COUNTY OF LOS ANGELES

FIRE DEPARTMENT

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

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

November 27, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

FISCAL YEAR END REPORT, REPORT OF IN-KIND CONTRIBUTIONS, AND UPDATED DEVELOPER FEE FOR THE BENEFIT OF THE CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY (3RD AND 5TH DISTRICTS) (3 VOTES)

IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:

1) Find that updating the Developer Fee Program is exempt from the California Environmental Quality Act (CEQA) in that it increases fees for capital projects necessary to maintain services within existing service areas, CEQA Guidelines Section 15273(a)(4).

2) Adopt the attached resolution updating the Developer Fee Program which:

   a) Approves the Developer Fee Detailed Fire Station Plan dated October 2007;
   b) Approves the 2007 Developer Fee Update Fee Calculation Summary which would increase the Developer Fee amount effective February 1, 2008, for the unincorporated areas of each of the three Developer Fee Areas of Benefit and the City of Calabasas. The updated amounts reflect current average costs associated with land acquisition, fire station construction, apparatus, equipment, and administration in each of the three Areas of Benefit as follows: Area of Benefit 1 (Malibu/Santa Monica Mountains and the City of Calabasas) - $.9223 per square foot; Area of Benefit 2 (Santa Clarita Valley) - $.9341 per square foot; and Area of Benefit 3 (Antelope Valley) - $.8546 per square foot; and
   c) Approves the Consolidated Fire Protection District (District) Developer Fee Funds 2006-07 Fiscal Year End Report.

3) Receive and file the attached Report of In-Kind Contributions for Development Impact Mitigation.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On July 12, 1990, your Honorable Board adopted a resolution establishing a County of Los Angeles Developer Fee Program for the benefit of the Consolidated Fire Protection District (District). The Developer Fee Program was implemented August 1, 1990, to fund the acquisition, construction, improvement, and equipping of fire station facilities in the high-growth, urban-expansion areas of the District. The Resolution provides that the District will conduct annual evaluations of the Developer Fee Program and make appropriate recommendations to your Board.

Developer Fee Amount Update:

The current Developer Fee amounts were approved by your Board in November 2006 to be effective February 1, 2007. The proposed Developer Fee update would implement an increase of the Developer Fee amount for the unincorporated areas of each of the three Developer Fee Areas of Benefit and the City of Calabasas based on the fire station development cost factors pertinent to each area. The rate increase will be effective February 1, 2008. While the rates for all three Areas of Benefit and the City of Calabasas are comprised of the same equipment and administrative costs, the land costs for each Area of Benefit differ. Also, the construction costs for Area of Benefit 1, which includes the City of Calabasas, differ slightly from those in Areas of Benefit 2 and 3. Following is a summary of the factors used to determine the land and construction components of the Developer Fee amount for each Area of Benefit.

Area of Benefit 1 (Malibu/Santa Monica Mountains): Current Fee = $.7876; Proposed Fee = $.9223 - This amount is based on the appraisal of the land for Fire Station 89 in Agoura Hills only (prorated to reflect the value of a one acre site). In addition, the construction costs are for our current cost to construct a medium-sized station.

Area of Benefit 2 (Santa Clarita Valley): Current Fee = $.7946; Proposed Fee = $.9341 - This amount includes the average appraised value for land for two planned fire stations in the Santa Clarita Valley area. Due to the large number of new fire stations anticipated to be required within this area in the future, the construction costs include a prorated share for battalion and division headquarters stations.

Area of Benefit 3 (Antelope Valley): Current Fee = $.7151; Proposed Fee = $.8546 - This amount includes the average appraised land value for two fire stations which we are planning to develop in the City of Palmdale. Due to the growth potential in the Antelope Valley, the construction costs for this area include a prorated share for battalion and division headquarters stations as well.

City of Calabasas: Current Fee = $.3877; Proposed Fee = $.9223 – The City of Calabasas opted to not update the Developer Fee rate last year. As a result, the rate currently imposed in the City remains at the rate which was approved by your Board in November 2004. On September 4, 2007, your Board adopted a Joint Exercise of Powers Agreement between the County of Los Angeles and the City of Calabasas wherein the County and City jointly agreed to exercise the power to levy the Developer Fee in the City and the City authorized your Honorable Board to conduct all proceedings in connection with the levy of the fee, and any modifications of the fee amount, within the City. The proposed fee for the City of Calabasas is the same amount that is proposed for Area of Benefit 1, of which the City is a part.

Detailed Fire Station Plan Update:

Pursuant to Government Code Section 66000, et seq., the District has updated the Developer Fee Detailed Fire Station Plan to reflect fire station requirements based upon the most current growth projections in the designated Developer Fee Areas of Benefit (Attachment A to the Resolution). In the next five years it is anticipated that 21 additional permanent fire stations and one temporary facility will be needed within the Developer Fee Areas of Benefit. The need for these new facilities is directly related to development in these areas.

Fiscal Year-End Report:

Government Code Sections 66001 and 66006, respectively, require certain findings to be made with respect to any unexpended Developer Fee revenues and that within 180 days of the close of each fiscal year the District make available to the public specific information for each separate account or fund established for Developer Fee revenues. In accordance with these requirements, the District's Developer Fee Funds 2006-07 Fiscal Year-End Report has been prepared (Attachment C to the Resolution).

Report of In-Kind Contributions:

On August 28, 2001, your Board authorized the Fire Chief of the District to approve agreements with developers for acceptance of in-kind contributions for development impact mitigation and directed the Fire Chief to report annually on all such agreements. A copy of the Report for 2006-07 is attached.

Implementation of Strategic Plan Goals

The update of the Developer Fee amount and Detailed Fire Station Plan addresses Goal No. 1, "Service Excellence," of the County's Strategic Plan which guides us to "Implement programs to improve the efficiency, quality, and responsiveness of County services to all residents." In this case, updating the Developer Fee amount to reflect our current costs for fire station development would provide a revenue stream proportionate to the amount of development occurring in our Areas of Benefit, which should enable the District to develop fire stations in a timely manner.

FISCAL IMPACT/FINANCING

The Developer Fee Program provides a revenue source from which to fund essential fire station facilities and equipment in the areas of urban growth. Increasing the fee amounts in the unincorporated areas of the three Areas of Benefit and the City of Calabasas will enable the District to fully fund the development of new fire stations proportionate to the need necessitated by growth. Without the requested Developer Fee increase, fire station construction will be outpaced by development resulting in insufficient fire protection for the growth areas.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Developer Fee Update - Pursuant to Government Code Sections 66002 and 66018, notice of the public hearing to update the Developer Fee amount and the capital improvement plan must be published in a newspaper of general circulation in the three Areas of Benefit and the City of Calabasas. This procedure exceeds the requirements of Government Code Sections 6061 and 65090 relating to the notice of the public hearing. The Developer Fee is exempt from the provisions of Proposition 218.

The Joint Exercise of Powers Agreement between the County of Los Angeles and the City of Calabasas dated September 4, 2007, authorizes implementation of the Developer Fee Update within the City of Calabasas by your Honorable Board.

The Auditor-Controller has reviewed the updated fee amount and found it reasonable. A summary of the fee calculations is Attachment B to the Resolution. County Counsel has approved as to form the attached Resolution updating the Developer Fee Program.

Fiscal Year-End Report - Pursuant to Government Code Section 66006, for each separate fund established by the District for Developer Fee revenues, the District is required to make available to the public the following information:

- A description of the type of fee in the fund.
- The amount of the fee.
- The beginning and ending balance of the fund.
- The amount of fees collected and the interest earned.
- An identification of each public improvement on which fees were expended and the amount of the expenditures.
- The approximate date by which construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.
- A description of each interfund transfer or loan made from the fund.
- The amount of any refunds made.

In addition, Government Code Section 66001 requires findings to be made once every five years with respect to unexpended Developer Fee revenues in connection with the public information requirements of Government Code Section 66006. Although these findings are included in the attached Developer Fee Fund 2006-07 Fiscal Year End Report, these findings were included in the Developer Fee Funds 2005-06 Fiscal Year End Report as adopted by your Board in November 2006 as well.

Report of In-Kind Contributions - The District was directed by your Board to annually report on all agreements for in-kind contributions entered into and approved by the District.

CONTRACTING PROCESS

Not applicable.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The updated fee amounts will be imposed in the unincorporated areas in the three Developer Fee Areas of Benefit and the City of Calabasas effective February 1, 2008.

The updated Developer Fee amounts will be imposed in the cities of Malibu, Santa Clarita, The Lancaster, and Agoura Hills upon adoption by the cities of a resolution updating the fee amounts.

ENVIRONMENTAL REVIEW

This project is statutorily exempt per Section 15273 (a)(4) of the California Environmental Quality Act Guidelines developed by the State Office of Planning Research in that it increases fees for capital projects necessary to maintain services within existing service areas.

CONCLUSION

Upon conclusion of the public hearing, please instruct the Executive Officer of the Board to return two (2) copies of this letter with the adopted Resolution to the Consolidated Fire Protection District, Executive Office.

Respectfully submitted,

P. MICHAEL FREEMAN

PMF:lb

Attachments

c: Chief Executive Officer
County Counsel
Auditor-Controller

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 2006-07 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, 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 2007, the 2007 Developer Fee Update Fee Calculation Summary, and the Developer Fee Funds 2006-07 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. On _____, 2007, 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 2007 (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 2007 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 2006-07 Fiscal Year-End Report (Attachment C).

4. Based upon the foregoing recitals, the updated Developer Fee Detailed Fire Station Plan dated October 2007, and the 2007 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.

5. 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 2007 is approved and adopted; b) the 2007 Developer Fee Update Fee Calculation Summary is approved and adopted; c) the Developer Fee Funds 2006-07 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 $.9223 in Area of Benefit 1 and the City of Calabasas, $.9341 in Area of Benefit 2, and $.8546 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, 2008; and e) 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 _____day of _____, 200_, 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

ATTACHMENT A

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 2007

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 October 2007 based upon growth projections and contacts with cities and developers who have shared their development plans with the District.

The Plan identifies 21 additional fire stations, 1 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.

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 Projects Costs	· 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 - OCTOBER 2007

FACILITIES IN PROGRESS

Fire Station/ Location	Remaining Capital Project Costs		F.Y. 2007-08 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 429,505 Total	$ 7,828,656	$4,300,000 Developer Fee	5,000 Engine	Developer, Pacific Bay Properties, conveyed site for Developer Fee credit in the amount of $200,000. Construction is anticipated to commence by the end of 2007 and the fire station should be operational in the Fall of 2008.
Fire Station 156 Copper Hill Drive Rye Canyon Area Santa Clarita Valley	Land $ - Project cost est. 9,255,714 Apparatus 0 Total	$ 9,255,714	$550,000 Developer Fee	10,700 Engine	Land will be acquired from Newhall Land for a fire station site in a commercial center in exchange for Developer Fee credits. Apparatus will be transferred from Temporary Fire Station 156.

STATION OPERATIONAL, REPAYMENT TO DISTRICT PENDING:

Fire Station/ Location	Capital Project Costs Expended		Repayment Amount Owed District	Size (sq. ft.) Equipment and Staffing	Comments/Status
Fire Station 89 29575 Canwood Street Agoura Hills, CA	Station Dev. Costs $ 6,495,560 Apparatus 0 Total	$ 6,495,560	$3,556,649	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 - OCTOBER 2007

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

Fire Station/ Location	Anticipated Capital Project Costs		F.Y. 2007-08 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 $ - Project cost est. 10,700,297 Apparatus 429,505 Total	$ 11,129,802	$3,550,000 Developer Fee	12,370 Haz Mat Task Force	This station will replace temporary Fire Station 104. The City of Santa Clarita will purchase land for the permanent station. It is anticipated the land will be acquired in 2007. 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. 8,650,200 Apparatus 573,221 Total	$9,223,421	$650,000 Developer Fee	10,000 Engine Squad	Site anticipated to be conveyed to the District by the developer, Shapell Industries (VTTM 46018), for Developer Fee credits in 2007-08.
Fire Station 132 Wes Thompson Ranch Sand Cyn. Rd. north of Hwy.14 Santa Clarita Valley	Land $ - Project cost est. 8,650,200 Apparatus - Total	$8,650,200	$350,000 District	10,000 Engine	Ownership of the fire station site should be conveyed by K Hovanian (VTTM 49621) to the District in 2007-08. Apparatus will be transferred from temporary Fire Station 132.
Fire Station 143 Hasley Canyon Area Santa Clarita Valley	Land $ - Project cost est. 8,650,200 Apparatus 429,505 Total	9,079,705	$400,000 District	10,000 Engine	Land will be conveyed by developer, Newhall Land and Farming (PM 20685), for developer fee credit. Anticipated conveyance of site in 2007-08.
Fire Station 150 Golden Valley Road, east of Hwy. 14 Santa Clarita Valley	Land $ - Project cost est. 16,608,384 Apparatus 573,221 Total	17,181,605	$150,000 Developer Fee	19,200 Engine Quint 104 Squad BC HQ AC HQ	Land to be conveyed by developer, PacSun (VTTM 52414). Anticipated conveyance in 2007-08. Q104 will be transferred from temporary Fire Station 104 to FS 150. Apparatus cost is for a squad and an engine.

*__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 - OCTOBER 2007

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

Fire Station/ Location	Anticipated Capital Project Costs			F.Y. 2007-08 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 174 Neenach Fire Station Antelope Valley	Land Project cost est. Apparatus	$ 212,500 4,325,100 429,505			5,000 Engine	Land may be donated by the Water District.
	Total		$4,967,105	$0		
Fire Station 175 Newhall Ranch Santa Clarita Valley	Land Project cost est. Apparatus	$ - - 573,221			10,000 -11,000 Engine Squad	Negotiations are underway 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.
	Total		$ 573,221	$0		
City of Lancaster Between Fire Station 33 and Fire Station 117	Land Project cost est. Apparatus	$ 212,500 8,650,200 429,505			10,000 Engine	The construction of this station is contingent upon the possibility that the City of Lancaster may relocate existing Fire Station 33 westerly.
	Total		$9,292,205	$0		

***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 - OCTOBER 2007

INITIATING PRIORITY YEAR*: 2009-10
TARGET OCCUPANCY**: 2012-13

Fire Station/ Location	Anticipated Capital Project Costs			F.Y. 2007-08 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 113 70th Street West and Avenue K-8 City of Lancaster	Land Station Dev. Costs Apparatus	$ - 8,650,200 429,505			10,000 Engine	Developer to provide a site.
	Total		$9,079,705	$0		
Fire Station 109 Fox Field Vicinity of 40th Street West and Avenue G	Land Station Dev. Costs Apparatus	$ 212,500 8,650,200 429,505			10,000 Engine	
	Total		$9,292,205	$0		
Fire Station 179 Lyons Ranch Santa Clarita Valley	Land Project cost est. Apparatus	$ - 8,650,200 429,505			10,000 Engine	Developer to provide a station site in the Lyons Ranch Project for developer fee credit. Project is still in the review process. Conveyance of the site is anticipated to occur in 2009.
	Total		$9,079,705	$0		

***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 - OCTOBER 2007

INITIATING PRIORITY YEAR*: 2010-11
TARGET OCCUPANCY**: 2013-14

Fire Station/ Location	Anticipated Capital Project Costs		F.Y. 2007-08 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 429,505 Total	$9,079,705	$0	10,000 Engine	Developer, Pardee Homes, to convey a station site for developer fee credits (Tract No. 48086). Grading is anticipated to begin in 2007 with infrastructure brought in by 2009.
Fire Station 177 Newhall Ranch Santa Clarita Valley	Land $ - Project cost est. - Apparatus 1,314,506 Total	$1,314,506	$0	11,500 Engine Quint	Negotiations are underway 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 429,505 Total	$2,029,505	$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. 8,650,200 Apparatus 429,505 Total	$9,079,705	$0	10,000 Engine	Project developer, Standard Pacific Homes, to convey site for fire 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.

DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - OCTOBER 2007

INITIATING PRIORITY YEAR*: 2011-12
TARGET OCCUPANCY**: 2014-15

Fire Station/ Location	Anticipated Capital Project Costs			F.Y. 2007-08 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 133 Gate-King Ind. Park south of Hwy. 126 near Eternal Valley Memorial Park City of Santa Clarita	Land Project cost est. Apparatus Total	$ - 8,650,200 429,505	$9,079,705	$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. Apparatus Total	$ - 8,650,200 429,505	$9,079,705	$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 142 Southern Antelope Valley between Stations 81 and 80	Land Project cost est. Apparatus Total	$ 212,500 8,650,200 429,505	$9,292,205	$200,000 Developer Fee	10,000 Engine	
Fire Station 178 formerly FS 137 Stevenson Ranch, Phase V Santa Clarita Valley	Land Project cost est. Apparatus Total	$ - 9,082,710 429,505	$9,512,215	$0	10,000-11,000 Engine	Negotiations are underway for the developer, Newhall Land and Farming, to construct this station for developer fee credits.
East Calabasas area between Stations 68 and 69	Land Project cost est. Apparatus Total	$ 1,306,745 8,650,200 429,505	$10,386,450	$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

2007 DEVELOPER FEE UPDATE
FEE CALCULATION SUMMARY

Developer Fee Cost Component	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)		
	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	$1,137,500	100.00%	$ 1,137,500	$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
Engine Cost	$429,505	100.00%	429,505	$429,505	100.00%	429,505	$429,505	100.00%	429,505
Quint Cost	$885,001	20.95%	185,408	$885,001	20.95%	185,408	$885,001	20.95%	185,408
Squad Cost	$143,716	32.80%	47,139	$143,716	32.80%	47,139	$143,716	32.80%	47,139
Administrative Costs	$329,786	33.33%	109,929	$329,786	33.33%	109,929	$329,786	33.33%	109,929
Total Cost Per Station			$10,728,925			$10,866,762			$9,941,762
Total Square Feet of Development per Station			11,633,307			11,633,307			11,633,307
Developer Fee Amount Per Square Foot			**$ 0.9223**			**$ 0.9341**			**$ 0.8546**

ATTACHMENT C

CONSOLIDATED FIRE PROTECTION DISTRICT
DEVELOPER FEE FUNDS
2006-07 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 2006-07 Beginning Balance	$1,035,057.18	$6,057,358.64	$13,443,768.49
Total Developer Fee Revenue Collected [d]	339,698.61	1,794,823.53	2,722,854.74
Total Interest Earned	44,403.36	246,090.03	510,366.49
Total Fund Expenditures	(200,000.00) [e]	(982,572.00) [f]	-
Total NSF Checks	-	(9,608.76)	(6,387.42)
Total Refunds			(4,579.12)
Fiscal Year 2007-08 Beginning Balance*	$1,219,159.15 [g]	$7,106,091.44 [h]	$16,666,023.18 [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 2006-07 was as follows: Area of Benefit 1 = $.7876; Area of Benefit 2 = $.7946; Area of Benefit 3 = $.7151.

(e) Expenditures were for Fire Station 89.

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

(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 the development of Fire Station 113 in Lancaster for which commencement of construction is anticipated to occur in Fiscal Year 2009-10 and 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 2007 and the 2007 Developer Fee Update Fee Calculation Summary, there is a reasonable relationship between the Developer Fee and the purpose for which it is charged.

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CONSOLIDATED FIRE PROTECTION DISTRICT
OF LOS ANGELES COUNTY

REPORT OF IN-KIND CONTRIBUTIONS
FOR DEVELOPMENT IMPACT MITIGATION

FISCAL YEAR 2006-07

AGREEMENT DATE	DEVELOPER	TERMS OF AGREEMENT
July 3, 2006	The Newhall Land and Farming Company	Proposed Fire Station 143: Developer agreed to convey to the District a 1.07 acre fire station site in exchange for Developer Fee credit to be used within the Santa Clarita Valley Area of Benefit (Area 2). Total Developer Fee credit issued to Developer pursuant to this Agreement will be equal to the appraised value of the fire station site. The fire station site is located adjacent to Hasley Canyon Road at Gibraltar Lane which is within the Project Area. The District shall provide to the Project Area all fire protection and emergency medical services at a level consistent with its service level to the remainder of its jurisdiction.

CONSOLIDATED FIRE PROTECTION DISTRICT
OF LOS ANGELES COUNTY

REPORT OF IN-KIND CONTRIBUTIONS
FOR DEVELOPMENT IMPACT MITIGATION

FISCAL YEAR 2006-07

AGREEMENT DATE	DEVELOPER	TERMS OF AGREEMENT
December 26, 2006	Western Pacific Housing – Lyons Canyon Partners, LCC	Proposed Fire Station 179: Developer agreed to convey to the District a fire station site with a minimum net buildable pad area of 1.26 acres suitable for a fire station facility in exchange for Developer Fee credit to be used within the Santa Clarita Valley Area of Benefit (Area 2). Total Developer Fee credit issued to Developer pursuant to this Agreement will be equal to the appraised value of the fire station site. The fire station site is located on the northwest corner of The Old Road and Proposed "A" Street which is within the Project Area. The District shall provide to the Project Area all fire protection and emergency medical services at a level consistent with its service level to the remainder of its jurisdiction.

CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY

REPORT OF IN-KIND CONTRIBUTIONS FOR DEVELOPMENT IMPACT MITIGATION

FISCAL YEAR 2006-07

AGREEMENT DATE	DEVELOPER	TERMS OF AGREEMENT
April 3, 2007	The Newhall Land and Farming Company	Temporary Fire Station 156: The Developer agreed to lease property to the District (under a separate lease document) for three years for a temporary fire station until such time as a permanent fire station is developed to ensure adequate fire protection facilities are in place to serve the rapidly developing communities of West Creek and West Hills (the Project Area) and the surrounding vicinity. The Developer also agreed to construct the temporary fire station and convey the improvements of the site to the District in exchange for Developer Fee credit to be used within the Santa Clarita Valley Area of Benefit (Area 2). Total Developer Fee credit issued to Developer pursuant to this Agreement will be equal to the actual costs incurred by the Developer in constructing the temporary fire station including a credit equal to 10% of the total project cost for project management services. The temporary fire station site is located at 24505 Copper Hill Drive in the unincorporated area of the Santa Clarita Valley. The District shall provide to the Project Area all fire protection and emergency medical services at a level consistent with its service level to the remainder of its jurisdiction.

CONSOLIDATED FIRE PROTECTION DISTRICT
OF LOS ANGELES COUNTY

REPORT OF IN-KIND CONTRIBUTIONS FOR
DEVELOPMENT IMPACT MITIGATION

FISCAL YEAR 2006-07

AGREEMENT DATE	DEVELOPER	TERMS OF AGREEMENT
April 24, 2007	Thompson Ranch Joint Development, LLC	Proposed Fire Station 132: Developer agreed to convey to the District a fire station site with a minimum net buildable pad area of 1.65 acres suitable for a fire station facility in exchange for Developer Fee credit to be used within the Santa Clarita Valley Area of Benefit (Area 2). Developer shall convey title of the fire station site to the District prior to the issuance of the 151st building permit within the project area or as approved in writing by the Fire Chief of the District. Total Developer Fee credit issued to Developer pursuant to this Agreement will be equal to the appraised value of the fire station site, which is located on Sand Canyon Road at Thompson Ranch Drive within the Project Area. The City of Santa Clarita constructed a temporary fire station on the Proposed Fire Station 132 site pursuant to a separate agreement with the Developer. Due to the request by the District for the construction of the temporary station, the Developer was delayed in developing the site for the permanent station thereby causing a delay in the issuance of developer fee credits by the District to the Developer. The District agreed to refund to the Developer any developer fees paid during the period of Nov. 1, 2006 and the time developer fee credit is granted by the District for the permanent site and will deduct any refunded amounts from the developer fee credit issued to the Developer for the permanent site.

CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY

REPORT OF IN-KIND CONTRIBUTIONS FOR DEVELOPMENT IMPACT MITIGATION

FISCAL YEAR 2006-07

AGREEMENT DATE	DEVELOPER	TERMS OF AGREEMENT
April 24, 2007	Shapell-Monteverde Partnership, Shapell Industries, Inc., Monteverde Development Company.	Proposed Fire Station 128: Developer agreed to convey to the District an approximate 1.34 acre fire station site in exchange for Developer Fee credit to be used within the Santa Clarita Valley Area of Benefit (Area 2). Total Developer Fee credit issued to Developer pursuant to this Agreement will be equal to the appraised value of the fire station site and 50% of closing costs excluding the title insurance premium for the Title Policy. The fire station site is located at 28450 Whites Canyon Road which is within the Project Area. The District shall provide to the Project Area all fire protection and emergency medical services at a level consistent with its service level to the remainder of its jurisdiction.