER FEE DETAILED FIRE STATION PLAN

Fiscal Year 2022-23

PREFACE

This Developer Fee Detailed Fire Station Plan (Plan) reflects the Consolidated Fire Protection District's (District) fire service requirements as of October 2022 based upon growth projections and contacts with cities and developers who have shared their development plans with the District.

The Plan identifies 6 completed fire stations, 13 proposed fire stations, 1 expansion station, 3 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 District has advanced from other sources. These advances will be repaid to the District when sufficient Developer Fee revenue is generated.

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

DEVELOPER FEE DETAILED FIRE STATION PLAN
Fiscal Year 2022-23

STATIONS OPERATIONAL: REIMBURSEMENT PENDING & IN-PROGRESS*

Facility	Capital Project Costs	Funding Source*	Station Size, Equip. and Staffing	Comments
Fire Station 128 28450 Whites Canyon Rd. Santa Clarita (City)	Station Development Costs \$ 9,066,972 Principal Paid (720,000) Balance \$ 8,346,972	Commercial Paper Proceeds	9,976 sq. ft. Engine	The site was conveyed to the 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 (City)	Station Development Costs \$ 8,127,873 Principal Paid (1,155,000) Balance \$ 6,972,873	Commercial Paper Proceeds	9,746 sq. ft. Engine	The site was conveyed to the District by K. Hovnanian (VTM 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 (Unincorporated)	Station Development Costs \$ 7,913,986 Principal Paid (185,000) Balance \$ 7,728,986	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 (City)	Station Development Costs \$ 11,483,583 Principal Paid (1,800,000) Balance \$ 9,683,583	Commercial Paper Proceeds	19,935 sq. ft. Haz. Mat. Task Force (Engine and Squad) BC/AC HQ	The site was conveyed to the 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 (City)	Station Development Costs \$ 7,512,226 Principal Paid (1,065,000) Balance \$ 6,447,226	Commercial Paper Proceeds	11,152 sq. ft. Engine	The site was conveyed to the 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.
Fire Station 104 26901 Golden Valley Road (at Soledad Canyon) Santa Clarita (City)	Project cost est. \$ 13,247,645 Apparatus 931,230 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 District in Dec. 2010 and the station was completed in 2020.

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

DEVELOPER FEE DETAILED FIRE STATION PLAN
Fiscal Year 2022-23

PROPOSED FIRE STATIONS

Facility	Anticipated Capital Project Costs	Amt. Budgeted/ Funding Source	Station Size & Equipment	Comments/Status
Fire Station 33 Expansion 44947 Date Ave. Lancaster <i>(Unincorporated)</i>	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. 2022-23 Amt. Budgeted/ Funding Source	Comments/Status
Fire Station 138 Avenue S and Tierra Subida <i>(Unincorporated Palmdale Area)</i>	Land \$ 361,548	\$871,000 Developer Fees	The City of Palmdale expressed interest in assisting with site acquisition. The 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. <i>(Unincorporated Palmdale Area)</i>	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.

DEVELOPER FEE DETAILED FIRE STATION PLAN
Fiscal Year 2022-23

Facility	Anticipated Capital Project Costs	Station Size and Equipment	Comments/Status
Fire Station 46 (formerly 177) Newhall Ranch Santa Clarita Valley (<i>Unincorporated</i>)	Land - Project cost est. 10,391,553 Apparatus 3,307,108 Total \$ 13,698,661	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. (Tract No. 61105)
Fire Station 113 (formerly 175) Newhall Ranch Santa Clarita Valley (<i>Unincorporated</i>)	Land \$ - Project cost est. 10,391,553 Apparatus 1,581,644 Total \$ 11,973,197	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. (Tract No. 53108)
Fire Station 109 (formerly 176) Newhall Ranch Santa Clarita Valley (<i>Unincorporated</i>)	Land \$ - Project cost est. 10,391,553 Apparatus 1,193,820 Total \$ 11,585,373	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. (Tract No. 60678)
Fire Station A (formerly 179) Lyons Ranch Santa Clarita Valley (<i>Unincorporated</i>)	Land \$ - Project cost est. 10,391,553 Apparatus 1,193,820 Total \$ 11,585,373	10,000 sq. ft. Engine	The developer is to provide a station site in the Lyons Ranch Project for the developer fee credit. (Tract No. 83301)
Fire Station B (formerly 109) Fox Field - vicinity of 40th St. W and Avenue G City of Lancaster (<i>City</i>)	Land \$ 361,548 Station Dev. Costs 10,391,553 Apparatus 1,193,820 Total \$ 11,946,921	10,000 sq. ft. Engine	
Fire Station C (formerly 113) Avanti South Project 70th Street West and Ave. K-8 City of Lancaster (<i>City</i>)	Land \$ - Station Dev. Costs 10,391,553 Apparatus 1,193,820 Total \$ 11,585,373	10,000 sq. ft. Engine	The developer is to provide a site within the Avanti South Project area to the District for developer fee credits. (Tract No. 74312)
Fire Station D (formerly 133) Needham Ranch Parkwy near Eternal Valley Mem. Park Santa Clarita (<i>City</i>) (Helispot)	Land \$ 4,190,456 Project cost est. 10,891,553 Apparatus 1,193,820 Total \$ 16,275,829	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 District by Needham Ranch for developer fee credit. (Tract No. 50283) Helispot is completed and station construction delayed until further notice.
Fire Station E (formerly 600) Valley Cyn. Road at Spring Canyon	Land \$ - Project cost est. 10,391,553 Apparatus 1,193,820 Total \$ 11,585,373	10,000 sq. ft. Engine	The developer, Pardee Homes, is to convey a station site to the District for developer fee credits (Tract No. 48086)

DEVELOPER FEE DETAILED FIRE STATION PLAN
Fiscal Year 2022-23

Facility	Anticipated Capital Project Costs	Station Size and Equipment	Comments/Status
Fire Station F (formerly 174) Neenach Fire Station Antelope Valley (<i>Unincorporated</i>)	Land \$ 361,548 Project cost est. 10,391,553 Apparatus \$ 1,193,820 Total \$ 11,946,921	4,982 sq. ft. Engine	The District is in the process of identifying potential sites to purchase or lease for a call fire station. Amount Budgeted/Funding Source: \$294,000 Developer Fees
Fire Station G (formerly 142) Sierra Highway/Clanfield Antelope Valley (<i>Unincorporated</i>) (Helispot)	Fire Station \$ 9,324,574 Project cost est. 10,891,553 Apparatus 1,193,820 Total \$ 21,409,947	10,000 sq. ft. Engine	The land was acquired by the District in July 2010. A helispot is planned to be constructed at this station site.
Proposed Helispot			
Tesoro Santa Clarita Valley (<i>Unincorporated</i>) (Helispot)	Land \$ - Helispot 500,000 Apparatus Total \$ 500,000		The District has requested that a helispot be provided within the Tesoro Del Valle Development Project. (Tract No. 51644)
Other Proposed Stations			
Fire Station H (formerly 139) Anaverde/City Ranch Palmdale (<i>City</i>)	Land \$ - Project cost est. - Apparatus 1,193,820 Total \$ 1,193,820	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 District.
Fire Station I (formerly 190) Ritter Ranch Palmdale (<i>City</i>)	Land \$ - Project cost est. - Apparatus 1,193,820 Total \$ 1,193,820	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 District.
Centennial Fire Station 1 Centennial Project Gorman (<i>City</i>)	Land \$ - Project cost est. - Apparatus 1,193,820 Total \$ 1,193,820	13,000 sq. ft. Engine	Developer to enter into a Development Impact Mitigation Agreement with the District to construct and equip up to four fire stations, as determined by the District, to serve the Centennial Development Project.
Centennial Fire Station 2 Centennial Project Gorman (<i>City</i>)	Land \$ - Project cost est. - Apparatus 1,193,820 Total \$ 1,193,820	10,000 sq. ft. Engine	Developer to enter into a Development Impact Mitigation Agreement with the District to construct and equip up to four fire stations, as determined by the District, to serve the Centennial Development Project.
Centennial Fire Station 3 Centennial Project Gorman (<i>City</i>)	Land \$ - Project cost est. - Apparatus 1,193,820 Total \$ 1,193,820	10,000 sq. ft. Engine	Developer to enter into a Development Impact Mitigation Agreement with the District to construct and equip up to four fire stations, as determined by the District, to serve the Centennial Development Project.

DEVELOPER FEE DETAILED FIRE STATION PLAN
Fiscal Year 2022-23

Facility	Anticipated Capital Project Costs	Station Size and Equipment	Comments/Status
Centennial Fire Station 4 Centennial Project Gorman (City)	Land \$ - Project cost est. - Apparatus 1,193,820 Total <u>1,193,820</u> \$ 1,193,820	10,000 sq. ft. Engine	Developer to enter into a Development Impact Mitigation Agreement with the District to construct and equip up to four fire stations, as determined by the District, to serve the Centennial Development Project.
Fire Station J (formerly Northlake/180) North of Lake Hughes, East of I-5, West of Castaic Lake Castaic Canyon (Unincorporated)	Land \$ 1,306,800 Project cost est. 10,391,553 Apparatus 1,193,820 Total <u>12,892,173</u> \$ 12,892,173	10,000 sq. ft. Engine	Developer to construct the proposed project R2018-00408-(5) with a future fire station to be built as part of Phase 2 in future. FS is expected to have a 1.4 acre pad. (Tract No. 73336)
FS TBD East Calabasas area between Stations 68 and 69	Land \$ 1,306,800 Project cost est. 10,035,300 Apparatus 1,193,820 Total <u>12,535,920</u> \$ 12,535,920	10,000 sq. ft. Engine	Development in this area is limited at this time and construction will not commence until substantial development occurs.

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