ITEM 8. A.

MOORPARK CITY COUNCIL
AGENDA REPORT

TO: **The Honorable City Council**

FROM: **John Brand, Senior Management Analyst** JB

DATE: **November 26, 2007 (CC Meeting of December 5, 2007)**

SUBJECT: **Consider Resolution Adopting Updated Fire Protection Facility Fee Schedule Paid by New Development Projects and Rescinding Resolution No. 92-894**

SUMMARY

On November 7, Council set December 5 for the public hearing, which has been properly noticed. Council was provided with a draft copy of this staff report at that time. A copy of the report was also provided to the local Building Industry of America office.

If approved, this item would adjust the Fire Protection Facility Fee schedule paid by developers for new construction. The proposed fees match those approved by the Board of Supervisors on October 23, 2007 with an effective date of December 22, 2007 in its capacity as the governing body of the Ventura County Fire Protection District. Consideration of this fee adjustment is consistent with Moorpark Municipal Code §3.36 Building Permit Fees, and applicable state law. Last updated by the County and the City in 1992, the proposed fees represent increases of about 322% for residential projects and 362% for non-residential construction.

BACKGROUND

On May 11, 1928, the Ventura County Fire Protection District (District) was established. The District receives the majority of its revenues from property tax. As with most local agencies, the District's property tax revenue stream has diminished in terms of real dollars over time since the imposition of Proposition 13 in 1978. As a result, the District struggles to keep pace with the increasing operational costs associated with providing services to its existing and rapidly expanding service population. In July 1983, the county Board of Supervisors first adopted Fire Protection Facilities Fees to accommodate new development.

The Mitigation Fee Act contained in Government Code Section 66000 *et. seq.* provides

that cities hold the legal authority to impose fees on behalf of the District within their City limits. On October 19, 1983 the City Council adopted Resolution 83-47, establishing a Fire Protection Facility Fee schedule. The City's fee schedule must match those of the District. These fees were updated once in the past twenty-four (24) years, and that was on November 18, 1992 following an increase in the county fees at that time. For some time, staff has been encouraging the county to update its Fire Protection Facility Fees. Staff anticipated that a number of new developments would overextend the District's capabilities to provide service at the District's customary level of excellence, thus increasing the demand for new facilities. Additionally, it was the opinion of staff that the county's 1992 fee schedule had become significantly inadequate in light of inflation and rapidly accelerating prices for land acquisition, construction, fixtures and equipment necessary to build and supply a modern full service fire station.

DISCUSSION

The Fire Protection Facility Fee adjustment was introduced to the Ventura County Board of Supervisors on October 16 and approved by the Board on October 23, 2007. Adopting a matching fee schedule will ensure that the City's development fees are consistent with the fees collected by Ventura County in the unincorporated areas, and will satisfy the requirement to adopt the county's latest fee schedule.

The cities of Camarillo, Simi Valley and Thousand Oaks are expected to adopt similar resolutions to that of the County and the one being proposed for Council consideration. Over the years, millions of dollars have been generated through the facilities fees for the construction of fire protection facilities in the service area. Although there is a single service area, the monies historically have been spent in the particular communities from which they were obtained.

Since last updated in 1992, the figures used in calculating the facilities fees have become outdated. For example, over the past 15 years the size of a standard fire station has increased from an approximate size of 5,700 square feet to 7,700 square feet because of operational needs; and the costs for building a station have increased from less than $100 per square foot to approximately $500 per square foot, in large part due to increased requirements in seismic and building codes, plus the overall escalation of construction costs over the years.

Mitigation Fee Act Findings

To guide the imposition of development impact fees, the State Legislature adopted the Mitigation Fee Act (the Act) with Assembly Bill 1600 in 1988 and subsequent amendments. The Act is contained in California Government Code Section 66000 et seq. and establishes requirements for the imposition and administration of impact fee programs. The Act

became law in January 1989 and requires local governments to document the five findings explained in the sections below when adopting an impact fee. For the fire facilities impact fee to be adopted by the City on behalf of the Ventura County Fire Protection District, it is necessary to make certain findings. The findings are the result of study and analysis performed by the Ventura County Fire Protection District in preparation of the proposed updates to the Fire Protection facilities fees. Those findings are summarized here. All statutory references are to the Act.

Purpose of Fee

For the first finding the City must identify the purpose of the fee. (§66001(a) (1)). The policy of Moorpark and most cities and counties in California is that new development will not burden existing development with the cost of public facilities required to accommodate growth. The purpose of the Ventura County Fire Protection District fire facilities impact fee is to provide a funding source from new development for fire protection capital improvements to serve that new development. The fee advances a legitimate interest of the County by assuring that new development within the County is provided with adequate fire protection facilities and services.

Use of Fee Revenues

For the second finding the City must identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the public facilities for which the fee is charged. (§66001(a) (2)). The fire facilities impact fee will fund expanded facilities to serve new development. All planned facilities will be located within the Ventura County Fire Protection District boundaries:

- Land for fire station and other fire protection related structures;
- Fire stations including furniture and other equipment;
- Fire apparatus including equipped engines and other vehicles;
- Medical response, hazardous materials, training, and other specialized fire fighting equipment.
- Potential financing costs associated with the above.

Planned fire facilities are preliminarily identified by the District. The District's Master Plan, Capital Improvement Plan, or both provide additional details and proposed timing for construction/acquisition of facilities.

Benefit Relationship

For the third finding the City must determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. (§66001(a) (3)). The District will restrict fee revenues to the acquisition of land, construction

of public buildings, and purchase of related equipment, furnishings, vehicles, and services that serve new development. Fire facilities funded by the fee will provide the proportionate share of fire protection facilities to accommodate new development. These facilities will contribute to the district-wide network of services accessible to the additional residents and workers associated with new development. Thus, there is a reasonable relationship between the use of fee revenues and the residential and nonresidential types of new development that will pay the fee.

Burden Relationship

For the fourth finding the City must determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed. (§66001(a) (4)). Service population provides an indicator of the demand for the facilities needed to accommodate growth. Service population is calculated based on residents associated with residential development and employment associated with nonresidential development. To calculate a single per capita standard, one worker is weighted less than one resident based on an analysis of the relative demand for fire facilities by land use type. The need for the fee is based on the facility standards identified in this report and the growth in the District's service population through 2015. Facilities standards are based on the District's planned facilities and growth for that area through 2015.

Proportionality

For the fifth finding the City must determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed. (§66001(b)). This reasonable relationship between the fire facility impact fee for a specific development project and the cost of the facilities attributable to that project is based on the estimated size of the service population that the project will accommodate. The total fee for a specific project is based on its size as measured by dwelling units or building square feet. The fee schedule converts the estimated service population that a development project will accommodate into a fee based on the size of the project. Larger projects of a certain land use type will have a higher service population and pay a higher fee than smaller projects of the same land use type. Thus, the fee schedule ensures a reasonable relationship between the public facility fee for a specific development project and the cost of the facilities attributable to that project.

As a result this review and the findings, the Board of Supervisors approved the new Fire Protection Facilities Fees on October 23. The attached resolution makes the following determinations, among other findings and determinations:

- Standard Fire Station size. The City hereby finds that, for the purposes of Municipal

Code Chapter 3.36, the standard amount of square feet of floor space of a standard fire station is 7,700 square feet, increased from 5,700 square feet to accommodate operational needs.

- Overextended Fire Stations. The Council hereby concurs with the Ventura County Board of Supervisors' findings that the group of fire stations listed in Exhibit A, of the Resolution attached hereto, has the service area described in Exhibit B of the Resolution, attached hereto, and is overextended within the meaning of Municipal Code Chapter 3.36 because the estimated population of the service area is projected to be 471,246 people within the next eight years whereas the maximum number of people which the group can adequately serve is 363,565.

- Fire Protection Facilities Fee. The values assigned to "A", "B", "C", "D", and "E" in the formula set forth in Article 1 of Municipal Code Chapter 3.36 Fire Protection facilities Fee are, or shall be computed as follows:

(a) The value "A" is the number $5,731,500. This number equals the estimated costs in dollars of acquiring a standard fire station (as defined in the Code or by resolution of the Council, whichever is greater), excluding land acquisition costs but including site preparation and landscaping costs.

(b) The value "B" is the number 14,543. This number equals the maximum number of people who can be served adequately by a standard fire station.

(c) For the purpose of computing the value "C", the estimated average number of residents per dwelling unit is 3.27 for single family residences, 2.41 for multi-family units and 1.96 for mobilehome units.

For the purpose of value "C," the residential categories are defined as follows:

(i) "Single-Family Residence" means a detached or attached unit designed for occupancy by one family. This category includes both single-family detached and single-family attached units For all single-family units, the owner has entitlement to the land on which the unit sits, utility service are independent for each unit either by open space or by a vertical wall extending from ground to roof.

(ii) "Multi-Family Unit" means a building designed for occupancy by two or more families. This category includes duplexes which fail to meet the criteria for a single-family unit, condominiums for which ownership only applies to the airspace occupied by the unit, and apartments in which units are not

individually owned and utility services are shared.

(iii) "Mobilehome" means a structure, transportable in one or more sections, designed to be used as a dwelling unit. This category does not include recreation vehicles, commercial coaches, or factory-built (modular) housing.

(d) The value "D" is the number 0.76. This number equals the estimated portion, expressed as a decimal, of the standard fire station needed to provide service to residential buildings and mobilehomes, as opposed to nonresidential buildings.

(e) The value "E" is the number 2,815,912. This number equals the maximum square footage of nonresidential building floor space which can be served adequately by a standard fire station.

- New Fee Calculation. Applying the foregoing values to the subject formula reveals that the fire protection facilities fee imposed by the Fee Ordinance shall be $979.46 for each additional single family residence, $721.87 for each additional multi-family unit, and $587.08 for each additional mobilehome unit and shall be $0.49 for each additional square foot of floor space added by nonresidential construction.

- Administration Fee. The City shall collect an administration fee of $15.00 for costs it incurs for the administration of the Fire Protection Facilities Fee.

The table below shows the history of the Fire Protection Facility Fees as well as the proposed fees:

Fire Protection Facility Fees				
	1983	**1992**	**2008 Proposed Increases**	
Non-Dwelling	$ 0.066	$ 0.11	$ 0.49	Per Square Foot
Multi-Dwelling	75.44	170.95	721.87	Per Dwelling Unit
Mobile Home	73.55	139.07	587.08	Per Dwelling Unit
Single-Family	120.70	232.51	979.46	Per Dwelling Unit
Administrative Fee	10.00	15.00	15.00	Per Transaction

Staff has contacted the regional representative from the Building Industry Association (BIA) in reference to the proposed increase. The BIA was involved during the process conducted

by Ventura County and understands the need for the fee increase. The BIA is supportive of the City's position for adopting a fee that is consistent with the rate used in the unincorporated areas of Ventura County.

There is no alternative action identified by staff. There is no anticipated fiscal impact to the City as a result of this resolution. Currently there are minor administrative costs for collecting and transmitting fire protection developer fees to the county. These costs should not be affected by the fee increase.

In accordance with Ordinance 364, which was introduced for first reading on November 7, the attached resolution determines the square footage for a "Standard Fire Station" to be 7,700 square feet; as well as the other necessary findings for the calculation of Fire Protection Facility Fees.

STAFF RECOMMENDATION **(ROLL CALL VOTE)**

1. Open Public Hearing, accept testimony, if any, and then close the Public Hearing.
2. Adopt Resolution No. 2007-____, approving Fire Protection Facility Fees and rescinding resolution 92-894.

Attachment 1 Resolution

RESOLUTION 2007-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOORPARK, CALIFORNIA, RESCINDING RESOLUTION 92-894 AND ADOPTING REVISED FIRE PROTECTION FACILITY FEES

WHEREAS, Ordinance No. 156 (hereinafter the "Fee Ordinance") imposes a fee on certain new construction for the purpose of providing funds to pay for additional fire protection facilities needed to serve that new construction; and

WHEREAS, the Fee Ordinance provides that the fees may be used solely to pay for such fire protection facilities; and

WHEREAS, the provisions of the Fee Ordinance, when coupled with certain findings to be made from time to time by this Council respecting the fee, establish a reasonable relationship between the amount of the fee and the cost of the additional fire protection facilities attributable to the new development upon which the fee is imposed; and

WHEREAS, this Council has received and duly considered evidence necessary to make such findings.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOORPARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Repeal of Previous Fee Resolution. Resolution 92-894 is hereby repealed as of the effective date of this resolution. Notwithstanding such repeal, the fees collected from the service area under resolution 92-894 but not used as of the operative date of this resolution shall be used only for the purposes of acquiring or improving fire stations serving said service area.

SECTION 2. Standard Fire Station. The City hereby finds that, for the purposes of Municipal Code Chapter 3.36, the standard amount of square feet of floor space of a standard fire station is 7,700 square feet.

SECTION 3. Overextended Fire Stations. The Council hereby concurs with the Ventura County Board of Supervisors' findings that the group of fire stations listed in Exhibit A, attached hereto, has the service area described in Exhibit B, attached hereto, and is overextended within the meaning of Municipal Code Chapter 3.36 because the estimated population of the service area is projected to be 471,246 people

within the next eight years whereas the maximum number of people which the group can adequately serve is 363,565.

SECTION 4. Fire Protection Facilities Fee. The values assigned to "A", "B", "C", "D", and "E" in the formula set forth in Article 1 of Municipal Code Chapter 3.36 Fire Protection facilities Fee are, or shall be computed as follows:

(a) The value "A" is the number $5,731,500. This number equals the estimated costs in dollars of acquiring a standard fire station (as defined in the Code or by resolution of the Council, whichever is greater), excluding land acquisition costs but including site preparation and landscaping costs.

(b) The value "B" is the number 14,543. This number equals the maximum number of people who can be served adequately by a standard fire station.

(c) For the purpose of computing the value "C", the estimated average number of residents per dwelling unit is 3.27 for single family residences, 2.41 for multi-family units and 1.96 for mobilehome units.

For the purpose of value "C," the residential categories are defined as follows:

(i) "Single-Family Residence" means a detached or attached unit designed for occupancy by one family. This category includes both single-family detached and single-family attached units For all single-family units, the owner has entitlement to the land on which the unit sits, utility service are independent for each unit either by open space of by a vertical wall extending from ground to roof.

(ii) "Multi-Family Unit" means a building designed for occupancy by two or more families. This category includes duplexes which fail to meet the criteria for a single-family unit, condominiums for which ownership only applies to the airspace occupied by the unit, and apartments in which units are not individually owned and utility services are shared.

(iii) "Mobilehome" means a structure, transportable in one or more sections, designed to be used as a dwelling unit. This category does not include recreation vehicles, commercial coaches, or factory-built (modular) housing.

(d) The value "D" is the number 0.76. This number equals the estimated portion, expressed as a decimal, of the standard fire station needed to provide service to residential buildings and mobilehomes, as opposed to nonresidential buildings.

(e) The value "E" is the number 2,815,912. This number equals the maximum square footage of nonresidential building floor space which can be served adequately

by a standard fire station.

SECTION 5. Applying the foregoing values to the subject formula reveals that the fire protection facilities fee imposed by the Fee Ordinance shall be $979.46 for each additional single family residence, $721.87 for each additional multi-family unit, and $587.08 for each additional mobilehome unit and shall be $0.49 for each additional square foot of floor space added by nonresidential construction.

SECTION 6. Administration Fee. The City shall collect an administration fee of $15.00 for costs it incurs for the administration of the Fire Protection Facilities Fee.

SECTION 7. Remittance of Fees to Fire Protection District. The City Treasurer shall cause the Fire Protection Facilities Fees, collected by the City pursuant to this Resolution, to be remitted to the Fire Protection District, without interest, on a semi annual basis.

SECTION 8. Effective Date. This Resolution shall become effective sixty (60) days after its adoption by the Moorpark City Council.

SECTION 9. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original Resolutions.

PASSED AND ADOPTED this 5th day of December, 2007.

_____
Patrick Hunter, Mayor

ATTEST:

_____
Deborah S. Traffenstedt, City Clerk

Exhibit "A" Existing Fire Stations
Exhibit "B" Facility Fee Service Area Description and Map

Exhibit "A"

Existing Fire Stations
within
The Facility Fee Zone
(Revised 10-8-07)

Saticoy Fire Station
Fire Station **#26**
12391 W. Telegraph Rd.
Santa Paula, CA 93060

Fillmore Fire Station
Fire Station **#27**
613 Old Telegraph Rd.
Fillmore, CA 93015

Piru Fire Station
Fire Station **#28**
513 N. Church St.
Piru, CA 93040

Civic Center Fire Station
Fire Station **#30**
325 West Hillcrest Dr.
Thousand Oaks, CA 91360

Thousand Oaks Fire Station
Fire Station **#31**
151 Dusenberg Dr.
Thousand Oaks, CA 91360

Potrero Fire Station
Fire Station **#32**
830 So. Reino Rd.
Newbury Park, CA 91320

Lake Sherwood Fire Station
Fire Station **#33**
33 Lake Sherwood Dr.
Thousand Oaks, CA 91361

Arboles Fire Station
Fire Station **#34**
555 Avenida de los Arboles
Thousand Oaks, CA 91360

Newbury Park Fire Station
Fire Station **#35**
2500 W. Hillcrest Dr.
Newbury Park, CA 91320

Oak Park Fire Station
Fire Station **#36**
855 N. Deerhill Rd.
Oak Park, CA 91377

North Ranch Fire Station
Fire Station **#37**
2010 Upper Ranch Rd.
Thousand Oaks, CA 91362

Mountain Meadows Fire Station
Fire Station **#40**
4185 Cedar Springs St.
Moorpark, CA 93021

Church Street Fire Station
Fire Station **#41**
1910 Church St.
Simi Valley, CA 93065

Moorpark Fire Station
Fire Station **#42**
295 High Street
Moorpark, CA 93021

Susana Knolls Fire Station
Fire Station **#43**
1262 Cypress St.
Simi Valley, CA 93063

Wood Ranch Fire Station
Fire Station **#44**
1050 Country Club Dr.

Exhibit "A"

Simi Valley, CA 93065

Simi Fire Station
Fire Station **#45**
790 Pacific Ave.
Simi Valley, CA 93065

Tapo Street Fire Station
Fire Station **#46**
3265 No. Tapo St.
Simi Valley, CA 93063

Camarillo Airport Fire Station
Fire Station **#50**
189 Las Posas Rd.
Camarillo, CA 93010

RiverPark Station
Fire Station **#51**
3302 Turnout Park Cir.
Oxnard, CA 93036

Mission Oaks Fire Station
Fire Station **#52**
5353 Santa Rosa Rd.
Camarillo, CA 93010

Camarillo Fire Station
Fire Station **#54**
2160 Pickwick Dr.
Camarillo, CA 93010

Las Posas Fire Station
Fire Station **#55**
403 Valley Vista Dr.
Camarillo, CA 93010

Malibu Fire Station
Fire Station **#56**
11777 Ellice St.
Malibu, CA 90265

Somis Fire Station
Fire Station **#57**
3356 Somis Rd.
Somis, CA 93066

FACILITY FEE SERVICE AREA

That portion of the County of Ventura, State of California, described as follows:

Beginning at the north corner of the Rancho Temescal as shown on the map recorded in Book A, Page 315 of Patents recorded in the Office of the County Recorder of said Ventura County; said corner being on the easterly line of Ventura County; thence, along the westerly line of said Rancho Temescal,

1st - Southwesterly to the east terminus of the 34th course recited as "North 16° 42' 17" East 36.45 feet..." in Exhibit B in the deed to the United Water Conservation District recorded in Book 1363, Page 106 of Official Records in the office of the County Recorder of said Ventura County; thence, along said 34th course and the land described in said Exhibit B in said deed,

2nd - Southwesterly, westerly, northwesterly, southwesterly, southerly, and southeasterly to the east terminus of the 2nd course recited as "North 76° 32' 40" East 205.90 feet..." in said Exhibit B in said deed to the United Water Conservation District recorded in Book 1363, Page 106 of Official Records in the office of the County Recorder of said Ventura County; said easterly terminus is a point on the westerly line of said Rancho Temescal; thence, along said westerly line of Rancho Temescal,

3rd - Southwesterly to the northeast corner of fractional Section 4, Township 4 North, Range 18 West, San Bernardino Meridian; said northeast corner is on the north line of said Township 4 North; thence, leaving said westerly line of said Rancho Temescal and along said north line of said Township 4 North,

4th - West to a point of intersection with the southeasterly line of the parcel described in Exhibit "A" in the deed to James F. Brucker and Cathy L. Brucker recorded June 7, 2000 as Document No. 2000-0091355-00 of Official Records in the office of the County Recorder of said Ventura County; said southeasterly line is recited as "...North twenty-six (26) degrees East, three (3) chains and fifty (50) links..." in said deed; thence, leaving said north line of Township 4 North and along said southeasterly line and along the land described in said deed,

5th - Northeasterly, northwesterly and southwesterly to a point of intersection with said north line of Township 4 North; thence, along said north line of said Township 4 North,

6th - West to the northwest corner of Section 1, Township 4 North, Range 20 West, San Bernardino Meridian; thence, leaving said north line of said Township 4 North, and along the west line of said Section 1,

7th - South to the west quarter corner of Section 12, Township 4 North, Range 20 West, San Bernardino Meridian; thence,

8th - West to the west quarter corner of Section 11 of said Township 4 North, Range 20 West; thence, along the west line of said Section 11,

9th - South to the southeast corner of Section 15 of said Township 4 North, Range 20 West; thence, along the south line of said Section 15,

10th - West to the southwest corner of fractional Section 16, Township 4 North, Range 21 West, San Bernardino Meridian; said corner is in the easterly line of Rancho Ex-Mission Tract No. 1 as shown on the map recorded in Book 2, Page 103 of Miscellaneous Records in the office of the County Recorder of said Ventura County; thence, along said easterly line of said Rancho Ex-Mission Tract No. 1,

11th - Northwesterly to the northeast corner of Lot A of said Rancho Ex-Mission, Tract No.1; thence, along the northerly line of said Lot A,

12th - Southwesterly to the south terminus of the 7th course recited as "South 21° 33' 30" East 88.23 feet..." in the deed to Rancho La Questa, LTD. recorded in Book 321, Page 416 of Official Records in the office of the County Recorder of said Ventura County; thence, along said 7th course and the land described in said Book 321, Page 416 of Official Records,

13th - Northwesterly, southwesterly and southeasterly to the southerly terminus of the 2nd course recited as "North 63° 04' 30" West 316.69 feet..." in said deed to Rancho La Questa, LTD. Recorded in Book 321, Page 416 of Official Records in the office of the County Recorder of said Ventura County; said southerly terminus is a point on the northerly line of said Lot A of the Rancho Ex-Mission, Tract No. 1; thence, along said northerly line of said Lot A,

14th - Southwesterly to the northeast corner of Lot H of said Rancho Ex-Mission, Tract No. 1; thence, along the northerly line of said Lot H,

15th - Southwesterly to the northeast corner of Lot I of said Rancho Ex-Mission, Tract No. 1; thence, along the northerly line of said Lot I,

16th - Southwesterly to the point of intersection with the westerly Right-of-Way of Wheeler Canyon Road; thence, along said westerly Right-of-Way of said Wheeler Canyon Road,

17th - Southerly to the point of intersection with the northerly Right-of-Way of Foothill Road; thence,
along said northerly line of said Foothill Road,

18th - Southwesterly to the most southerly corner of Parcel 2 as shown on the map recorded in Book 35, Page 6 of Parcel Maps in the office of the County Recorder of said Ventura County; thence,

19th - Southeasterly to the northwesterly terminus of the easterly Right-of-Way of Wells Road being a point of intersection with the southerly Right-of-Way of said Foothill Road; thence, along said easterly Right-of-Way of said Wells Road,

20th - Southeasterly to a point of intersection with the northerly Right-of-Way of Telegraph Road; thence, along said northerly Right-of-Way of said Telegraph Road,

21st - Northeasterly to the point of intersection with the northwesterly prolongation of the easterly line of Tract 4544-2, in the City of San Buenaventura, County of Ventura, State of California, as shown on the map recorded in Book 126, Page 99 of Miscellaneous Records in the office of the County Recorder of said Ventura County; thence, along said prolongation and the easterly line of said Tract 4544-2,

22nd - Southeasterly to the southeast corner of said Tract 4544-2; thence, at right angles,

23rd - Northeasterly to the westerly line of Lot 41 of Rancho Santa Paula y Saticoy as shown on the map recorded in Book A, Page 290 of Patents in the office of the County Recorder of said Ventura County; thence, along said westerly line of said Lot 41,

24th - Southeasterly to the northerly terminus of the westerly line of Lot 63 of said Rancho Santa Paula y Saticoy, thence, along said westerly line of said Lot 63,

25th - Southeasterly to the point of intersection with the northerly Right-of-Way of Darling Road; thence, along said northerly Right-of-Way of said Darling Road,

26th - Northeasterly to the point of intersection with the northerly prolongation of the easterly line of Parcel B as described in the deed to Ventura County Flood Control District recorded in Book 2397, Page 96 of Official Records in the office of the County Recorder of said Ventura County; thence, along said prolongation and the easterly line of said Parcel B,

27th - Southeasterly to the southeast corner of said Parcel B; thence, along the south line of said Parcel B,

28th - Southwesterly to the point of intersection with the easterly Right-of-Way of Campanula Avenue; thence, along said easterly Right-of-Way of said Campanula Avenue,

29th - Southeasterly to the point of intersection with the northeasterly prolongation of the southerly line of the land described in Exhibit "A" in the deed recorded September 20, 1984 as Instrument Number 104939 in the office of the County Recorder of said Ventura County: thence, along said northerly prolongation and said southerly line,

30th - Southwesterly to the southeast corner of the land described in said Exhibit "A"; said point being on the westerly Right-of-Way of said Campanula Avenue; thence, along said westerly Right-of-Way of said Campanula Avenue,

31st - Northwesterly to the most easterly corner of Tract 3353, in the City of San Buenaventura, County of Ventura, State of California, as shown on the map recorded in Book 87, Page 49 of Miscellaneous Records in the office of the County Recorder of said Ventura County; thence, along the southerly line of said Tract 3353,

32nd - Southwesterly, southeasterly and southwesterly to the most easterly corner of Tract 4962-2, in the City of San Buenaventura, County of Ventura, State of California, as shown on the map recorded in Book 142, Page 38 of Miscellaneous Records in the office of the County Recorder of said Ventura County; thence, along the southerly line of said Tract 4962-2,

33rd - Southwesterly to the southeast corner of Tract 4962-1, in the City of San Buenaventura, County of Ventura, State of California, as shown on the map recorded in Book 138, Page 30 of Miscellaneous Records in the office of the County Recorder of said Ventura County: thence, along the southerly line of said Tract 4962-1,

34th - Southwesterly, northwesterly and southwesterly to the easterly Right-of-Way of Wells Road (State Route 118); thence, along said easterly Right-of-Way of said Wells Road (State Route 118),

35th - Southeasterly to the southerly terminus of the easterly Right-of-Way of Wells Road (State Route 118); said southerly terminus being the northerly terminus of the easterly Right-of-Way of Los Angeles Avenue (State Route 118); thence, along the easterly and northerly Right-of-Way of said Los Angeles Avenue (State Route 118),

36th - Southeasterly, northeasterly and easterly to the point of intersection with the northerly prolongation of the westerly line of Lot 36 of Rancho Santa Clara del Norte as shown on the map recorded in Book 3, Page 26 of Miscellaneous Records in the office of the County Recorder of said Ventura County: thence, along said northerly prolongation and said westerly line,

37th - Southerly to the most easterly corner of Lot 55 of said Rancho Santa Clara del Norte; thence, along the southeasterly line of said Lot 55,

38th - Southwesterly to the most southerly corner of said Lot 55 of said Rancho Santa Clara del Norte; said corner is a point on the easterly Right-of-Way of Wright Road; thence, along said easterly Right-of-Way of said Wright Road,

39th - Southeasterly to the point of intersection with the northerly Right-of-Way of Beardsley Road; thence, along said northerly Right-of-Way of said Beardsley Road,

40th - Southwesterly to the point of intersection with the easterly Right-of-Way of Central Avenue; thence, along said easterly Right-of-Way of said Central Avenue,

41st - Southeasterly to the point of intersection with the southerly Right-of-Way of said Beardsley Road; thence, along the southwesterly prolongation of said southerly Right-of-Way of said Beardsley Road,

42nd - Southwesterly to the point of intersection with the westerly Right-of-Way of said Central Avenue; thence, along said westerly Right-of-Way of said Central Avenue;

43rd - Southeasterly to the most northerly corner of Parcel B as described in the Parcel Map Waiver recorded on June 12, 1989 as Document No. 89-092098 of Official Records in the office of the County Recorder of said Ventura County; thence, along the west line of said Parcel B,

44th - Southwesterly to the point of intersection with the northerly Right-of-Way of State Route 101; thence, along said northerly Right-of-Way of said State Route 101,

45th - Easterly to the most westerly corner of Parcel "A" described in the deed to the City of Camarillo recorded in Book 3238, Page 179 of Official Records in the office of the County Recorder of said Ventura County; thence, leaving said northerly Right-of-Way of said State Route 101, and at right angles to said northerly Right-of-Way of said State Route 101,

46th - South to the southerly Right-of-Way of said State Route 101; thence, along said southerly Right-of-Way of said State Route 101,

47th - Easterly to the northeast corner of Parcel 2 described in the Parcel Map Waiver recorded on May 17, 1995 as Document No. 95-059247 of Official Records in the office of the County Recorder of said Ventura County; thence, along the easterly line of said Parcel 2,

48th - Southerly and westerly to the point of intersection with the northerly prolongation of the westerly line of Lot A, Subdivision 55 of Rancho El Rio de Santa Clara O'la Colonia Map No. 3 as shown on the map recorded in Book 3, Page 12 of Miscellaneous Records in the office of the County Recorder of said Ventura County; thence, along said northerly prolongation of said Lot A and westerly line of said Lot A and its southerly prolongation,

49th - Southerly to the point of intersection with the northerly Right-of-Way of Sturgis Road; thence, leaving said westerly line of said Subdivision 55 and along said northerly Right-of-Way of said Sturgis Road,

50th - Easterly to the point of intersection with the easterly Right-of-Way of Pleasant Valley Road; thence, along said easterly Right-of-Way of said Pleasant Valley Road,

51st - Northeasterly to the point of intersection with the westerly Right-of-Way of Wood Road; thence, along said westerly Right-of-Way of said Wood Road,

52nd - Southerly to the point of intersection with the northerly Right-of-Way of State Route 1 (Pacific Coast Highway); thence, along said northerly Right-of-Way of said State Route 1 (Pacific Coast Highway),

53rd - Southeasterly and easterly to the point of intersection with the northerly prolongation of a line at right angles to the west terminus of the course recited as "S. 83° 38' 30" E., a distance of 341.64 feet..." in the Deed of State Highway in Book 216, Page 10 of Official Records in the office of the County Recorder of said Ventura County; thence, along said northerly prolongation,

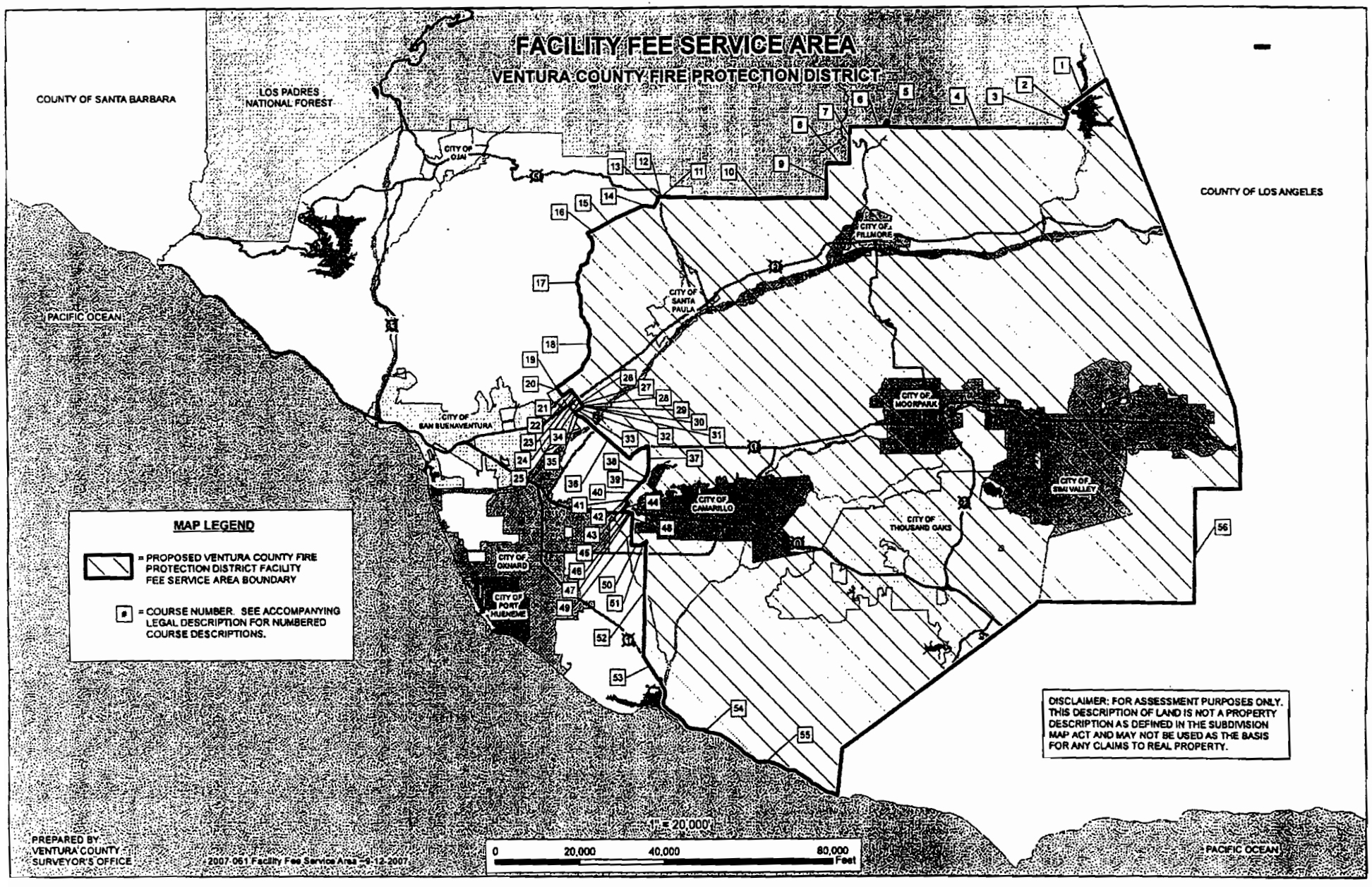
54th - Southerly to a point in the Mean High Tide Line of the Pacific Ocean; thence, along said Mean High Tide Line,

55th - Easterly and southeasterly to the point of intersection with the Ventura County Line; thence, along said Ventura County Line,

56th - Northerly, northeasterly, easterly, northerly, easterly, northerly and northwesterly to the point of beginning.

Disclaimer: for assessment purposes only. This description of land is not a property description as defined in the Subdivision Map Act and may not be used as the basis for any claims to real property.

Prepared By:
Ventura County Surveyor's Office


FACILITY FEE SERVICE AREA
VENTURA COUNTY FIRE PROTECTION DISTRICT
COUNTY OF SANTA BARBARA
LOS PADRES NATIONAL FOREST
COUNTY OF LOS ANGELES
PACIFIC OCEAN
CITY OF OJAI
CITY OF SAN BUENAVENTURA
CITY OF SANTA PAULA
CITY OF FILLMORE
CITY OF MOORPARK
CITY OF SIMI VALLEY
CITY OF CAMARILLO
CITY OF THOUSAND OAKS
CITY OF OXNARD
CITY OF PORT HUENEME
MAP LEGEND
= PROPOSED VENTURA COUNTY FIRE PROTECTION DISTRICT FACILITY FEE SERVICE AREA BOUNDARY
= COURSE NUMBER. SEE ACCOMPANYING LEGAL DESCRIPTION FOR NUMBERED COURSE DESCRIPTIONS.
DISCLAIMER: FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR ANY CLAIMS TO REAL PROPERTY.
1" = 20,000'
0 20,000 40,000 80,000 Feet
PREPARED BY: VENTURA COUNTY SURVEYOR'S OFFICE
2007-061 Facility Fee Service Area -9-12-2007

000030