

RESOLUTION NO. 09-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, ADOPTING THE CAPITAL IMPROVEMENT PLAN OF THE CONSOLIDATED FIRE PROTECTION DISTRICT AND THE ANNUAL ADJUSTMENT OF FIRE PROTECTION FEES

WHEREAS, the City Council of the City of Lancaster ("City Council") finds that new development in the City of Lancaster ("City") will generate increased concentration of residents, commuters, businesses, and visitors to the City, thereby imposing increased demand for fire station and emergency medical facilities; and

WHEREAS, the City Council, based on the (1) Report on a Developer Fee Plan for the Consolidated Fire Protection District of Los Angeles County (the "Report") dated March 1990, which includes the territorial limits of the City in Area 3, and (2) Update of the County of Los Angeles Developer Fee for the Benefit of the Consolidated Fire Protection District dated June 12, 1991, and the update dated November 25, 2008, (collectively the "Update") prepared by the Consolidated Fire Protection District of Los Angeles County (the "District") and adopted by the County of Los Angeles for the funding of capital improvements necessary to provide fire protection and emergency medical services required by new development within the City of Lancaster, has adopted Ordinance No. 612, reaffirming the City's authority to impose development impact fees consistent with the requirements of Assembly Bill 1600 (Statutes 1987, Chapter 927) as set forth in the California Government Code Section 66000 et seq.; and

WHEREAS, the District has prepared a Capital Improvement Plan entitled Developer Fee Detailed Fire Station Plan dated May 1991, and the update dated October 2008 (collectively the "Plan"), pursuant to the provisions of California Government Code Section 66002 and Ordinance No. 612; and,

WHEREAS, the City desires to receive an appropriate level of revenue from new development projects to provide fire station facilities and apparatus commensurate with the demand for fire protection and emergency medical services generated by new development to protect the public health, safety and welfare; and,

WHEREAS, the Plan identifies specific capital improvement projects in general priority order necessary to accommodate such increased development and mitigate the impacts on fire protection and emergency medical services imposed, thereby estimates project costs and sets forth the proportionate fair share of funding from Fire Protection Fees; and,

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LANCASTER, DOES HEREBY RESOLVE, DETERMINE AND ORDER, AS FOLLOWS:

Section 1. The Report, the Update and the Plan on file with the City Clerk of the City are hereby approved, adopted and incorporated herein by reference.

Section 2. The purpose and use of the Fire Protection Fee is to provide financing for land acquisition, construction, equipping and related capital costs for fire station facilities necessary to mitigate the demand for additional fire protection and emergency medical services created by new development.

Section 3. All new development contributes to an increased demand for expanded fire protection, emergency medical services and fire station facilities within the City, therefore, all new development will be subject to the Fire Protection Fee.

Section 4. Development of new fire station facilities will increase the ability of the City and the District to accommodate the increased demand for fire protection and emergency medical services generated by new development.

Section 5. The Fire Protection Fee is based upon gross square-footage for all development.

Section 6. The amount of the Fire Protection Fee identified in Ordinance No. 612 is hereby established at \$.8620 per gross square-foot of new floor area. The amount of the Fire Protection Fee shall be adjusted annually by determination of the District.

Section 7. The Fire Protection Fee established herein shall apply to the issuance of any building permit, for any residential or non-residential development issued sixty days following the passage of this Resolution.

PASSED, APPROVED and ADOPTED this _____ day of _____, 2009, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

GERI K. BRYAN, CMC
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }ss
CITY OF LANCASTER }

CERTIFICATION OF RESOLUTION
CITY COUNCIL

I, _____, _____ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Resolution No. 09-05, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401

RECEIVED

DEC 22 2008

CITY OF LANCASTER
ADMINISTRATION

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

December 17, 2008

Mark V. Bozigian, City Manager
City of Lancaster
44933 N. Fern Avenue
Lancaster, CA 93534-2461

Dear Mr. Bozigian:

On November 25, 2008, the Board of Supervisors of the County of Los Angeles (Board) adopted the Consolidated Fire Protection District (District) Developer Fee Program update. This includes the updated Fire Station Plan and Developer Fee amount of \$.8620 per square foot of new development in the Antelope Valley Developer Fee Area of Benefit (Area of Benefit 3). Also included in this year's update is the elimination of the developer fee's rural exemption and the addition of exemptions for certain types of developments not classified as buildings. The updated Developer Fee will become effective February 1, 2009 in the unincorporated areas within Area of Benefit 3. Enclosed is a copy of the approved Resolution adopting the updated fee and Fire Station Plan.

Pursuant to the Developer Fee Agreement between the District and the City of Lancaster (City), the City will need to adopt the updated Developer Fee and Fire Station Plan within 60 days of Board adoption. Please have a copy of your City-approved resolution updating the City's fee sent to my office for our records.

Thank you for your City's continued participation in this vital program that provides essential funding for fire protection facilities and equipment for your community.

Very truly yours,

DEBRA AGUIRRE, CHIEF
PLANNING DIVISION

DA:oa

Enclosure

c: Assistant Fire Chief Mike Metro

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

- | | | | | | | | |
|--------------|-----------|------------------|----------------------|-----------|----------------------|-----------------------|------------------|
| AGOURA HILLS | CALABASAS | DIAMOND BAR | HIDDEN HILLS | LA MIRADA | MALIBU | POMONA | SIGNAL HILL |
| ARTESIA | CARSON | DUARTE | HUNTINGTON PARK | LA PUENTE | MAYWOOD | RANCHO PALOS VERDES | SOUTH EL MONTE |
| AZUSA | CERRITOS | EL MONTE | INDUSTRY | LAKWOOD | NORWALK | ROLLING HILLS | SOUTH GATE |
| BALDWIN PARK | CLAREMONT | GARDENA | INGLEWOOD | LANCASTER | PALMDALE | ROLLING HILLS ESTATES | TEMPLE CITY |
| BELL | COMMERCE | GLENORA | IRVINDALE | LAWNDALE | PALOS VERDES ESTATES | ROSEMEAD | WALNUT |
| BELL GARDENS | COVINA | HAWAIIAN GARDENS | LA CANADA FLINTRIDGE | LOMITA | PARAMOUNT | SAN DIMAS | WEST HOLLYWOOD |
| BELLFLOWER | CUDAHY | HAWTHORNE | LA HABRA | LYNWOOD | PICO RIVERA | SANTA CLARITA | WESTLAKE VILLAGE |
| BRADBURY | | | | | | | WHITTIER |

**IN THE MATTER OF FINANCING FOR
FIRE PROTECTION FACILITIES**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES TO UPDATE THE COUNTY OF LOS ANGELES
DEVELOPER FEE PROGRAM FOR THE BENEFIT OF THE CONSOLIDATED FIRE
PROTECTION DISTRICT OF LOS ANGELES COUNTY AND TO CONSIDER
THE DEVELOPER FEE FUNDS 2007-08 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 Program in the Areas of Benefit, which includes the amount of the fee and the Developer Fee Detailed Fire Station Plan, in accordance with Government Code Section 66000 et seq.; and

WHEREAS, the need for increased fire service resources to maintain fire protection services is generated by the progress of 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 fire protection services; and

WHEREAS, certain communities within the urban expansion areas which were considered rural during the inception of the developer fee program have experienced continual growth contributing to the cumulative impact on services provided by the Consolidated Fire Protection District (District) thereby necessitating the addition of three fire stations to the developer fee detailed fire station plan; and

WHEREAS, there are certain types of development, which are not classified as buildings and which do not contribute to the cumulative impact on District services, which should be exempt from the imposition of the Developer Fee; 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, funding of fire protection services to accommodate emerging urban expansion in the Areas of Benefit of the Malibu/Santa Monica Mountains, the Santa Clarita Valley, and the Antelope Valley is inadequate and will continue to be inadequate without additional funding sources; and

WHEREAS, property tax revenues are not available when needed, as they are generated after development occurs, and are insufficient to fund the development and operation of fire protection facilities to address fire protection service demands in 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 2008, the 2008 Developer Fee Update Fee Calculation Summary, and the Developer Fee Funds 2007-08 Fiscal Year-End Report.

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. The exemption of developer fees on developments on rural land included in the Resolution to Accept the Report on a Developer Fee Plan for the Consolidated Fire Protection District of Los Angeles County and to Declare the Intention to Designate Areas of Benefit as adopted April 3, 1990, was for the purpose of exempting small, isolated rural developments that did not impact the need for additional fire protection services. However, much of the growth that has occurred since 1990 has been dispersed within the rural, or non-urban, areas in the Areas of Benefit and the growth in and surrounding small rural communities has had as much cumulative impact on

the services provided by the District as surrounding land use categories. To address the cumulative impact in these areas, three additional fire stations have been included in the Developer Fee Detailed Fire Station Plan to be funded with developer fee revenue. Therefore, it is no longer reasonable to provide an exemption for area specific development. Accordingly, the exemption for development on rural land is being eliminated. Additionally, there are certain types of development which have been found to not have a cumulative impact on District services such as, canopies used for hay storage, shelters used exclusively for livestock, green houses, cell towers, and certain equipment shelters. These types of developments will no longer be subject to the Developer Fee. However, structures of any kind which are intended for the use of storage are not exempt from the imposition of the Developer Fee.

4. On November 25, 2008, a public hearing was held to update the Developer Fee Program and to consider: 1) the updated Developer Fee Detailed Fire Station Plan dated October 2008 (Attachment A) attached hereto and incorporated herein, which serves as the capital improvement plan and describes the acquisition, construction, installation, and equipping of fire stations; 2) the 2008 Developer Fee Update Fee Calculation Summary (Attachment B) attached hereto and incorporated herein, which imposes a separate fee calculation for each Area of Benefit based upon actual fire station development costs experienced in each of the three areas; and 3) the Developer Fee Funds 2007-08 Fiscal Year-End Report (Attachment C).
5. Based upon the foregoing recitals, the updated Developer Fee Detailed Fire Station Plan dated October 2008, and the 2008 Developer Fee Update Fee Calculation Summary, there are reasonable relationships between: 1) the Developer Fee's use and the type of development projects on which the Developer Fee is imposed; 2) the need for fire station facilities and the type of development project on which the Developer Fee is imposed; and 3) the amount of the Developer Fee and the cost of all or a portion of the fire station facilities attributable to the development on which the Developer Fee is imposed.
6. The Board of Supervisors approves and adopts the updated Developer Fee Program in the Areas of Benefit for the benefit of the Consolidated Fire Protection District of Los Angeles County as follows:
 - a) the updated Developer Fee Detailed Fire Station Plan dated October 2008 is approved and adopted;
 - b) the 2008 Developer Fee Update Fee Calculation Summary is approved and adopted;
 - c) the Developer Fee Funds 2007-08 Fiscal Year-End Report is approved and adopted;

d) the updated Developer Fee amounts per square foot of the new floor areas of buildings of \$.9296 in Area of Benefit 1 and the City of Calabasas, \$.9550 in Area of Benefit 2, and \$.8620 in Area of Benefit 3 are approved and shall become effective in the unincorporated areas within the Areas of Benefit and the City of Calabasas on February 1, 2009;

e) Development on rural land will no longer be exempt from the imposition of the Developer Fee. Exemptions to the developer fee will be provided to the following development types which do not impact District services: canopies used for hay and/or feed storage; pipe corrals, shades and/or shelters used exclusively for livestock (i.e., "mare motels"); green houses; cell towers; equipment shelters and other similar development types not classified as "buildings" as determined by the District. Structures of any kind which are intended for the use of storage and require a building permit are not exempt from the imposition of the Developer Fee.

f) 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 5th day of November, 2008
by the BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES.

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

By


Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, Jr.
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 2008

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 2008 based upon growth projections and contacts with cities and developers who have shared their development plans with the District.

The Plan identifies 22 additional fire stations, one temporary fire station, 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 when sufficient Developer Fee revenue is generated.

<u>Terms Used in Plan</u>	<u>Explanation</u>
Fire Station/Location	In most cases a site has not yet been purchased; the locations are therefore approximate.
Anticipated Capital Projects 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 costs for fire stations currently under development which include plans and specifications, consultant services, plan check, permit and inspection fees, construction, and project management.
Amount Budgeted	The amount budgeted could be from Developer Fee funds collected or may be advanced from District general revenues. All advances made by the District 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.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - SEPTEMBER 2008**

FACILITIES IN PROGRESS

Fire Station/ Location	Remaining Capital Project Costs	F.Y. 2008-09 Amt. Budgeted/ Funding Source	Size (sq. ft.) Equipment and Staffing	Comments/Status
Fire Station 108 28799 Rock Canyon Road Santa Clarita Valley	Station Dev. Costs \$7,399,151 Apparatus <u>493,744</u> Total \$7,892,895	\$984,000 Developer Fee	4,982 Engine	Developer, Pacific Bay Properties, conveyed site for Developer Fee credit in the amount of \$200,000. Construction is underway. It is anticipated that the station will be operational in the fall of 2008.

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 <u>0</u> Total \$6,353,265	\$2,845,742	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.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - SEPTEMBER 2008**

INITIATING PRIORITY YEAR*: 2008-09
TARGET OCCUPANCY**: 2010-11

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2008-09 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 104 Golden Valley Rd. & Soledad Cyn. Rd. City of Santa Clarita	Land \$ 3,000,000 Project cost est. 9,391,522 Apparatus 493,744 <u> </u> Total \$ 12,885,266	Long or Short Term Financing*** \$17,508,000 Developer Fee/Dist	10,857 Haz Mat Task Force	This station will replace temporary Fire Station 104. It is anticipated the land will be acquired in 2008-09. The Haz Mat 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.
Fire Station 128 28450 Whites Canyon Rd. Santa Clarita Valley	Land \$ - Project cost est. 8,399,344 Apparatus 654,580 <u> </u> Total \$9,053,924	Long or Short Term Financing*** \$10,732,000 Developer Fee/Dist	9,710 Engine Squad	Site anticipated to be conveyed to the District by the developer, Shapell Industries (VTM 46018) for developer fee credit in 2008-09.
Fire Station 132 Wes Thompson Ranch 29310 Sand Canyon. Rd. Santa Clarita Valley	Land \$ - Project cost est. 8,399,344 Apparatus - <u> </u> Total \$8,399,344	Long or Short Term Financing*** \$9,834,000 Developer Fee/Dist	9,710 Engine	Ownership of the fire station site should be conveyed by K Hovnanian (VTM 49621) to the District in 2008-09. Apparatus will be transferred from temporary Fire Station 132.
Fire Station 143 28580 Hasley Canyon Road Santa Clarita Valley	Land \$ - Project cost est. 8,399,344 Apparatus 493,744 <u> </u> Total 8,893,088	Long or Short Term Financing*** \$10,488,000 Developer Fee/Dist	9,710 Engine	Land will be conveyed by developer, Newhall Land and Farming (PM 20685), for developer fee credit. Anticipated conveyance of site in 2008-09.
Fire Station 150 Golden Valley Road, east of Hwy. 14 Santa Clarita Valley	Land \$ - Project cost est. 16,572,053 Apparatus 654,580 <u> </u> Total 17,226,633	Long or Short Term Financing*** \$19,347,000 Developer Fee/Dist	19,158 Engine Quint 104 Squad BC HQ AC HQ	Land to be conveyed by developer, Pardee Homes (VTM 52414). Anticipated conveyance in 2008-09. Q104 will be transferred from temporary Fire Station 104 to FS 150. Apparatus cost is for a squad and an engine.

**INITIATING PRIORITY YEAR*: 2008-09
TARGET OCCUPANCY**: 2010-11**

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2008-09 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 156 24505 Copper Hill Drive Rye Canyon Area Santa Clarita Valley	Land Project cost est. \$ 9,335,296 Apparatus 0 Total \$ 9,335,296	Long or Short Term Financing*** \$12,225,000 Developer Fees/Dist.	10,792 Engine	Land will be acquired from Newhall. Land for a fire station site in a commercial center in exchange for developer fee credit. Apparatus will be transferred from Temporary Fire Station 156.
Fire Station 174 Neenach Fire Station Antelope Valley	Land Project cost est. \$ 212,500 Apparatus 2,491,258 0 Total \$ 2,703,758	Developer Fees	2,880 Engine	The Fire Department is in the process of identifying potential sites to purchase for a call fire station.
Antelope Valley	Apparatus Total \$1,976,010		2 Quints	Due to the amount of development that has occurred in the Antelope Valley, two quints will be acquired and placed in fire stations within the Antelope Valley.

In addition, land acquisition only will be initiated for the following three 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:

PMDL -A Avenue S and Tierra Subida Unincorporated Palmdale Area	Land \$ 212,500			The Fire Department is in the process of identifying potential sites for acquisition.
PMDL -B Pearblossom Hwy/47th Street E Unincorporated Palmdale Area	Land \$ 212,500			The Fire Department is in the process of identifying potential sites for acquisition.
Fire Station 142 Crown Valley/Sierra Highway Antelope Valley	Land \$ 531,250			The Fire Department is in the process of identifying potential sites for acquisition. A larger site will be acquired to accommodate a future helispot at the station.

*Initiating Priority Year refers to the fiscal year that the land acquisition or construction of the fire station is anticipated to begin.

**Target Occupancy is approximately one to two years from the actual start of construction.

***The District intends to finance 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 charges, from the 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 - SEPTEMBER 2008

INITIATING PRIORITY YEAR*: 2009-10
TARGET OCCUPANCY: 2011-12**

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2008-09 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 175 Newhall Ranch Santa Clarita Valley	Land \$ - Project cost est. - Apparatus <u>654,580</u> Total \$ 654,580	\$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.

*Initiating Priority Year refers to the fiscal year that the land acquisition or construction of the fire station is anticipated to begin.

**Target Occupancy is approximately one to two years from the actual start of construction.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - SEPTEMBER 2008**

**INITIATING PRIORITY YEAR*: 2010-11
TARGET OCCUPANCY**: 2012-13**

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2008-09 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 179 Lyons Ranch Santa Clarita Valley	Land \$ - Project cost est. 8,650,200 Apparatus <u>493,744</u> Total \$9,143,944	\$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 2010-11.

*Initiating Priority Year refers to the fiscal year that the land acquisition or construction of the fire station is anticipated to begin.

**Target Occupancy is approximately one to two years from the actual start of construction.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - SEPTEMBER 2008**

**INITIATING PRIORITY YEAR*: 2011-12 and beyond
TARGET OCCUPANCY**: 2013-14 +**

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2008-09 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 100 Valley Cyn. Road at Spring Canyon	Land \$ - Project cost est. 8,650,200 Apparatus <u>493,744</u> Total \$9,143,944	\$0	10,000 Engine	Developer, Pardee Homes, to convey a station site for developer fee credits (Tract No. 48086).
Fire Station 177 Newhall Ranch Santa Clarita Valley	Land \$ - Project cost est. - Apparatus <u>1,491,749</u> Total \$1,491,749	\$0	11,500 Engine Quint	Negotiations are pending for the developer, Newhall Land and Farming, to construct this station for developer fee credits.

*Initiating Priority Year refers to the fiscal year that the land acquisition or construction of the fire station is anticipated to begin.

**Target Occupancy is approximately one to two years from the actual start of construction.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - SEPTEMBER 2008**

INITIATING PRIORITY YEAR: 2012-13 and beyond

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2008-09 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 \$ 212,500 Station Dev. Cost 8,650,200 Apparatus 493,744 <u>Total \$9,356,444</u>	\$0	10,000 Engine	
Fire Station 113 70th Street West and Avenue K-8 City of Lancaster	Land \$ - Station Dev. Cost 8,650,200 Apparatus 493,744 <u>Total \$9,143,944</u>	\$0	10,000 Engine	Developer to provide a site.
Fire Station 133 Gate-King Ind. Park South of Hwy. 126 near Eternal Valley Memorial Park City of Santa Clarita	Land \$ - Project cost est. 8,650,200 Apparatus 493,744 <u>Total \$9,143,944</u>	\$0	10,000 Engine	Gate-King Industrial Park development. Land to be provided by the developer for developer fee credits.
Fire Station 138 Tesoro Del Valle Santa Clarita Valley	Land \$ - Project cost est. 8,650,200 Apparatus 493,744 <u>Total \$9,143,944</u>	\$0	10,000 Engine	Development is north of Copper Hill by San Francisco and Seco Cyn. Developer to provide a station site for developer fee credits (Tract No. 51644). The station site on the tentative tract map approved in the 1990s no longer meets Fire Dept. requirements for a station site. Negotiations are underway with the owner to relocate the station site.
Fire Station 178 (formerly FS 137) Stevenson Ranch, Phase V Santa Clarita Valley	Land \$ - Project cost est. 9,082,710 Apparatus 493,744 <u>Total \$9,576,454</u>	\$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. 1,600,000 Apparatus 493,744 <u>Total \$2,093,744</u>	\$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.

INITIATING PRIORITY YEAR*: 2012-13 and beyond

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2008-09 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 196 Rancho Del Sur Lancaster	Land \$ - Project cost est. 8,957,282 Apparatus 493,744 Total \$ 9,451,026	\$0	10,000 Engine	Project developer, Standard Pacific Homes, to convey site for fire station.
East Calabasas area between Stations 68 and 69	Land \$ 1,308,745 Project cost est. 8,650,200 Apparatus 493,744 Total \$10,450,689	\$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 refers to the fiscal year that the land acquisition or construction of the fire station is anticipated to begin.

**Target Occupancy is approximately one to two years from the actual start of construction.

ATTACHMENT B

2008 DEVELOPER FEE UPDATE
FEE CALCULATION SUMMARY

AREA OF BENEFIT 1
(MALIBU/SANTA MONICA MTS.)
AND THE CITY OF CALABASAS

AREA OF BENEFIT 2
(SANTA CLARITA VALLEY)

AREA OF BENEFIT 3
(ANTELOPE VALLEY)

Developer Fee Cost Component	AREA OF BENEFIT 1 (MALIBU/SANTA MONICA MTS.) AND THE CITY OF CALABASAS			AREA OF BENEFIT 2 (SANTA CLARITA VALLEY)			AREA OF BENEFIT 3 (ANTELOPE VALLEY)		
	Calculated Cost	Proportionate Fire Station Share	Cost Applied	Calculated Cost	Proportionate Fire Station Share	Cost Applied	Calculated Cost	Proportionate Fire Station Share	Cost Applied
Average Land Cost	\$1,306,745	100.00%	\$ 1,306,745	\$1,155,000	100.00%	\$ 1,155,000	\$212,500	100.00%	\$ 212,500
Station Development Costs	\$8,650,200	100.00%	8,650,200	\$8,957,282	100.00%	8,957,282	\$8,957,282	100.00%	8,957,282
Admin./Interest Cost	n/a			\$838,679	16.67%	139,808	n/a		
Engine Cost	\$493,744	100.00%	493,744	\$493,744	100.00%	493,744	\$493,744	100.00%	493,744
Quint Cost	\$998,005	20.95%	209,082	\$998,005	20.95%	209,082	\$998,005	20.95%	209,082
Squad Cost	\$160,836	32.80%	52,754	\$160,836	32.80%	52,754	\$160,836	32.80%	52,754
Administrative Costs	\$306,670	33.3333%	102,223	\$306,670	33.3333%	102,223	\$306,670	33.3333%	102,223
	Total Cost Per Station		\$10,814,748	Total Cost Per Station		\$11,109,893	Total Cost Per Station		\$ 10,027,585
	Total Square Feet of Development per Station		11,633,307	Total Square Feet of Development per Station		11,633,307	Total Square Feet of Development per Station		11,633,307
	Developer Fee Amount Per Square Foot		\$ 0.9296	Developer Fee Amount Per Square Foot		\$ 0.9550	Developer Fee Amount Per Square Foot		\$ 0.8620

ATTACHMENT C

CONSOLIDATED FIRE PROTECTION DISTRICT
DEVELOPER FEE FUNDS
2007-08 FISCAL YEAR-END REPORT

	Developer Fee Area of Benefit 1 LACoFD - 50201 DA 7 Santa Monica Mtns. ^(a)	Developer Fee Area of Benefit 2 LACoFD - 50202 DA 8 Santa Clarita Valley ^(b)	Developer Fee Area of Benefit 3 LACoFD - 50203 DA 9 Antelope Valley ^(c)
Fiscal Year 2007-08 Beginning Balance	\$1,219,159.15	\$7,106,091.44	\$16,666,023.18
Total Developer Fee Revenue Collected ^(d)	994,746.40	291,652.14	2,257,176.48
Total Interest Earned	50,054.35	266,023.97	613,002.87
Total Fund Expenditures	-	(5,158,482.86) ^(e)	(168,766.36) ^(f)
Total NSF Checks	-	-	(2,716.66)
Total Refunds	-	(9,786.22)	(14,168.17)
Fiscal Year 2008-09 Beginning Balance* ^(g)	\$2,263,959.90	\$2,495,498.47 ^(h)	\$19,350,551.34 ⁽ⁱ⁾

(a) Includes all of the unincorporated area within Area of Benefit 1 and the cities of Agoura Hills, Calabasas, and Malibu. Agoura Hills collects developer fees and transfers the revenue to the Consolidated Fire Protection District (District) when requested by the District. The District collects developer fees for the cities of Malibu and Calabasas.

(b) Includes all of the unincorporated area within Area of Benefit 2 and the City of Santa Clarita. Santa Clarita collects developer fees and transfers the revenue to the District upon request by the District for reimbursement of funds expended.

(c) Includes all of the unincorporated areas within Area of Benefit 3 and the City of Lancaster. Lancaster collects developer fees and transfers the revenue to the District on a quarterly basis.

(d) The developer fee rate in Fiscal Year 2007-08 was as follows: Area of Benefit 1 = \$.9223; Area of Benefit 2 = \$.9341; Area of Benefit 3 = \$.8546.

(e) Expenditures were for the development of Fire Stations 104, 108, 128, 132, 143, 150, and 156.

(f) Expenditures were for the development of Fire Station 142 in the southern Antelope Valley area.

(g) Funds to be used to reimburse the District for the development of Fire Station 89 in the City of Agoura Hills which was completed in 2006.

(h) Funds to be used to fund Fire Stations 108, and 128. Future developer fee revenues will be used to complete these facilities.

(i) Funds to be used for land acquisition for two fire station sites in the unincorporated Palmdale area which is anticipated to occur in Fiscal Year 2008-09, a site for Fire Station 142 in the Acton/Agua Dulce area, and for the development of Fire Station 174 in Neenach for which land acquisition is anticipated to occur in Fiscal Year 2008-09 and for the development of Fire Station 174 in Neenach for which land acquisition is expected to occur in Fiscal Year 2008-09.

* Based upon the Developer Fee Detailed Fire Station Plan dated October 2008 and the 2008 Developer Fee Update Fee Calculation Summary, there is a reasonable relationship between the Developer Fee and the purpose for which it is charged.