

## REPORT TO CITY COUNCIL

**DATE: JANUARY 14, 2009**

**TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

**FROM: GREG RAMIREZ, CITY MANAGER**

**BY: AMIR HAMIDZADEH, BUILDING OFFICIAL**

**SUBJECT: APPROVE RESOLUTION NO. 09-1512; 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**

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The request before the City Council is to approve the attached Resolution No. 09-1512 adopting the Los Angeles County Updated Consolidated Fire Protection District Developer Fee Program. This developer fee has been in place since 1993 and is updated annually at the request of the Fire District.

On November 25, 2008, 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 new fee that the County Board of Supervisors adopted is \$0.9296 per square foot of new floor area (\$0.0073 increase per square foot). The County Board of Supervisors noted the need for increased resources to maintain services generated by the progress of development in Los Angeles County. The Board of Supervisors also determined that fire protection services are currently inadequate and will continue to be inadequate without additional funding resources. Thus, the new development fee of \$0.9296 per square foot of new floor area was adopted.

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.



**RESOLUTION NO. 09-1512**

**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, et. seq., on November 25, 2008, 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 28, 2009 the City of Agoura Hills adopted the October 2008 Updated Developer Fee Detailed Fire Station Plan, attached hereto, which describes the acquisition, construction, installation, and equipping of fire stations to be funded with developer fee revenue.
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 28<sup>th</sup> day of January, 2009, by the following vote to wit:

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

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Denis Weber, Mayor

ATTEST:

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Kimberly M. Rodrigues, City Clerk

**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 5<sup>th</sup> 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"><li>• 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.</li><li>• Apparatus cost includes the full cost of the apparatus as well as outfitting and equipment costs.</li><li>• No District overhead costs nor an inflation factor have been applied; all figures are based on current costs.</li><li>• 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.</li></ul>
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  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  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 -  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  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  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 \$ 212,500 Project cost est. 2,491,258 Apparatus 0  Total \$2,703,758	\$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 \$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  Total \$9,356,444	\$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  Total \$9,143,944	\$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  Total \$9,143,944	\$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  Total \$9,143,944	\$0	10,000 Engine	Development is north of Copper Hill by San Francisquito 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  Total \$9,576,454	\$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  Total \$2,093,744	\$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 <u>493,744</u> 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 \$ 1,306,745 Project cost est. 8,650,200 Apparatus <u>493,744</u> 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.

2008 DEVELOPER FEE UPDATE  
FEE CALCULATION SUMMARY

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

AREA OF BENEFIT 2  
(SANTA CLARITA VALLEY)

AREA OF BENEFIT 3  
(ANTELOPE VALLEY)

Developer Fee Cost Component	Proportionate			Proportionate			Proportionate		
	Calculated Cost	Fire Station Share	Cost Applied	Calculated Cost	Fire Station Share	Cost Applied	Calculated Cost	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			<u>\$ 0.9296</u>	Developer Fee Amount Per Square Foot		<u>\$ 0.9550</u>	Developer Fee Amount Per Square Foot		<u>\$ 0.8620</u>

**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 <u>Santa Monica Mtns.</u> <sup>(a)</sup>	Developer Fee Area of Benefit 2 LACoFD - 50202 DA 8 <u>Santa Clarita Valley</u> <sup>(b)</sup>	Developer Fee Area of Benefit 3 LACoFD - 50203 DA 9 <u>Antelope Valley</u> <sup>(c)</sup>
Fiscal Year 2007-08 Beginning Balance	\$1,219,159.15	\$7,106,091.44	\$16,666,023.18
Total Developer Fee Revenue Collected <sup>(d)</sup>	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) <sup>(e)</sup>	(168,766.36) <sup>(f)</sup>
Total NSF Checks	-	-	(2,716.66)
Total Refunds	-	(9,786.22)	(14,168.17)
Fiscal Year 2008-09 Beginning Balance*	<u>\$2,263,959.90</u> <sup>(g)</sup>	<u>\$2,495,498.47</u> <sup>(h)</sup>	<u>\$19,350,551.34</u> <sup>(i)</sup>

(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 2012-13.

\* 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.