

REPORT TO CITY COUNCIL

DATE: JANUARY 11, 2011

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER

BY: AMIR HAMIDZADEH, BUILDING OFFICIAL

SUBJECT: APPROVE RESOLUTION NO. 12-1657 ADOPTING THE UPDATED 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

The request before the Council is to approve the attached Resolution No. 12-1657 adopting the Los Angeles County Consolidated Fire Protection District Developer Fee Program, which indicates no change to the current fee in place. This Developer Fee has been in place since 1993 and is updated annually, at the request of the Fire District.

On November 22, 2011, the Board of Supervisors of the County of Los Angeles adopted the attached Developer Fee Detailed Fire Station Plan. This plan describes the acquisition, construction, installation, equipping, and administration of fire stations to be funded with developer fee revenue. Areas benefiting from this plan include the Malibu/Santa Monica Mountains Region, Santa Clarita Valley and Antelope Valley. Included within the project list is Fire Station No. 89 on Canwood Street that was opened in June of 2006.

The projects listed in the Fire Station Plan are funded with development impact fees that are collected upon building permit issuance for construction of residential and commercial projects. The current fee is \$0.9223 per square foot of new development. The County Board of Supervisors has recommended and adopted this fee to remain the same, with no increase for this calendar year.

Pursuant to the Developer Fee Agreement between the Fire District and the City in 1993, the City must annually adopt the updated Fire Station Plan and Development Fee, subsequent to the Board's adoption each year.

RECOMMENDATION

Staff recommends the City Council approve the attached Resolution No. 12-1657 adopting the County of Los Angeles Consolidated Fire Protection District Developer Fee Program Update that reflects the Fire Station Plan and Developer Fee rate will remain the same, with no increase in fees.

Attachments: Resolution No. 12-1657
L.A. County Board of Supervisors Resolution of Fee Program Adoption
Developer Fee Detailed Fire Station Plan

RESOLUTION NO. 12-1657

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, ADOPTING THE UPDATED 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

WHEREAS, on July 12, 1990, the Board of Supervisors of the County of Los Angeles approved and adopted a County of Los Angeles Developer Fee Program for the benefit of the Consolidated Fire Protection District of Los Angeles County (Developer Fee Program) Area of Benefit 1, Malibu/Santa Monica Mountains, effective August 1, 1990, which is to be updated annually thereafter; and

WHEREAS, each year thereafter, the Board of Supervisors of the County of Los Angeles and the City of Agoura Hills has approved and adopted an annual update to the Developer Fee Detailed Fire Station Plan; and

WHEREAS, in accordance with Government Code Section 66000, seq., on November 22, 2011, the Board of Supervisors of the County of Los Angeles adopted by resolution the updated Developer Fee Detailed Fire Station Plan for the benefit of the Consolidated Fire Protection District of Los Angeles County; and

WHEREAS, the City receives fire protection and emergency medical services from the Consolidated Fire Protection District of Los Angeles County, hereinafter referred to as "District"; and

WHEREAS, the City of Agoura Hills is designated in the Los Angeles County General Plan as an urban expansion area, and developments in the City will require additional fire protection resources to maintain service; and

WHEREAS, the need for increased fire service resources to maintain services is generated by new development and without additional fire stations and equipment, there will be insufficient resources to maintain an adequate level of fire protection services in the City; and

WHEREAS, on July 26, 1993, the City implemented a Developer Fee Program in conjunction with the District's Developer Fee, within the territorial limits of the City, and the Developer Fee will be used to provide facilities to serve new residential, commercial, industrial, and other development within the City; and

WHEREAS, the City subscribes to and endorses the regional concept of fire protection which involves the District prioritizing the scheduling and placement of fire stations for the best interest of the City and the Area of Benefit 1 designated as Malibu/Santa Monica Mountains; and

WHEREAS, the City desires to assist and support the District in financing fire stations to address fire protection and emergency medical services requirements within the City that result from urban expansion and new development; and

WHEREAS, the continuation of the Developer Fee by the City would provide for the necessary new fire stations and apparatus required to deliver expanded fire protection and emergency medical services required by new development within the City.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Agoura Hills as follows:

1. On January 11, 2012, the City of Agoura Hills adopted the October 2011 Updated Developer Fee Detailed Fire Station Plan, attached hereto.
2. All other terms and provisions of the Developer Fee Program, as previously adopted by the Board of Supervisors of the County of Los Angeles and the City of Agoura Hills, shall remain unchanged and in full force and effect.

PASSED, APPROVED, AND ADOPTED this 11th day of January 2012, by the following vote to wit:

AYES: (0)
NOES: (0)
ABSTAIN: (0)
ABSENT: (0)

John M. Edelston, Mayor

ATTEST:

Kimberly M. Rodrigues, City Clerk

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES TO UPDATE THE DEVELOPER FEE
DETAILED FIRE STATION PLAN FOR THE COUNTY OF LOS ANGELES
DEVELOPER FEE PROGRAM FOR THE BENEFIT OF THE CONSOLIDATED
FIRE PROTECTION DISTRICT AND TO CONSIDER THE
DEVELOPER FEE FUNDS 2010-11 FISCAL YEAR END REPORT**

WHEREAS, on July 12, 1990, the Board of Supervisors of the County of Los Angeles approved and adopted a County of Los Angeles Developer Fee Program for the benefit of the Consolidated Fire Protection District of Los Angeles County (Developer Fee Program) in Area of Benefit 1, Malibu/Santa Monica Mountains, Area of Benefit 2, Santa Clarita Valley, and Area of Benefit 3, Antelope Valley (collectively, "Areas of Benefit") effective August 1, 1990, which Developer Fee Program is to be updated annually thereafter; and

WHEREAS, the City of Calabasas is located in the Malibu/Santa Monica Mountains Area of Benefit and the City Council of the City of Calabasas has entered into a Joint Powers Agreement with the County of Los Angeles in which the City and County jointly agreed to exercise the power to levy the Developer Fee in the City and to authorize the Board of Supervisors to conduct all proceedings in connection with the levy of fees and modifications of the fee amount within the City; and

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

WHEREAS, the need for increased fire service resources to maintain services is generated by new development; and

WHEREAS, proposed developments in areas which are designated in the Los Angeles County General Plan as urban expansion areas and areas identified as emerging expansion areas require additional fire protection resources to maintain services; and

WHEREAS, without additional fire stations and equipment, there will be insufficient resources to maintain an adequate level of fire protection services in areas of emerging urban expansion in Los Angeles County; and

WHEREAS, the Areas of Benefit of the Malibu/Santa Monica Mountains, the Santa Clarita Valley, and the Antelope Valley are emerging urban expansion areas; and

WHEREAS, the Consolidated Fire Protection District of Los Angeles County has prepared the updated Developer Fee Detailed Fire Station Plan dated October 2011 which identifies planned fire station facilities to be developed in the Areas of Benefit to accommodate emerging urban expansion and for which funding is to be provided through Developer Fee revenues generated within the Areas of Benefit; and

WHEREAS, the Consolidated Fire Protection District has prepared the Developer Fee Funds 2010-11 Fiscal Year-End Report in accordance with Government Code Section 66006.

NOW, THEREFORE, the Board of Supervisors resolves, finds, and determines that:

1. The foregoing recitals are true and correct.
2. The Developer Fee Program is for the purpose of generating funds for capital projects necessary to maintain fire protection services within the existing service areas of the Consolidated Fire Protection District of Los Angeles County, and is statutorily exempt per Section 15273(a)(4) of the California Environmental Quality Act Guidelines developed by the State Office of Planning and Research.
3. On NOVEMBER 22, 2011, a public hearing was held to update and consider: 1) the Developer Fee Detailed Fire Station Plan dated October 2011 (Attachment A) attached hereto and incorporated herein, which serves as the Developer Fee capital improvement plan and describes the acquisition, construction, installation, and equipping of fire stations to be funded with developer fee revenue; and 2) the Developer Fee Funds 2010-11 Fiscal Year-End Report (Attachment B).
4. The Board of Supervisors approves and adopts the updated Developer Fee Detailed Fire Station Plan dated October 2011 and the Developer Fee Funds 2010-11 Fiscal Year-End Report. All other terms and provisions of the Developer Fee Program as previously adopted by the Board of Supervisors of the County of Los Angeles shall remain unchanged and in full force and effect.

The foregoing resolution was adopted on the 22ND day of NOVEMBER, 2011, by the BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES.

SACHI A. HAMAI, Executive Officer
Clerk of the Board of Supervisors

By _____

Deputy



APPROVED AS TO FORM:

ANDREA S. ORDIN
County Counsel

By _____

Deputy

DEVELOPER FEE DETAILED FIRE STATION PLAN

FOR THE

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

OCTOBER 2011

DEVELOPER FEE DETAILED FIRE STATION PLAN

PREFACE

This Developer Fee Detailed Fire Station Plan (Plan) reflects the Consolidated Fire Protection District's (District) fire service requirements as of October 2011 based upon growth projections and contacts with cities and developers who have shared their development plans with the District.

The Plan identifies 20 additional fire stations, one temporary fire station, two permanent stations which will replace existing temporary facilities, 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 purchased; 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 and 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 of 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.
Fiscal Year	The Fiscal Year period begins July 1 and ends June 30.
Initiating Priority Year	Refers to the fiscal year that the land acquisition or construction of the fire station is anticipated to begin.
Target Occupancy	Target occupancy is approximately one to two years from the actual start of construction.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - OCTOBER 2011**

STATION OPERATIONAL; REPAYMENT TO DISTRICT PENDING:

Fire Station/ Location	Capital Project Costs Expended	Total Repayment Amount Owed District	Size (sq. ft.) Equipment and Staffing	Comments/Status
Fire Station 89 29575 Canwood Street Agoura Hills, CA	Station Dev. Costs \$ 6,353,265 Apparatus 0 Total \$ 6,353,265	\$714,424	10,800 sq. ft. Engine 265 Squad 65 Bn HQ Training Room	Engine 265 and Squad 65 were transferred to provide staffing. Station was completed and operational in 2006 and funded by District and developer fee revenues. District is to be reimbursed for station development costs through future developer fee revenues generated in this area.
Fire Station 156 24505 Copper Hill Drive Rye Canyon Area Santa Clarita Valley	Land \$ - Project cost est. 8,640,000 Apparatus - Total \$8,640,000	Commercial Paper Proceeds* \$2,915,000 Developer Fee/Dist.	11,152 Engine	Land was acquired from Newhall Land for a fire station site in 2008-09 in exchange for developer fee credit. Apparatus transferred from Temporary Fire Station 156. Station was completed and operational August, 2011.

*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 advances, including any interest and administrative charges, from Area 2 - Santa Clarita Area of Benefit as revenues are collected and from the City of Santa Clarita for the City's proportionate share of fire station facilities financing.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - OCTOBER 2011**

IN PROGRESS

TARGET OCCUPANCY*: 2011-12

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2011-12 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 128 28450 Whites Canyon Rd. Santa Clarita Valley	Land \$ - Project cost est. 10,179,000 Apparatus <u>738,718</u> Total \$10,917,718	Commercial Paper Proceeds* \$6,212,000 ARRA Grant/Dist.	9,976 Engine Squad	Site was conveyed to the District by the developer, Shappell Industries (VTTM 46018) for developer fee credit in 2006-07. Construction contract approved by the Board on Nov. 25, 2009. Construction completion anticipated during the 1st quarter of 2012. Partial funding of the station in the amount of \$3.6 million provided by the American Recovery and Reimbursement Act, of which \$2,120,000 is budgeted in F.Y. 2011-12
Fire Station 132 Wes Thompson Ranch 29310 Sand Canyon. Rd Santa Clarita Valley	Land \$ - Project cost est. 9,077,000 Apparatus - Total \$9,077,000	Commercial Paper Proceeds* \$4,367,000 Developer Fee/Dist	9,746 Engine	Ownership of the fire station site was conveyed by K Hovnanian (VTTM 49621) to the District in 2008-09. Apparatus will be transferred from temporary Fire Station 132. Construction contract approved by the Board on Nov. 25, 2009. Construction completion anticipated during the 1st quarter of 2012.
Fire Station 150 Golden Valley Road east of Hwy. 14 Santa Clarita Valley	Land \$ - Project cost est. 15,435,000 Apparatus <u>738,718</u> Total 16,173,718	Commercial Paper Proceeds* \$8,953,000 Developer Fee/Dist.	19,935 Engine Quint 104 Squad BC HQ AC HQ	Land conveyed by developer, Pardee Homes (VTTM 52414), in 2009-10. Quint 104 will be transferred from temporary Fire Station 104 to Fire Station 150. Apparatus cost is for a squad and an engine. Construction began during the 2nd quarter of 2011 and is scheduled to be completed by second quarter of 2012.
Fire Station 104 Golden Valley Rd. & Soledad Cyn. Rd City of Santa Clarita	Land \$ 2,190,000 Project cost est. 9,579,354 Apparatus <u>543,481</u> Total \$ 12,312,835	Commercial Paper Proceeds* \$7,770,000 Developer Fee/Dist	11,415 Haz Mat Task Force	This station will replace temporary Fire Station 104. The land was purchased by the District in Dec. 2010. Station construction should commence in the 1st quarter of 2012. The Hazardous Materials Task Force from Fire Station 76 will be relocated to this station; the apparatus cost is for the replacement engine that will be needed at Fire Station 76.

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**DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - OCTOBER 2011**

**INITIATING PRIORITY YEAR*: 2012-13
TARGET OCCUPANCY**: 2013-14**

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2011-12 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 174 Neenach Fire Station Antelope Valley	Land \$ 200,000 Project cost est. 2,500,000 Apparatus - Total \$2,700,000	\$294,000 Developer Fees	4,982 Engine	The Fire Department is in the process of identifying potential sites sites to purchase or lease for a call fire station.

Land acquisition only will be initiated for the following two fire stations. 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:

Fire Station 138 Avenue S and Tierra Subida Unincorporated Palmdale Area	Land \$ 1,400,000	\$871,000 Developer Fees		The Fire Department is in the process of identifying potential sites for acquisition.
Fire Station 195 Pearblossom Hwy/47th Street E Unincorporated Palmdale Area	Land \$ 650,000	\$400,000 Developer Fees		The Fire Department is in the process of identifying potential sites for acquisition.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - OCTOBER 2011**

INITIATING PRIORITY YEAR*: 2013-14
TARGET OCCUPANCY**: 2014-15

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2011-12 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 142 Sierra Highway/Clanfield Antelope Valley	Project cost est. \$ 8,391,900 Apparatus <u>543,481</u> Total 8,935,381	\$50,000 Developer Fees	10,000 Engine	Land acquired in July 2010. A helispot will be constructed at this station site.
Fire Station 143 28580 Hasley Canyon Road Santa Clarita Valley	Land \$ - Project cost est. 8,178,746 Apparatus <u>543,481</u> Total \$8,722,227	Commercial Paper Proceeds* \$9,560,000 Developer Fee/Dist	9,746 Engine	Land conveyed by developer, Newhall Land and Farming (PM 20685), for developer fee credit in 2009-10.
Antelope Valley	Apparatus \$2,335,176		2 Quints	Due to the amount of development that has and is still expected to occur in the Antelope Valley, two quints will be acquired and placed in fire stations within the Antelope Valley.

*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 advances, including any interest and administrative charges, from Area 2 - Santa Clarita Area of Benefit as revenues are collected and from the City of Santa Clarita for the City's proportionate share of fire station facilities financing.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - OCTOBER 2011**

INITIATING PRIORITY YEAR*: 2014-15

TARGET OCCUPANCY**: 2016-17+

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2011-12 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 100 Valley Cyn. Road & Spring Canyon	Land - Project cost est. 8,391,900 Apparatus <u>543,481</u> Total \$8,935,381	\$0	10,000 Engine	Developer, Pardee Homes, to convey a station site for developer fee credits (Tract No. 48086).
Fire Station 175 Newhall Ranch Santa Clarita Valley	Land \$ - Project cost est. - Apparatus - Total \$ -	\$0	10,000 -11,000 Engine Squad	Negotiations are pending for the developer, Newhall Land and Farming, to construct this station for developer fee credits. Station is to be built within Newhall Land's Landmark Community of Newhall Ranch. Newhall Land to purchase station apparatus.
Fire Station 179 Lyons Ranch Santa Clarita Valley	Land - Project cost est. 8,391,900 Apparatus <u>543,481</u> Total \$8,935,381	\$0	10,000 Engine	Developer to provide a station site in the Lyons Ranch Project for developer fee credit. Conveyance of the site is anticipated to occur in 2012-13.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - OCTOBER 2011**

INITIATING PRIORITY YEAR: 2015-16 and beyond

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2011-12 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 109 Fox Field Vicinity of 40th Street West and Avenue G	Land \$ 361,702 Station Dev. Costs 8,391,900 Apparatus 543,481 Total \$9,297,083	\$0	10,000 Engine	Land anticipated to be acquired in 2013-14.
Fire Station 113 70th Street West and Avenue K-8 City of Lancaster	Land \$ - Station Dev. Costs 8,391,900 Apparatus 543,481 Total \$8,935,381	\$0	10,000 Engine	Developer to provide a site.
Fire Station 133 Gate-King Ind. Park, s/o Hwy 126 near Eternal Valley Mem. Park City of Santa Clarita	Land \$ - Project cost est. 8,391,900 Apparatus 543,481 Total \$8,935,381	\$0	10,000 Engine	Gate-King Industrial Park development. Land to be provided by the developer for developer fee credits.
Fire Station 177 Newhall Ranch Santa Clarita Valley	Land \$ - Project cost est. - Apparatus - Total \$ -	\$0	11,500 Engine Quint	Negotiations are pending for the developer, Newhall Land and Farming, to construct this station for developer fee credits.
Fire Station 178 (formerly FS 137) Stevenson Ranch, Phase V Santa Clarita Valley	Land \$ - Project cost est. - Apparatus - Total \$ -	\$0	10,000-11,000 Engine	Negotiations are pending for the developer, Newhall Land and Farming, to construct this station for developer fee credits.
Temporary Fire Station 180 Northlake Santa Clarita Valley	Land - Project cost est. 2,500,000 Apparatus 543,481 Total \$3,043,481	\$0	2,400 Engine	The temporary station will be put into operation until the final phase of the Northlake Project is complete and the permanent station is operational.
Fire Station 196 Rancho Del Sur Lancaster	Land \$ - Project cost est. 8,391,900 Apparatus 543,481 Total \$ 8,935,381	\$0	10,000 Engine	Per the City of Lancaster, the project developer, Standard Pacific Homes, returned the project to Larwin. Developer is to convey site for the fire station.
East Calabasas area between Stations 68 and 69	Land \$ 1,306,745 Project cost est. 8,391,900 Apparatus 543,481 Total \$10,242,126	\$0	10,000 Engine	Development in this area is limited at this time and construction will not commence until substantial development occurs.

INITIATING PRIORITY YEAR: 2015-16 and beyond, cont.

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2011-12 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 1 Centennial Project Gorman	Land \$ - Project cost est. - Apparatus - <hr/> Total \$ -	\$0	13,000 Engine	Developer to enter into a Development Impact Mitigation Agreement with the District to construct and equip a fire station.
Fire Station 2 Centennial Project Gorman	Land \$ - Project cost est. - Apparatus - <hr/> Total \$ -	\$0	10,000 Engine	Developer to enter into a Development Impact Mitigation Agreement with the District to construct and equip a fire station.
Fire Station 3 Centennial Project Gorman	Land \$ - Project cost est. - Apparatus - <hr/> Total \$0	\$0	10,000 Engine	Developer to enter into a Development Impact Mitigation Agreement with the District to construct and equip a fire station.
Fire Station 139 Anaverde/City Ranch Palmdale	Land \$ - Project cost est. - Apparatus 543,481 <hr/> Total \$ 543,481	\$0	10,000 Engine	Per developer agreement for the Anaverde/City Ranch Project, the developer is required to dedicate and construct a permanent fire station to be conveyed to the District.
Fire Station 190 Ritter Ranch Palmdale	Land \$ - Project cost est. - Apparatus 543,481 <hr/> Total \$543,481	\$0	10,000 Engine	Under a 1992 developer agreement for the Ritter Ranch Project, the developer is required to dedicate and construct a permanent fire station to be conveyed to the District.
Tesoro Helispot	Land \$ - Project cost est. 250,000 <hr/> Total \$ 250,000	\$0		