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

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

5 NOVEMBER 24, 2009

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

November 24, 2009

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)

SUBJECT

The Consolidated Fire Protection District has completed its annual review of the Developer Fee Program, and is making recommendations to update the developer fee amounts in two of the three Areas of Benefit and to update the Developer Fee Detailed Fire Station Plan. In addition, a Report of In-Kind Contributions and the annual Developer Fee Funds Fiscal Year-End Report have been prepared for your Honorable Board's approval.

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 2009 Developer Fee Update Fee Calculation Summary to increase the developer fee to the following amounts for the unincorporated areas of Areas of Benefit 2 and 3 effective February 1, 2010, with no change in the fee calculation in Area of Benefit 1 or the City of Calabasas:

Area of Benefit 2 (Santa Clarita Valley) - $.9927 per square foot; and Area of Benefit 3 (Antelope Valley) - $.8755 per square foot;

b) Approves the Developer Fee Detailed Fire Station Plan dated October 2009; and

c) Approves the Consolidated Fire Protection District (District) Developer Fee Funds 2008-09 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 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.

In addition, 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.

Developer Fee Amount Update:

The current developer fee amounts were approved by your Board in November 2008 and became effective February 1, 2009. While the rates for all three Areas of Benefit are comprised of the same equipment and administrative costs, the costs associated with land and fire station development differ for each Area of Benefit, resulting in minor variations in the fee amount per Area of Benefit. The proposed developer fee update would implement slight increases of $0.0377 per square foot in Area of Benefit 2 and $0.0135 per square foot in Area of Benefit 3 effective February 1, 2010 based on the fire station development cost factors pertinent to each area.

Following is a summary of the factors used to determine the land and fire station development cost components of the developer fee amount for each Area of Benefit.

Area of Benefit 1 (Malibu/Santa Monica Mountains), including the City of Calabasas: Current Fee = $0.9296; Proposed Fee = No Change. Due to the absence of any new land acquisition or fire station construction occurring in the area, the updated fee calculation resulted in a nominal change of $0.0008 per square foot. Therefore, no change to the fee is being recommended for Area of Benefit 1.

Area of Benefit 2 (Santa Clarita Valley): Current Fee = $0.9550; Proposed Fee = $0.9927. The proposed fee amount includes the average appraised value for land for five planned fire stations under development 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 also include a prorated share for battalion and division headquarters stations. Impacting the fee amount is the increase in financing cost $1.8 million incurred in Fiscal Year 2008-09, compared to $0.8 million in 2007-08, for the development of the planned fire stations in the Santa Clarita Valley Area.

Area of Benefit 3 (Antelope Valley): Current Fee = $0.8620; Proposed Fee = $0.8755. The proposed fee amount includes the most recent appraised land value based upon the current requirements of 1.25 acres for a medium-sized fire station within the Antelope Valley. 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.

Detailed Fire Station Plan Update:

Pursuant to Government Code Section 66000, et seq., the District has updated the Developer Fee Detailed Fire Station Plan (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). The Fire Station Plan identifies 20 additional permanent fire stations and 1 temporary facility that will be developed within the Developer Fee Areas of Benefit as well as additional apparatus, the need for which 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 makes 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 2008-09 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 2008-09 is attached.

Implementation of Strategic Plan Goals:

The update of the developer fee amount and Detailed Fire Station Plan addresses Goal No. 1, Operational Effectiveness, Strategy 1, of the County's Strategic Plan which guides us to promote sound, prudent fiscal practices that help ensure maintenance of critical, high priority County public services despite cyclical economic conditions. 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 Areas of Benefit 2 and 3 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 Program 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 amounts and found them 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. These findings are included in the attached Developer Fee Fund 2008-09 Fiscal Year-End Report.

CONTRACTING PROCESS

Not applicable.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The updated fee amounts will be imposed in the unincorporated areas of Areas of Benefit 2 and 3 effective February 1, 2010. The updated developer fee amounts will be imposed in the cities Santa Clarita and Lancaster upon adoption by the cities of a resolution updating the fee amounts. Since no change in the developer fee rate is recommended in Area of Benefit 1, the developer fee rate in the Cities of Agoura Hills, Calabasas, and Malibu will remain the same.

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:

Consolidated Fire Protection District
Attn: Debbie Aguirre, Chief
Planning Division
1320 N. Eastern Avenue
Los Angeles, CA 90063

Respectfully submitted,

P. MICHAEL FREEMAN

PMF:lbb

Attachments (2)

c: Chief Executive Officer
Acting County Counsel
Executive Officer, Board of Supervisors
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 2008-09 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 update of the Developer Fee which includes updating the Developer Fee Detailed Fire Station Plan, 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 an increase of the fee amount in Areas of Benefit 2 and 3 only and an update of 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 2009, the 2009 Developer Fee Update Fee Calculation Summary, and the Developer Fee Funds 2008-09 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 November 24, 2009, 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 2009 (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 2009 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 2008-09 Fiscal Year-End Report (Attachment C).

4. Based upon the foregoing recitals, the updated Developer Fee Detailed Fire Station Plan dated October 2009, and the 2009 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 2009 is approved and adopted;

   b) the 2009 Developer Fee Update Fee Calculation Summary is approved and adopted;

   c) the Developer Fee Funds 2008-09 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 $.9927 in Area of Benefit 2, and $.8755 in Area of Benefit 3 are approved and shall become effective in the unincorporated areas within the Areas of Benefit on February 1, 2010;

   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 24th day of November, 2009, by the BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES.

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

By Lachelle Smitherman
Deputy

APPROVED AS TO FORM:

ROBERT E. KALUNIAN
Acting County Counsel

By _____
Deputy

F:\USERS\PLANNING\2009 update\2009 update :resolution

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 2009

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 2009 based upon growth projections and contacts with cities and developers who have shared their development plans with the District.

The Plan identifies 20 additional fire stations, one temporary fire station, 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 2009

STATION OPERATIONAL: REMAINING MISCELLANEOUS COSTS

Fire Station/ Location	Remaining Capital Project Costs	F.Y. 2009-10 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 $ 735,000 Total $ 735,000	$735,000 Developer Fee	4,982 Engine	Developer, Pacific Bay Properties, conveyed site for Developer Fee credit in the amount of $200,000. Station became operational on 11/01/09 Budgeted amount is for post construction repairs and/or adjustments.

STATION OPERATIONAL: REPAYMENT TO DISTRICT PENDING:

Fire Station/ Location	Capital Project Costs Expended	Total Repayment Amount Owed District	Size (sq. ft.) Equipment and Staffing	Comments/Status
Fire Station 89 29575 Canwood Street Agoura Hills, CA	Station Dev. Costs $ 6,353,265 Apparatus 0 Total $ 6,353,265	$1,121,329	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 2009

IN PROGRESS
TARGET OCCUPANCY*: 2010-11

Fire Station/ Location	Anticipated Capital Project Costs			F.Y. 2009-10 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. Apparatus Total	$ 2,190,000 8,650,200 503,217	$ 11,343,417	Commercial Paper Proceeds** $16,016,000 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 2009-10. 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. Apparatus Total	$ - 10,755,000 671,229	$11,426,229	Commercial Paper Proceeds** $9,923,000 Developer Fee/Dist.	9,600 Engine Squad	Site was conveyed to the District by the developer, Shapell Industries (VTTM 46018) for developer fee credit in 2006-07. Construction contract approved by the Board on June 9, 2009. Construction completion anticipated March 2011.
Fire Station 132 Wes Thompson Ranch 29310 Sand Canyon. Rd. Santa Clarita Valley	Land Project cost est. Apparatus Total	$ - 10,175,455 -	$10,175,455	Commercial Paper Proceeds** $8,900,000 Developer Fee/Dist.	9,400 Engine	Ownership of the fire station site was conveyed by K Hovnanian (VTTM 49621) to the District in 2008-09. Apparatus will be transferred from temporary Fire Station 132. Construction contract approved by the Board on July 21, 2009. Construction completion anticipated April 2011.
Fire Station 150 Golden Valley Road, east of Hwy. 14 Santa Clarita Valley	Land Project cost est. Apparatus Total	$ - 16,572,053 671,229	17,243,282	Commercial Paper Proceeds** $17,694,000 Developer Fee/Dist.	19,158 Engine Quint 104 Squad BC HQ AC HQ	Land to be conveyed by developer, Pardee Homes (VTTM 52414). Anticipated conveyance in 2009-10. Q104 will be transferred from temporary Fire Station 104 to FS 150. Apparatus cost is for a squad and an engine.
Fire Station 156 24505 Copper Hill Drive Rye Canyon Area Santa Clarita Valley	Land Project cost est. Apparatus Total	$ - 8,650,200 -	$8,650,200	Commercial Paper Proceeds** $8,378,000 Developer Fee/Dist.	10,792 Engine	Land was acquired from Newhall Land for a fire station site in 08-09 in exchange for developer fee credit. Apparatus will be transferred from Temporary Fire Station 156.

***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 Area 2 - Santa Clarita Area of Benefit as revenues are collected and from the City of Santa Clarita for the City's proportionate share of fire station facilities financing.

DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - OCTOBER 2009

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

Fire Station/ Location	Anticipated Capital Project Costs		F.Y. 2009-10 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 174 Neenach Fire Station Antelope Valley	Land $ 200,000 Project cost est. 2,500,000 Apparatus - Total	$2,700,000	$300,000 Developer Fees	4,982 Engine	The Fire Department is in the process of identifying potential sites to purchase for a call fire station.
Antelope Valley	Apparatus $2,165,938			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:

Fire Station 138 Avenue S and Tierra Subida Unincorporated Palmdale Area	Land $ 1,400,000		$876,000 Developer Fees		The Fire Department is in the process of identifying potential sites for acquisition.
Fire Station 195 Pearblossom Hwy/47th Street E Unincorporated Palmdale Area	Land $ 650,000		$400,000 Developer Fees		The Fire Department is in the process of identifying potential sites for acquisition.
Fire Station 142 Sierra Highway/Clanfield Antelope Valley	Land $ 1,360,000 Total		$2,050,000 Developer Fees		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.

DEVELOPER FEE DETAILED FIRE STATION PLAN
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NO ANTICIPATED PROJECTS
INITIATING PRIORITY YEAR: 2010-11*

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2009-10 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
N/A				

DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - OCTOBER 2009

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

Fire Station/ Location	Anticipated Capital Project Costs			F.Y. 2009-10 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 143 28580 Hasley Canyon Road Santa Clarita Valley	Land Project cost est. Apparatus	$ - 8,650,200 503,217		Commercial Paper Proceeds	9,710 Engine	Land will be conveyed by developer, Newhall Land and Farming (PM 20685), for developer fee credit. Anticipated conveyance of site in 2009-10.
	Total		9,153,417	$9,543,000 Developer Fee/Dist.		
Fire Station 179 Lyons Ranch Santa Clarita Valley	Land Project cost est. Apparatus	- - 503,217			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.
	Total		$503,217	$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 2009

INITIATING PRIORITY YEAR*: 2012-13
TARGET OCCUPANCY**: 2014-15 +

Fire Station/ Location	Anticipated Capital Project Costs			F.Y. 2009-10 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. Apparatus	$ - 8,650,200 503,217			10,000 Engine	Developer, Pardee Homes, to convey a station site for developer fee credits (Tract No. 48086).
	Total		$9,153,417	$0		
Fire Station 175 Newhall Ranch Santa Clarita Valley	Land Project cost est. Apparatus	$ - - 671,229			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.
	Total		$ 671,229	$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 2009

INITIATING PRIORITY YEAR*: 2013-14 and beyond

Fire Station/ Location	Anticipated Capital Project Costs			F.Y. 2009-10 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 Station Dev. Costs Apparatus	$ 361,702 8,650,200 503,217			10,000 Engine	Land anticipated to be acquired in 2010-11.
	Total		$9,515,119	$0		
Fire Station 113 70th Street West and Avenue K-8 City of Lancaster	Land Station Dev. Costs Apparatus	$ - 8,650,200 503,217			10,000 Engine	Developer to provide a site.
	Total		$9,153,417	$0		
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	$ - 8,650,200 503,217			10,000 Engine	Gate-King Industrial Park development. Land to be provided by the developer for developer fee credits.
	Total		$9,153,417	$0		
Fire Station 177 Newhall Ranch Santa Clarita Valley	Land Project cost est. Apparatus	$ - 8,650,200 1,586,186			11,500 Engine Quint	Negotiations are pending for the developer, Newhall Land and Farming, to construct this station for developer fee credits.
	Total		$ 10,236,386	$0		
Fire Station 178 *(formerly FS 137)* Stevenson Ranch, Phase V Santa Clarita Valley	Land Project cost est. Apparatus	$ - 8,650,200 503,217			10,000-11,000 Engine	Negotiations are pending for the developer, Newhall Land and Farming, to construct this station for developer fee credits.
	Total		$9,153,417	$0		
Temporary Fire Station 180 Northlake Santa Clarita Valley	Land Project cost est. Apparatus	$ - 2,500,000 503,217			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.
	Total		$3,003,217	$0		

INITIATING PRIORITY YEAR*: 2013-14 and beyond

Fire Station/ Location	Anticipated Capital Project Costs			F.Y. 2009-10 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 196 Rancho Del Sur Lancaster	Land Project cost est. Apparatus	$ - 8,650,200 503,217			10,000 Engine	Project developer, Standard Pacific Homes, to convey site for fire station.
	Total		$ 9,153,417	$0		
East Calabasas area between Stations 68 and 69	Land Project cost est. Apparatus	$ 1,306,745 8,650,200 503,217			10,000 Engine	Development in this area is limited at this time and construction will not commence until substantial development occurs.
	Total		$10,460,162	$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.

ATTACHMENT B

DEVELOPER FEE FOR THE BENEFIT OF THE CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY
2009 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	$1,431,369	100.00%	$ 1,431,369	$361,702	100.00%	$ 361,702
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			$1,759,000	16.67%	293,225	n/a		
Engine Cost	$503,217	100.00%	503,217	$503,217	100.00%	503,217	$503,217	100.00%	503,217
Quint Cost	$1,082,969	20.95%	226,882	$1,082,969	20.95%	226,882	$1,082,969	20.95%	226,882
Squad Cost	$168,012	32.80%	55,108	$168,012	32.80%	55,108	$168,012	32.80%	55,108
Administrative Costs	$242,992	33.3333%	80,997	$242,992	33.3333%	80,997	$242,992	33.3333%	80,997
	Total Cost Per Station		$10,823,149	Total Cost Per Station		$11,548,080	Total Cost Per Station		$ 10,185,188
	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		**$ 0.9304**	**Developer Fee Amount Per Square Foot**		**$ 0.9927**	**Developer Fee Amount Per Square Foot**		**$ 0.8755**

ATTACHMENT C

CONSOLIDATED FIRE PROTECTION DISTRICT
DEVELOPER FEE FUNDS
2008-09 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 2008-09 Beginning Balance	$2,263,959.90	$2,495,498.47	$19,350,551.34
Total Developer Fee Revenue Collected [d]	312,518.27	387,673.04	834,311.77
Total Interest Earned	47,773.27	104,516.45	421,379.01
Total Fund Expenditures	(2,492,453.00) [e]	(1,154,229.57) [f]	(186,420.42) [g]
Total NSF Checks	-	(1,395.55)	-
Total Refunds	-	(63,085.55)	(27,336.14)
Fiscal Year 2009-10 Beginning Balance*	$131,798.44 [h]	$1,768,977.29 [i]	$20,392,485.56 [j]

(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 2008-09 was as follows: Area of Benefit 1 = $.9296; Area of Benefit 2 = $.9550; Area of Benefit 3 = $.8620.

(e) Expenditures were to reimburse the District for station development costs for Fire Station 89 which was completed in 2006.

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

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

(h) 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.

(i) Funds to be used to fund post construction repairs for Fire Stations 108, and fund Fire Station 128. Future developer fee revenues will be used to complete Fire Station 128.

(j) Funds to be used for land acquisition for Fire Stations 138 & 195 in the unincorporated Palmdale area which is anticipated to occur in Fiscal Year 2009-10, land acquisition 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 expected to occur in Fiscal Year 2009-10 and occupancy anticipated to occur in Fiscal Year 2011-12.

* Based upon the Developer Fee Detailed Fire Station Plan dated October 2009 and the 2009 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 2008-09

AGREEMENT DATE	DEVELOPER	TERMS OF AGREEMENT
February 27, 2009	The Newhall Land and Farming Company	Permanent Fire Station 156: Developer agreed to convey to the District a 1.28 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 at 24505 Copper Hill Drive just north of Decoro Drive which is within the Project Area. The Developer has leased the adjacent property to the District (under a separate lease document) for three years and constructed 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 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.