

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 2004

DEVELOPER FEE DETAILED FIRE STATION PLAN

PREFACE

The Developer Fee Detailed Fire Station Plan (Plan) reflects the Consolidated Fire Protection District's (District) fire service requirements as of September 2004 based upon growth projections and contacts with cities and developers who have shared their development plans with the District.

The Plan identifies 16 additional fire stations, 2 temporary fire stations, 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 current costs. • 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 donation 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. Includes plans and specifications, consultant services, plan check, permit and inspection fees, construction, and project management costs.
Amount Budgeted	Advances made by the District, to be repaid when developer fee revenues are sufficient, are indicated. 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.

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FACILITIES IN PROGRESS

Fire Station/ Location	Remaining Capital Project Costs	F.Y. 2004-05 Amt. Budgeted/ Funding Source	Station Size Equipment and Staffing	Comments/Status
Fire Station 89 Canwood St. between Reyes Adobe & Kanan Rd City of Agoura Hills	Station Dev. Costs \$ 4,177,000 Apparatus \$0 Total \$4,177,000	\$4,177,000 Dev. Fee/District	10,800 sq. ft. Engine 265 Squad 65 Bn. HQ Training Rm.	Engine 265 and Squad 65 to be transferred to provide staffing. Construction anticipated to be completed in July 2005. Funding is 45% developer fee and 55% District revenue.
Fire Station 108 Rock Cyn. Rd. north of Haskell and Copper Hill Santa Clarita Valley	Station Dev. Costs \$ 1,700,000 Apparatus 409,015 Total \$2,109,015	\$956,000 Dev. Fee	4,500 sq. ft. Engine	Developer, Pacific Bay Properties, provided site for developer fee credit in the amount of \$200,000. Construction anticipated to commence in Spring 2005.
Temp. Station 104 26622 Golden Valley Rd. Santa Clarita	Station Dev. Costs \$ 375,000 Apparatus \$0 Total \$375,000	\$375,000 Dev. Fee	2,400 sq. ft. Engine	Quint 104 is anticipated to be placed in service January 15, 2005. Positions on Engine 307 and Patrol 107 reassigned to provide staffing. City of Santa Clarita is managing project.

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INITIATING PRIORITY YEAR*: 2005-06
TARGET OCCUPANCY**: 2008-09

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2004-05 Amt. Budgeted/ Funding Source	Station Size Equipment and Staffing	Comments/Status
Temporary Fire Station 156 Santa Clarita Valley	Project cost est. \$ 500,000 Apparatus 409,015 <u>Total \$909,015</u>	\$0	2,400 sq. ft. Engine	Temporary station is contingent upon Newhall Land and Farming making land available for the temporary site.
Fire Station 128 Plum & Whites Cyn Rds Santa Clarita Valley	Land Project cost est. \$ - Apparatus 2,500,000 525,975 <u>Total \$3,025,975</u>	\$869,000 Dev. Fee	8,000 sq. ft. Engine Squad	Developer is currently acquiring a grading plan. Lot line adjustment has been approved.
Fire Station 132 Wes Thompson Ranch Sand Cyn Rd north of Hwy14 Santa Clarita Valley	Land Project cost est. \$ 393,333 Apparatus 2,500,000 409,015 <u>Total \$3,302,348</u>	\$0	8,000 sq. ft. Engine	Developer is Troxler Residential Ventures, LLC.
Fire Station 150 Golden Valley Road, south of Hwy 14 Santa Clarita Valley	Land Project cost est. \$ 393,333 Apparatus 2,500,000 409,015 <u>Total \$3,302,348</u>	\$0	8,000 sq. ft. Engine	A station site is designated in the tract map for the Golden Valley Ranch project.
Fire Station 143 Hasley Canyon Area Santa Clarita Valley	Land Project cost est. \$ - Apparatus 2,500,000 409,015 <u>Total \$2,909,015</u>	\$0	8,000 sq. ft. Engine	Land will be provided by developer, Newhall Land and Farming, for developer fee credit.

*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.

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INITIATING PRIORITY YEAR*: 2006-07
TARGET OCCUPANCY: 2009-10**

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2004-05 Amt. Budgeted/ Funding Source	Station Size Equipment and Staffing	Comments/Status
None				

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**INITIATING PRIORITY YEAR*: 2007-08
TARGET OCCUPANCY**: 2010-11**

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2004-05 Amt. Budgeted/ Funding Source	Station Size Equipment and Staffing	Comments/Status
Newhall Ranch Del Valle area Santa Clarita Valley	Land	\$ -	8,000 sq. ft. Engine	Newhall Land and Farming to fund construction and apparatus requirements for developer fee credits. Station is to be built at District's Del Valle facility.
	Project cost est. Apparatus	-		
	Total	\$0		
Fire Station 142 Southern Antelope Valley between Stations 81 and 80	Land	\$ 393,333	8,000 sq. ft. Engine	
	Project cost est. Apparatus	2,500,000 409,015		
	Total	\$3,302,348		
		Dev. Fee		
Fire Station 156 Copper Hill Drive Rye Canyon Area Santa Clarita Valley	Land	\$ 393,333	12,000 sq. ft. Engine Quint	Apparatus cost is for a quint.
	Project cost est. Apparatus	3,300,000 714,662		
	Total	\$4,407,995		
		\$0		
Fire Station 100 Valley Cyn Rd at Spring Canyon	Land	\$ -	8,000 sq. ft. Engine	Developer, Shadow Pines Partners, to provide a station site for developer fee credits. (Tract No. 48086)
	Project cost est. Apparatus	2,500,000 409,015		
	Total	\$2,909,015		
		Dev. Fee		
Fire Station 138 Tesoro Del Valle Santa Clarita Valley	Land	\$ -	8,000 sq. ft. 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, Farmer John Development)
	Project cost est. Apparatus	2,500,000 409,015		
	Total	\$2,909,015		
		\$0		

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**INITIATING PRIORITY YEAR*: 2008-09
TARGET OCCUPANCY**: 2011-12**

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2004-05 Amt. Budgeted/ Funding Source	Station Size Equipment and Staffing	Comments/Status
Fire Station 104 Golden Valley Rd south of Soledad Cyn Rd. City of Santa Clarita	Land \$ 393,333 Project cost est. 2,500,000 Apparatus 0 Total \$2,893,333	\$325,000 Dev. Fec	8,000 sq. ft. Engine	A suitable site is being sought by the District.
Fire Station 137 Stevenson Ranch, Phase V Santa Clarita Valley	Land \$ - Project cost est. 2,500,000 Apparatus 409,015 Total \$2,909,015	\$0	8,000 sq. ft. Engine	Developer, Lennar Homes, to provide a station site in the Stevenson Ranch Phase V development for developer fee credits.
East Calabasas area between Stations 68 and 69	Land \$ 393,333 Project cost est. 2,500,000 Apparatus 409,015 Total \$3,302,348	\$0	8,000 sq. ft. Engine	Development in this area is limited at this time.
Fire Station 113 70th Street West and Avenue K-8 City of Lancaster	Land \$ 393,333 Station Dev. Costs 2,500,000 Apparatus 409,015 Total \$3,302,348	\$0	8,000 sq. ft. Engine	Construction to be completed by the City of Lancaster. \$500,000 of Lancaster Fire Station Bond funds committed for this Station.
Gate-King Ind. Park so. of Hwy 126 near Eternal Valley Memorial Park City of Santa Clarita	Land \$ 409,000 Project cost est. 2,500,000 Apparatus 409,015 Total \$3,318,015	\$0	8,000 sq. ft. Engine	Gate-King Industrial Park development. Land to be provided by the developer for developer fee credits.

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