

The Economics of Land Use



Public Review Draft Report

Fire and Police Impact Fee Programs Nexus Study Update

Prepared for:

City of Fresno

Prepared by:

Economic & Planning Systems, Inc. (EPS)

November 2016

*Economic & Planning Systems, Inc.
400 Capitol Mall, 28th Floor
Sacramento, CA 95814
916 649 8010 tel
916 649 2070 fax*

*Oakland
Sacramento
Denver
Los Angeles*

www.epsys.com

EPS #142063

Table of Contents

1.	EXECUTIVE SUMMARY	1
	Overview	1
	Purpose	1
	Proposed Update to the Fire and Police Fees.....	2
	Report Organization	5
2.	SERVICE POPULATION AND EMPLOYEES AND DEVELOPMENT ASSUMPTIONS.....	6
	Introduction	6
	Existing and Future Population and Employment.....	6
	Development Assumptions	9
3.	CAPITAL IMPROVEMENT PROGRAM	12
	Overview	12
	Fire CIP	12
	Police CIP	19
4.	COST ALLOCATION.....	28
	Introduction	28
	FFD and FPD Capital Costs Allocation.....	28
	Administration	33
5.	IMPLEMENTATION	34
	Applicability of Fee Program	34
	Fee Exemptions	34
	Fee Credits or Adjustments	35
	Reimbursement to Developers	35
	Periodic Inflation Adjustment and Fee Review.....	35
	Fee Administration	36
	Five-Year Review	36
6.	AB 1600 NEXUS FINDINGS.....	37
	Authority	37
	Summary of Nexus Findings.....	37

Appendices:

Appendix A: Police Facilities and Equipment Unit Costs Backup

Appendix B: Facilities Bond Financing

Appendix C: FFD and FPD Service Call Activity

List of Tables and Map

Table 1	Summary of Updated Fire and Police Fees.....	3
Table 2	Comparison of Existing and Proposed Fire and Police Fees	4
Table 3	Summary of Growth Projections	7
Table 4	Detailed Population and Employment Projections	10
Table 5	Key Demographic Assumptions.....	11
Table 6	Summary of Fire and Police Facilities and Equipment Costs	13
Table 7	Summary of Fire Capital Improvement Program	14
Table 8	Existing Inventory—Fire Facilities.....	16
Table 9	Existing Capital Improvements—Fire Apparatus and Equipment	17
Table 10	Planned Capital Improvements—Fire	18
Table 11	Summary of Police Capital Improvement Program.....	20
Table 12	Existing Inventory—Police Facilities	21
Table 13	Existing Inventory—Police Vehicles and Equipment	23
Table 14	Detailed Police Vehicle Costs	24
Table 15	Detailed Police Equipment Cost per Sworn Officer	25
Table 16	Planned Capital Improvements—Police	26
Table 17	Fire and Police Cost per Resident/Employee	29
Table 18	Fire Facilities Cost Allocation	30
Table 19	Police Facilities Cost Allocation.....	31
Map 1	Fresno Planning Area.....	8

1. EXECUTIVE SUMMARY

Overview

In 2005, the City of Fresno (City) implemented Citywide Fire and Police Facilities Development Impact Fee (Fire Fee and Police Fee) programs to fund needed facilities. The Fire Fee and Police Fee programs were implemented to provide a funding mechanism for facilities and equipment required to serve future development through 2025. These fee programs are successor fee programs that replaced the previous public safety components of the City's Urban Growth Management (UGM) fee program.

In December 2014, the City adopted a new General Plan that establishes growth projections through the General Plan Horizon year of 2035, as well as through buildout of the General Plan. The General Plan also includes policies and implementation actions for police and fire protection services. In accordance with the development projections and public service policies laid out in the General Plan, the Fresno Fire Department (FFD) and Fresno Police Department (FPD) subsequently provided updated Fire and Police Capital Improvement Plans (CIPs) that outline the planned capital costs for the FFD and FPD through 2035. These CIPs describe the facilities and equipment required to provide continuing public safety service in the City.

The City retained Economic & Planning Systems, Inc. (EPS) to prepare this Fire and Police Impact Fee Programs Nexus Study Update (Nexus Study Update) to serve as the basis for updating the existing Fire Fees and Police Fees to reflect the new General Plan population and employment projections and the updated Fire and Police CIPs. This report details the calculation of the new fees and provides the legal justification for updating the fees.

Purpose

The purpose of this Nexus Study Update is to update the Fire Fees and Police Fees and establish the legally required nexus (or reasonable relationship) between the City's projected population and employment (service population) in 2035 and the fire and police facilities that will be required to serve those residents and employees.

The nexus requirements for imposing development impact fees were established under Assembly Bill 1600 (AB 1600) legislation, as codified by the Mitigation Fee Act (California Government Code section 66000 et. seq.). This section of the Mitigation Fee Act sets forth the procedural requirements for establishing and collecting development impact fees. These procedures require that "a reasonable relationship, or nexus, must exist between a governmental exaction and the purpose of the condition."

Specifically, each local agency imposing a fee must perform the following tasks:

- Identify the purpose of the fee.
- Identify how the fee is to be used.

- Determine how a reasonable relationship exists between the fee's use and the type of development project on which the fee is imposed.
- Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed.
- Demonstrate a reasonable relationship between the amount of the fee and the cost of the public facilities or portion of the public facilities attributable to development on which the fee is imposed.

Proposed Update to the Fire and Police Fees

The proposed update to the Fire Fee and Police Fee is based on the allocation of the updated Fire and Police CIP costs to the projected City population and employment in the General Plan Horizon year of 2035. The CIP costs include both the value of existing facilities and the estimated costs of new facilities. The total facilities costs are allocated to the total projected residents and employees in 2035. This cost allocation serves as the basis for updating the estimated Fire Fee and Police Fee charged to new development. The Fire Fee and Police Fee to be collected for each residential and commercial land use are calculated based on each land use's relative demand for fire and police services. The Fire Fee and Police Fee will not fund construction of capital facility improvements required to cure existing level-of-service deficiencies.

Table 1 summarizes the proposed fees by land use. The fees are collected per dwelling unit for residential uses and per 1,000 building square feet for nonresidential uses. The fees include a base amount and a 2-percent administrative component for the City to administer the fee programs.

Table 2 compares the existing and proposed Fire Fee and Police Fee. The proposed fees divide the existing commercial category into retail and office land use categories. The proposed Fire Fee represents an increase for all land uses. The proposed Police Fee represents increases for all land uses, with the exception of industrial uses, for which there is a small decrease because of adjustments in the estimated building square feet per employee.

The existing fees have not been updated since they were established in 2005, so much of the increase is due to cost inflation since 2005. The annual average 20-City construction cost index (CCI) reported in the Engineering News Record has increased by approximately 35 percent since 2005. The increase in the CCI is often used as an estimate of construction cost increases. Changes in other factors, including development projections, cost allocation factors, and facility requirements also affect the fees.

Table 1
Fresno Fire and Police Facilities Impact Fee Program Update
Summary of Proposed Fire and Police Fees

Item	Fire Fee			Police Fee			Combined Fee
	Base Fee	Admin.	Total	Base Fee	Admin.	Total	
<i>Source:</i>	<i>Table 18</i>	<i>2.0%</i>		<i>Table 19</i>	<i>2.0%</i>		
Residential	<i>per dwelling unit</i>						
Single-Family	\$743	\$15	\$758	\$574	\$11	\$586	\$1,344
Multifamily	\$561	\$11	\$572	\$433	\$9	\$442	\$1,014
Nonresidential	<i>per 1,000 bldg. sq. ft.</i>						
Retail	\$260	\$5	\$265	\$611	\$12	\$624	\$889
Office	\$297	\$6	\$303	\$582	\$12	\$594	\$897
Industrial	\$149	\$3	\$152	\$291	\$6	\$297	\$449

summ_fee

Source: City of Fresno and EPS

Table 2
Fresno Fire and Police Facilities Impact Fee Program Update
Comparison of Existing and Proposed Fire and Police Fees

Item	Proposed Fees [1]			Existing Fees			Difference			Percentage Difference		
	Fire	Police	Total	Fire	Police	Total	Fire	Police	Total	Fire	Police	Total
Residential	<i>per dwelling unit</i>											
Single-Family	\$758	\$586	\$1,344	\$539	\$624	\$1,163	\$219	(\$38)	\$181	41%	(6%)	16%
Multifamily	\$572	\$442	\$1,014	\$439	\$508	\$947	\$133	(\$66)	\$67	30%	(13%)	7%
Nonresidential	<i>per 1,000 bldg. sq. ft.</i>											
Retail [2]	\$265	\$624	\$889	\$236	\$665	\$901	\$29	(\$41)	(\$12)	12%	(6%)	(1%)
Office [2]	\$303	\$594	\$897	\$236	\$665	\$901	\$67	(\$71)	(\$4)	29%	(11%)	(0%)
Industrial	\$152	\$297	\$449	\$150	\$422	\$572	\$2	(\$125)	(\$123)	1%	(30%)	(22%)

fee comp

Source: City of Fresno and EPS

[1] Includes 2-percent administration fee.

[2] Existing nonresidential fee categories are Commercial and Industrial. The existing Retail and Office fees shown are the existing Commercial fees.

Report Organization

This report is divided into six chapters and three appendices:

- **Chapter 1** includes this introduction and executive summary.
- **Chapter 2** details the estimated population and employment projections.
- **Chapter 3** describes the FFD and FPD CIPs, capital needs, and costs to be funded by the Fire Fee and Police Fee programs.
- **Chapter 4** provides the cost allocation methodology and calculates the Fire Fee and Police Fee.
- **Chapter 5** describes how the Fire Fee and Police Fee programs will be implemented and updated.
- **Chapter 6** provides the nexus findings for the Fire Fee and Police Fee programs.
- **Appendix A** details cost assumptions and escalation factors used to estimate police facilities and equipment costs.
- **Appendix B** details the estimated financing costs for fire and police facilities construction.
- **Appendix C** contains the detailed FFD and FPD service call activity data.

2. SERVICE POPULATION AND EMPLOYEES AND DEVELOPMENT ASSUMPTIONS

Introduction

Population and employment projections are a significant variable used in this Nexus Study Update. As mentioned in the previous chapter, the base Police Fee and Fire Fee are established by allocating the costs of the facilities and equipment needed to serve the City in 2035 to the total projected residents and employees in 2035, estimating cost factors per resident and per employee, and then using these factors to estimate fees to charge to new development. This chapter presents population and employment estimates for 2014 and 2035, as well as density factors used to establish the fees for the various land uses. Although costs are allocated to the 2035 residents and employees, the 2014 estimates also are needed to estimate the relative distribution of service calls between employees and residents, an important component of the cost allocation methodology (detailed in **Chapter 4**).

Existing and Future Population and Employment

Table 3 summarizes the population and employment estimates for 2014 and 2035 and estimates the growth between 2014 and 2035. This table includes different 2014 population and employment estimates for Fire and Police because the FFD and the FPD have different service areas. Both the FFD and the FPD serve the incorporated City. In addition, the FFD serves unincorporated areas fully enclosed in the City, which are referred to as "County Islands." The FPD service area does not include the County Islands, which are served by the County Sheriff.

Projected growth in the FFD and the FPD service areas between 2014 and 2035 will occur in the following three areas:

1. Existing incorporated areas.
2. County Islands.
3. Unincorporated areas located beyond the City limits in the Sphere of Influence (SOI).

Map 1 is from the current Fresno General Plan and shows the entire Fresno Planning Area, including the City, County Island, and SOI boundaries. A key growth assumption in this report is that all development that occurs in the County Islands and other unincorporated areas within the boundaries of the Fresno SOI will annex into the City by 2035. Consequently, in 2035, the FFD and the FPD will have the same service areas with the same number of projected residents (771,000) and employees (266,000).

Table 3
Fresno Fire and Police Facilities Impact Fee Program Update
Summary of Growth Projections (2014-2035) [1]

Item	Fresno SOI [2]	Fire Service Area [3]	Police Service Area [4]
Population			
Existing (2014)	562,819	555,609	515,609
Projected (2035) [5]	771,000	771,000	771,000
Projected Growth	208,181	215,391	255,391
Employment			
Existing (2014)	179,963	177,590	164,800
Projected (2035) [5]	266,363	266,363	266,363
Projected Growth	86,400	88,773	101,563

lu sum

Source: City of Fresno and EPS

[1] See Table 4.

[2] Fresno SOI includes incorporated City, County Islands, and other unincorporated areas outside of City boundaries.

[3] Fire Service Area includes incorporated City and County Islands.

[4] Police Service Area includes incorporated City only.

[5] It is assumed that all unincorporated areas with new growth will annex by 2035.

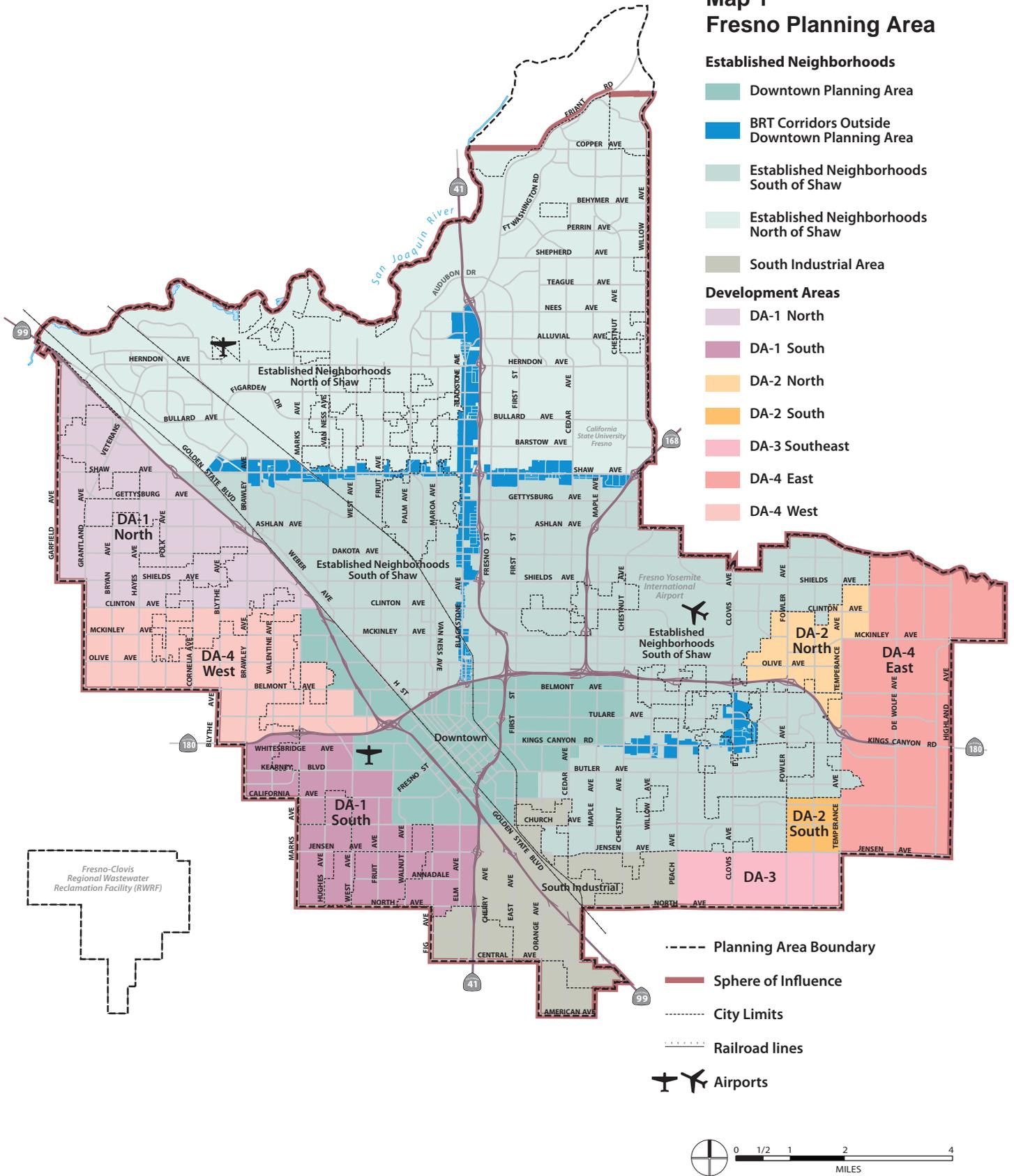
Map 1 Fresno Planning Area

Established Neighborhoods

- Downtown Planning Area
- BRT Corridors Outside Downtown Planning Area
- Established Neighborhoods South of Shaw
- Established Neighborhoods North of Shaw
- South Industrial Area

Development Areas

- DA-1 North
- DA-1 South
- DA-2 North
- DA-2 South
- DA-3 Southeast
- DA-4 East
- DA-4 West



Source: City of Fresno
 Note: The Corridor along Shaw Avenue is to be supported by enhanced bus service.

Table 4 provides the details of the estimated 2014 and projected 2035 population and employment for both the Fire and Police service areas. This table includes a detailed accounting of the sources of the population and employment data, which include these:

- Fresno General Plan Fiscal Impact Analysis (January 3, 2014)
- Map Atlas Fresno Existing Conditions Report (August 2011)
- Population data from the California Department of Finance (DOF)
- Employment data from the California Employment Development Department (EDD)
- City General Plan

Note that the government and education employment estimates are deducted from the total employment estimates because public uses will not pay development impact fees.

Development Assumptions

The Police Fee and the Fire Fee are assessed on several subcategories of new residential and nonresidential development. The fees are established by allocating costs to residents and employees, establishing a cost per resident and a cost per employee, and then using density factors to convert those costs to fees per dwelling unit or 1,000 nonresidential building square feet. The current Police Fee and Fire Fee schedules include residential fees for single-family and multifamily uses and nonresidential fees for commercial and industrial uses. At the City's recommendation, the proposed Fire Fee and Police Fee schedules in this Nexus Study Update further divide the commercial category into retail and office uses.

Table 5 shows the density assumptions used to establish the proposed Police Fee and Fire Fee. For the residential land uses, persons-per-dwelling-unit factors were used in the fee calculations. For the nonresidential land uses, building-square-feet-per-employee factors were used in the fee calculations.

**Table 4
Fresno Fire and Police Facilities Impact Fee Program Update
Detailed Population and Employment Projections (2014 - 2035)**

Item	Fresno SOI			Fire Service Area			Police Service Area		
	Existing	2035	Growth	Existing	2035	Growth	Existing	2035	Growth
Population									
Incorporated City	515,609	771,000	255,391	515,609	771,000	255,391	515,609	771,000	255,391
County "Islands" Located Within City	40,000	0	(40,000)	40,000	0	(40,000)	0	0	0
Other Unincorporated Areas Outside City	7,210	0	(7,210)	0	0	0	0	0	0
TOTAL	562,819	771,000	208,181	555,609	771,000	215,391	515,609	771,000	255,391
Employment									
Incorporated City	206,000	332,954	126,954	206,000	332,954	126,954	206,000	332,954	126,954
County "Islands" Located Within City	15,988	0	(15,988)	15,988	0	(15,988)	0	0	0
Other Unincorporated Areas Outside City	2,966	0	(2,966)	0	0	0	0	0	0
Subtotal	224,954	332,954	108,000	221,988	332,954	110,966	206,000	332,954	126,954
Less: Government and Education (approx. 20%)	(44,991)	(66,591)	(21,600)	(44,398)	(66,591)	(22,193)	(41,200)	(66,591)	(25,391)
TOTAL	179,963	266,363	86,400	177,590	266,363	88,773	164,800	266,363	101,563

lu

Sources of Data:

Population

City Existing Population: California Department of Finance (1/1/14)

Total Existing Population: Fresno General Plan Fiscal Impact Analysis (1/3/14)

2035 Projected Population: Fresno General Plan (12/18/14)

County Islands Existing Population: Map Atlas Fresno Existing Conditions Report (August 2011)

Other Unincorporated Areas Outside City Population: Total planning area population less City and County Islands population.

Employment

Total Existing Employment: Fresno General Plan Fiscal Impact Analysis (1/3/14)

Growth Employment: Fresno General Plan (108,000: 50,000 retail, 32,500 office, 25,500: other) + uninc. area employment assumed to incorporate by 2035.

City Existing Employment: California Employment Development Department (EDD) - 2014 Average

County Islands Employment: same ratio of employment to population as for whole Fresno planning area.

Other Unincorporated Areas Outside City Employment: Total planning area employment less City and County Islands employment

2035 Employment: Existing plus growth employment.

Government and Education employment (existing, growth, and 2035) estimated as follows:

1) County education and government employees as percent of total County employment obtained from EDD data (Jan. 2015)

2) Percent from previous step multiplied by total employment

Assumes all County Islands and other unincorporated areas outside the City will annex by 2035. The General Plan states that all unincorporated area in the planning area is expected to eventually annex (page 1-13).

Table 5
Fresno Fire and Police Facilities Impact Fee Program Update
Key Demographic Assumptions

Item	Factor
Persons per Household	
Single-family	3.14
Multifamily	2.37
Building Square Feet per Employee	
Retail	400
Office	350
Industrial	700

assump

Sources:
Persons per Household: American Community Survey 2013
Sq. Ft. per Employee: 2012 Fresno Fiscal Impact Analysis (EPS)

3. CAPITAL IMPROVEMENT PROGRAM

Overview

The City provides Fire and Police services through an existing portfolio of stations, vehicles, and equipment. Anticipated citywide development occurring through 2035 requires construction of new stations and procurement of additional vehicles and equipment. This chapter details the costs of all existing and planned improvements included in the Fire and Police CIPs provided by the FFD and the FPD. **Table 6** summarizes the CIP costs.

Replacement costs were estimated for existing facilities, vehicles, and equipment. Some of the existing improvements were funded through bond financing, and the associated financing costs are included in the existing improvements cost estimates.

Inventories of planned facilities, vehicles, and equipment needed to serve development through 2035 were provided by the FFD and the FPD, and cost estimates were developed for all improvements. It is assumed that some facilities, such as fire and police stations, will be partially funded through bond financing, and the associated financing costs were estimated and included in the planned improvements cost estimates.

All costs in this Nexus Study Update are expressed in 2016 dollars and are based on the best available cost estimates at this time. If costs change significantly, or if other funding sources become available, the cost estimates and fees will be adjusted accordingly. The City periodically will conduct a review of improvement costs and will make necessary adjustments to the fees.

Fire CIP

Summary

Table 7 summarizes the existing and planned Fire CIP improvements and associated costs. The total cost estimate of 210.3 million includes approximately \$133.0 million for existing improvements and \$77.3 million for future improvements. The improvements include existing and planned facilities, apparatus, and equipment. In addition, as discussed above, there are associated financing costs for both existing and planned improvements. Currently, bonds have been issued to fund \$17.6 million of existing facilities. The Fire Fee Program revenues will be used to pay 49 percent of the associated debt service, and the City General Fund will be used to pay the remaining 51 percent. This percentage split is based on a deficiency analysis conducted as part of the 2005 Fire & Police Facilities Impact Fees Nexus Study (2005 Nexus Study). Consistent with the percentage split identified above, 49 percent of the financing costs for existing debt service are included in the Fire Fee Program costs. Further, it is assumed that one-half of all future facility land acquisition and construction costs will be bond funded and that all of the associated financing costs will be funded by the Fire Fee. The financing costs for both existing and future bond debt service are detailed in **Appendix B**.

Table 6
Fresno Fire and Police Facilities Impact Fee Program Update
Summary of Fire and Police Facilities and Equipment Costs (2016 \$)

Item	Fire Facilities	Police Facilities	Total Costs
<i>Source:</i>	<i>Table 7</i>	<i>Table 11</i>	
Existing Improvements			
Improvements Cost	\$128,828,590	\$87,586,133	\$216,414,723
Financing Cost	\$4,160,000	\$5,430,000	\$9,590,000
Total	\$132,988,590	\$93,016,133	\$226,004,723
Planned Improvements			
Improvements Cost	\$63,878,900	\$87,818,417	\$151,697,317
Financing Cost	\$13,400,000	\$14,400,000	\$27,800,000
Total	\$77,278,900	\$102,218,417	\$179,497,317
Total Improvements			
Improvements Cost	\$192,707,490	\$175,404,550	\$368,112,040
Financing Cost	\$17,560,000	\$19,830,000	\$37,390,000
Total	\$210,267,490	\$195,234,550	\$405,502,040

sum cost

Source: Fresno Fire Department, Fresno Police Department, and EPS

Table 7
Fresno Fire and Police Facilities Impact Fee Program Update
Summary of Fire Capital Improvement Program (2016 \$)

Fire CIP

Item	Source	Total
Fire Facilities Capital Improvement Program		
Existing Improvements		
Existing Facilities	<i>Table 8</i>	\$98,648,590
Existing Apparatus and Equipment	<i>Table 9</i>	\$30,180,000
Existing Facilities Financing Cost	<i>Table B-1</i>	\$4,160,000
Subtotal		\$132,988,590
Planned Improvements		
Planned Facilities, Apparatus, and Equipment	<i>Table 10</i>	\$63,878,900
Planned Facilities Financing Cost	<i>Table B-2</i>	\$13,400,000
Subtotal		\$77,278,900
Total Fire Facilities CIP		\$210,267,490

fire_summ

Source: Fresno Fire Department and EPS

Existing Improvements

Facilities

Table 8 details the existing FFD facilities and associated costs. The FFD currently operates out of 23 existing fire stations, a maintenance facility, and a training facility. However, the maintenance facility, training facility, and two stations are planned for replacement with new buildings by 2035. The costs of these existing facilities slated for replacement are excluded from **Table 8** because the estimated costs of the new replacement facilities are included in the total planned facilities cost (see **Table 10**). The facility cost estimates include both land acquisition and construction costs. The land acquisition cost of \$265,000 per acre was estimated based on research that EPS performed concerning land sales prices for vacant property in the City. The construction cost of \$490 per building square foot was based on a review of fire station construction costs in areas comparable to Fresno.

Apparatus and Equipment

Table 9 details the existing FFD apparatus and equipment and associated costs. As shown on this table, the FFD has a number of different types of vehicles, including fire engines, trucks and sports utility vehicles, water tenders, and other specialized vehicles. Additionally, the FFD provides sets of personal protective equipment for all firefighters. The number of equipment sets shown on **Table 9** is based on the number of sworn officers budgeted for fiscal year 2016. All unit costs in this table were provided by the FFD.

Planned Improvements

Table 10 details the future planned FFD facilities, apparatus, and equipment needed to provide adequate service to the City's residents and employees through the General Plan buildout horizon year of 2035.

Facilities

The planned facilities include seven new fire stations and the relocation of the shop and training facilities. The estimated facilities costs include both land acquisition and construction costs. The same land acquisition and construction cost per acre assumptions that were used to value existing facilities were also used for the planned new fire stations. For the shop and training facilities, the land acquisition cost per acre was the same as used for the fire stations, but the construction cost per acre was half the value for the fire stations to reflect a lower level of construction requirements and features.

Apparatus and Equipment

Additional specialized apparatus and equipment also will be required, including nine engines, two trucks, and 314 personal equipment sets. The number of additional personal equipment sets needed is based on the General Plan standard of 0.81 firefighters per 1,000 residents. The planned apparatus and equipment unit costs were provided by the FFD.

Table 8
Fresno Fire and Police Facilities Impact Fee Program Update
Existing Inventory - Fire Facilities (2016 \$)

**Existing
Fire Facilities**

Item	LAND			BUILDING			TOTAL
	Acre	Cost per Acre [1]	Value	Sq. Ft.	Cost per Sq. Ft. [2]	Replacement Value	
Planned to Remain							
Fire Department Headquarters [3]		-	-	-	-	\$12,033,600	\$12,033,600
Station 1	0.83	\$265,000	\$219,950	7625	\$490	\$3,736,250	\$3,956,200
Station 2	0.44	\$265,000	\$116,600	3,630	\$490	\$1,778,700	\$1,895,300
Station 3	0.34	\$265,000	\$90,100	11,268	\$490	\$5,521,320	\$5,611,420
Station 4	0.47	\$265,000	\$124,550	11,941	\$490	\$5,851,090	\$5,975,640
Station 5	0.61	\$265,000	\$161,650	5,280	\$490	\$2,587,200	\$2,748,850
Station 6	0.39	\$265,000	\$103,350	3,590	\$490	\$1,759,100	\$1,862,450
Station 7	1.10	\$265,000	\$291,500	5,915	\$490	\$2,898,350	\$3,189,850
Station 8	0.40	\$265,000	\$106,000	6,956	\$490	\$3,408,440	\$3,514,440
Station 9	0.73	\$265,000	\$193,450	7,625	\$490	\$3,736,250	\$3,929,700
Station 11	0.84	\$265,000	\$222,600	9,017	\$490	\$4,418,330	\$4,640,930
Station 12	0.34	\$265,000	\$90,100	4,715	\$490	\$2,310,350	\$2,400,450
Station 13	0.70	\$265,000	\$185,500	4,280	\$490	\$2,097,200	\$2,282,700
Station 14	0.92	\$265,000	\$243,800	9,263	\$490	\$4,538,870	\$4,782,670
Station 15	1.00	\$265,000	\$265,000	9,698	\$490	\$4,752,020	\$5,017,020
Station 16	0.92	\$265,000	\$243,800	9,698	\$490	\$4,752,020	\$4,995,820
Station 17	1.10	\$265,000	\$291,500	9,698	\$490	\$4,752,020	\$5,043,520
Station 19	0.83	\$265,000	\$240,000	9,698	\$490	\$4,752,020	\$4,992,020
Station 20	1.00	\$265,000	\$240,001	9,600	\$490	\$4,704,000	\$4,944,001
Station 21	1.00	\$265,000	\$240,002	9,600	\$490	\$4,704,000	\$4,944,002
Station 22	1.00	\$265,000	\$240,003	9,600	\$490	\$4,704,000	\$4,944,003
Station 23	1.00	\$265,000	\$240,004	9,600	\$490	\$4,704,000	\$4,944,004
Total	15.96		\$4,149,460			\$94,499,130	\$98,648,590
Planned to Be Replaced [4]							
Maintenance - Shop	0.34						
Training Facility	0.69						
Station 10	1.00		<i>Excluded [4]</i>		<i>Excluded [4]</i>		<i>Excluded [4]</i>
Station 18	0.83						
Total	2.86						\$0
TOTAL							\$98,648,590

CIP_fire1

Source: Fresno Fire Department and EPS

[1] \$6.00 per land sq. ft.; rounded up to nearest \$5,000.

[2] \$490 cost per building square foot based on total estimated cost for a 1-acre fire station cost of \$5 million.

[3] Leased facility. Replacement value = current annual lease * total years until 2035 (\$601,680*20).

[4] These facilities are planned for replacement by 2035 with permanent buildings. Therefore, they are excluded from the list of existing facilities.

Table 9
Fresno Fire and Police Facilities Impact Fee Program Update
Existing Capital Improvements - Fire Apparatus and Equipment (2016 \$)

Existing Fire Apparatus and Equipment
--

Item	Number	Replacement Cost	Total Cost
Engines	24	\$700,000	\$16,800,000
Patrol Rigs	2	\$175,000	\$350,000
Ladders	7	\$1,210,000	\$8,470,000
Breathing Support Super Vac	1	\$250,000	\$250,000
Brush Rigs	2	\$300,000	\$600,000
Decon Hazmat Trailer	1	\$500,000	\$500,000
Water Tenders	2	\$425,000	\$850,000
Super Vacs	2	\$525,000	\$1,050,000
SUVs/Trucks	9	\$90,000	\$810,000
COMM/Command Unit	1	\$500,000	\$500,000
Personal Equipment [1]	311	\$4,600	\$1,430,600
TOTAL			\$30,180,000

CIP_fire2

Source: Fresno Fire Department

[1] 311 authorized sworn safety members for FY 2015/2016.

Table 10
Fresno Fire and Police Facilities Impact Fee Program Update
Planned Capital Improvements - Fire (2016 \$)

**Planned Fire
Improvements**

Item	LAND			BUILDING/OTHER			TOTAL
	Acre	\$/Acre	Value	Quantity	Unit Cost [1]	Value	
Buildings and Land				<i>Sq. Ft.</i>			
Shop Facility (Relocation; Priority)	0.70	\$265,000	\$185,500	25,000	\$245	\$6,125,000	\$6,310,500
Training Facility (Relocation)	1.40	\$265,000	\$371,000	50,000	\$245	\$12,250,000	\$12,621,000
Station 24 (Jensen and Chestnut)	1.00	\$265,000	\$265,000	9,600	\$490	\$4,704,000	\$4,969,000
Station 25 (North and Orange)	1.00	\$265,000	\$265,000	9,600	\$490	\$4,704,000	\$4,969,000
Station 26 (Church and Fruit)	1.00	\$265,000	\$265,000	9,600	\$490	\$4,704,000	\$4,969,000
Station 27 (McKinley and Temperance)	1.00	\$265,000	\$265,000	9,600	\$490	\$4,704,000	\$4,969,000
Station 28 (Alluvial and Chestnut)	1.00	\$265,000	\$265,000	9,600	\$490	\$4,704,000	\$4,969,000
Station 29 (Herndon and Brawley)	1.00	\$265,000	\$265,000	9,600	\$490	\$4,704,000	\$4,969,000
Expansion of Station 17 (Maple and International) [2]	1.00	\$265,000	\$265,000	9,600	\$490	\$4,704,000	\$4,969,000
Subtotal			\$2,411,500			\$51,303,000	\$53,714,500
Planned Apparatus and Equipment				<i>Units</i>			
Engines				9	\$700,000	\$6,300,000	\$6,300,000
Trucks				2	\$1,210,000	\$2,420,000	\$2,420,000
Personal Equipment [3]				314	\$4,600	\$1,444,400	\$1,444,400
Subtotal				306		\$10,164,400	\$10,164,400
TOTAL			\$2,411,500			\$61,467,400	\$63,878,900

CIP_fire3

Source: Fresno Fire Department and EPS.

[1] \$490 station cost per building square foot based on total estimated cost for a 1-acre fire station cost of \$5 million.

[2] Expansion costs only; the replacement value for existing Station 17 is shown on Table 8.

[3] Planned firefighters = Total planned firefighters (assuming .081 firefighters per 1,000 residents - 2035 General Plan standard) less current officers. See Table 9 for number of current officers.

Police CIP

Summary

Table 11 summarizes the existing and planned Police CIP improvements and associated costs. The total cost estimate of \$195.2 million includes approximately \$93.0 million for existing improvements and \$102.2 million for future improvements. The improvements include existing and planned facilities, vehicles, and equipment. In addition, as discussed above, there are associated financing costs for both existing and planned improvements. Currently, bonds have been issued to fund \$18.6 million of existing facilities. The Police Fee Program revenues will be used to pay 49 percent of the associated debt service, and the City General Fund will be used to pay the remaining 51 percent. This percentage split is based on a deficiency analysis conducted as part of the 2005 Nexus Study. Consistent with the percentage split identified above, 49 percent of the financing costs for existing debt service are included in the Police Fee Program costs.¹ Further, it is assumed that one-half of all future facility land acquisition and construction costs will be bond funded and that all of the associated financing costs will be funded by the Police Fee. The financing costs for both existing and future bond debt service are detailed in **Appendix B**.

Existing Improvements

Substations

Table 12 details the existing FPD facilities and associated costs. The FPD currently operates out of five substations: Northwest, Northeast, Southwest, Southeast, and Central. Two of the current substations (Southeast and Northwest) are planned for replacement with new buildings by 2035. These new substations are referred to as Substation #4 and Substation #5. The costs of these buildings slated for replacement are excluded from **Table 12** because the estimated costs of the new replacement facilities are included in the total planned facilities costs (see **Table 14** later in this chapter).

Prior to 2011, the FPD operated out of five substations. From 2011 until August 2016, however, the FPD operated out of four substations, as the Central substation was eliminated in 2011 due to funding constraints. In April 2016, the Fresno City Council approved a lease for space in Manchester Center, a shopping center located at 1901 East Shields Avenue, to serve as a new Central substation. This lease became effective in August 2016, has a term of 60 months, and is free of charge, although the City is responsible for paying operating expenses.

The FPD has indicated that it may want to lease facilities for other substations as the need for new facilities occurs. Since the current lease is free of charge, this Nexus Study Update does not include any additional costs associated with the lease. Because the lease term is only 5 years, the Nexus Study Update does include replacement value of the Central substation. If the FPD establishes other leases and adopts leased facilities as a preferred transaction structure, then future nexus study updates would need to evaluate potential costs associated with leased facilities.

¹ The exception is the Police Headquarters Chiller, for which all bond financing costs are included.

**Table 11
Fresno Fire and Police Facilities Impact Fee Program Update
Summary of Police Capital Improvement Program (2016 \$)**

Police CIP

Item	Source	Total
Police Facilities Capital Improvement Program		
Existing Improvements		
Existing Facilities	<i>Table 12</i>	\$53,342,807
Existing Vehicles and Equipment	<i>Table 13</i>	\$34,243,326
Northeast Station Financing Cost	<i>Table B-3</i>	\$10,000
Regional Training Village Financing Cost	<i>Table B-4</i>	\$5,280,000
Headquarters' Chiller Financing Cost	<i>Table B-5</i>	\$140,000
Subtotal		\$93,016,133
Planned Improvements		
Planned Facilities, Apparatus, and Equipment	<i>Table 16</i>	\$87,818,417
Financing Cost of Planned Land Acquisition and Construction	<i>Table B-6</i>	\$14,400,000
Subtotal		\$102,218,417
Total Police CIP		\$195,234,550

police_summ

Source: Fresno Police Department and EPS

Table 12
Fresno Fire and Police Facilities Impact Fee Program Update
Existing Inventory - Police Facilities (2016 \$)

Existing Police Facilities

Item	LAND			BUILDINGS			TOTAL
	Acre	Cost per Acre [1]	Value	Sq. Ft.	Cost per Sq. Ft. [2]	Value	
Planned to Remain							
Southwest Division	0.90	\$265,000	\$238,500	9,400	\$255	\$2,397,000	\$2,635,500
Northeast Division	1.69	\$265,000	\$447,850	9,400	\$255	\$2,397,000	\$2,844,850
Central Division [3]	1.00	\$265,000	\$265,000	9,400	\$255	\$2,397,000	\$2,662,000
Property Evidence/Storage Facility	0.74	\$265,000	\$196,100	3,750	\$121	\$453,750	\$649,850
Headquarters	2.93	\$265,000	\$776,450	27,974	\$255	\$7,133,370	\$7,909,820
City Hall Annex	Incl.	\$265,000	-	22,084	\$255	\$5,631,420	\$5,631,420
K-9 Unit	1.08	\$265,000	\$286,200	522	\$255	\$133,110	\$286,200
K-9 Grounds	Incl.	\$265,000	-	45,813	\$20	\$916,260	\$916,260
Mounted Horse Unit	0.37	\$265,000	\$98,050	7,865	\$255	\$2,005,575	\$2,103,625
Mounted Horse Parking	Incl.	\$265,000	-	8,134	\$20	\$162,680	\$162,680
Regional Training Facility [4]	78.00	\$265,000	\$438,000	22,000	<i>varies</i>	\$14,691,332	\$15,129,332
Traffic Bureau	0.24	\$265,000	\$63,600	1,040	\$255	\$265,200	\$328,800
Skywatch (current)	0.25	\$265,000	\$66,250	6,150	\$255	\$1,568,250	\$1,634,500
MAGEC/CCAT	0.52	\$265,000	\$137,800	5,270	\$255	\$1,343,850	\$1,481,650
Narcotics	0.35	\$265,000	\$92,750	5,390	\$255	\$1,374,450	\$1,467,200
Elder Abuse Unit	0.31	\$265,000	\$82,150	364	\$255	\$92,820	\$174,970
Range Training Units	1.05	\$265,000	\$278,250	365	\$255	\$93,075	\$371,325
PAL	-	\$265,000	-	2,800	\$255	\$714,000	\$714,000
HIDTA	0.21	\$265,000	\$55,650	1,203	\$255	\$306,765	\$362,415
FAS	0.54	\$265,000	\$143,100	21,261	\$255	\$5,421,555	\$5,564,655
FAX	1.06	\$265,000	\$280,900	121	\$255	\$30,855	\$311,755
Total	91.24		\$3,946,600	210,306		\$49,529,317	\$53,342,807
Planned to Be Replaced [5]							
Southeast District (current)	0.68	<i>Excluded [5]</i>		2,531	<i>Excluded [5]</i>		<i>Excluded [5]</i>
Northwest District (current)	0.73			3,714			
Total	1.41						
TOTAL							\$53,342,807

cip pol1

Source: Fresno Police Department and EPS

- [1] \$6.00 per land sq. ft.; rounded up to nearest \$5,000.
- [2] Building cost per square foot for existing buildings based on construction cost of the Northeast Station substation. Cost increased from 2009 to 2016 dollars using the change in the annual average national CCI from 2009 through 2015. See Table A-1
- [3] This substation is located in a leased building in a space of 8,000 - 10,000 square feet. 9,400 sq. ft. is assumed to be consistent with the Southwest and Northeast substations. The value in this table is the replacement value. The 1 acre needed for a new substation is based on a similar amount of land as for the Southwest and Northeast substations
- [4] Regional Training Facility cost is equal to bond construction proceeds. Facility is designed to serve the Fresno Police Department and includes secondary prefabricated steel building, 1.0 million sq. ft. driver training course, seven ranges with targeting systems, etc.
- [5] These facilities are planned for replacement with permanent buildings Police Substation #5 and Police Substation #6. Therefore, they are excluded from the list of existing facilities.

Other Facilities

In addition to the five substations, the FPD has a substantial portfolio of specialized facilities housed throughout the City. These facilities include a headquarters building, K-9 and mounted horse facilities, training facilities, storage facilities, Skywatch facilities, narcotics facilities, an elder abuse unit, and other specialized facilities. The facility cost estimates include both land acquisition and construction costs.

The facility cost estimates in **Table 12** include both land acquisition and construction cost estimates. The land acquisition cost of \$265,000 per acre was estimated based on research that EPS performed concerning land sales prices for vacant property in the City. The construction cost of \$255 per building square foot for most facilities was based on the construction cost for the Northeast Division substation. This cost was updated from 2009 to 2016 dollars using the percentage change in the Engineering News Record's 20-City annual average construction cost index (CCI) from 2009 to 2015. **Appendix A** provides the detail for the construction cost per building square foot. The only facilities that do not utilize the \$255 per building square foot cost to estimate construction costs are the property evidence/storage facility, the K-9 grounds, the mounted horse parking, and the Regional Training Facility. The cost per building square foot for the property evidence/storage facility was based on discussions with FPD and City staff. For the K-9 grounds and the mounted horse parking, the FPD provided a construction cost of \$20 per building square foot. The Regional Training Facility construction was funded by bonds, so the cost is set equal to the bond construction proceeds.

Vehicles and Equipment

Table 13 details the existing FPD vehicles and equipment and associated costs. As shown on this table, the FPD has a number of different types of vehicles, including patrol cars, unmarked cars, patrol motorcycles, helicopters, aircraft, training vehicles, crisis negotiation vehicles, SWAT buses, and other specialized vehicles. Additionally, the FPD provides sets of officer equipment for all police officers. The number of equipment sets shown on **Table 13** is based on the number of police officers budgeted for fiscal year 2016.

The unit costs shown on **Table 13** were all provided by the FPD. **Table 14** further details the cost for each patrol and unmarked vehicle, and **Table 15** details the equipment included in each equipment set and the associated costs.

Planned Improvements

Table 16 details the future planned FPD facilities, vehicles, and equipment needed to provide adequate service to the City's residents and employees through the General Plan buildout horizon year of 2035.

Facilities

The planned facilities include a new centralized citywide administration building, two new substations to replace the existing Southeast and Northwest substations, and two additional new substations. The four planned new substations are referred to as Police Substations #4, #5, #6, and #7. The estimated facilities costs include both land acquisition and construction costs.

Table 13
Fresno Fire and Police Facilities Impact Fee Program Update
Existing Inventory - Police Vehicles and Equipment (2016 \$)

Existing
Police Vehicles and Equipment

Item	Quantity	Unit Cost	Total Value	Total Funded by Impact Fee
Existing Vehicles and Equipment				
Patrol Vehicles (w/ equipment, computers, etc.) [1]	285	\$45,000	\$12,825,000	\$12,825,000
Unmarked Vehicles (w/ equipment) [1]	218	\$34,000	\$7,412,000	\$7,412,000
Patrol Motorcycles (w/ equipment)	74	\$23,000	\$1,702,000	\$1,702,000
Graffiti Abatement Rigs	15	\$80,000	\$1,200,000	\$1,200,000
Bearcat	1	\$250,000	\$250,000	\$250,000
FBI Task Force Vans	2	\$25,000	\$50,000	<i>Other Funding</i>
Training Vehicles Assigned to Regional Training Center				
Civilian Vans/Trucks	6	\$4,000	\$24,000	\$24,000
Newer Truck (Tundra)	1	\$10,000	\$10,000	\$10,000
Golf Carts	8	\$500	\$4,000	\$4,000
Cars for Use on Ranges (3 @ \$1,000 and 1 @ \$500)	4	\$875	\$3,500	\$3,500
Skid Patrol Cars	2	\$1,807	\$3,614	\$3,614
Cars for Normal Driving (Crown Victoria)	7	\$1,807	\$12,649	\$12,649
Pursuit Cars (Dodge)	5	\$3,000	\$15,000	\$15,000
Unmarked Cars	2	\$1,807	\$3,614	\$3,614
PIT Cars	7	\$3,607	\$25,249	\$25,249
BMW's (6 @ \$7,000 and 1 @ \$10,000)	7	\$7,429	\$52,000	\$52,000
Kawasakis	10	\$3,200	\$32,000	\$32,000
New Training Vehicles (Explorers)	2	\$52,000	\$104,000	\$104,000
Trailers	12	\$1,500	\$18,000	\$18,000
SWAT Bus	1	\$80,000	\$80,000	\$80,000
DUI Trailer and Radar Boards	5	\$50,000	\$250,000	\$250,000
Crisis Negotiation Vehicle	1	\$35,000	\$35,000	\$35,000
Skid Vehicle	1	\$28,000	\$28,000	\$28,000
Horse Trailers	2	\$25,000	\$50,000	\$50,000
EOD Vehicle and Equipment	5	\$610,000	\$3,050,000	\$3,050,000
Transportation Wagons	6	\$60,000	\$360,000	\$360,000
Mobile Command Center w/ Rig	1	\$450,000	\$450,000	\$450,000
Helicopters	2	\$1,600,000	\$3,200,000	\$3,200,000
Fixed Wing Aircraft	1	\$221,000	\$221,000	\$221,000
Driving & Force Option Simulators	1	\$500,000	\$500,000	\$500,000
Officer Equipment [2]	760	\$5,700	\$2,322,700	\$2,322,700
Total			\$34,293,326	\$34,243,326

CIP pol eq

Source: Fresno Police Department

[1] See Table 14 for estimated vehicle cost.

[2] Budget for FY 2015/2016 has funding for 760 officers. See Table 15 for unit cost.

Table 14
Fresno Fire and Police Facilities Impact Fee Program Update
Detailed Police Vehicle Costs (2016 \$)

Police Vehicle Costs

Item	Description	Vehicles In Use	
		Patrol	Unmarked
Base Patrol Car	Base Dodge Charger Police Vehicle	\$26,244	\$27,500
A. Police Emergency Equip.	Required police vehicle alterations (lights, sirens, prisoner seat, window/vehicle reinforcements, labor to assemble, etc.)	\$9,327	\$2,017
B. Radio Equipment	Police-band radio	\$4,483	\$4,483
C. Computer Equipment	In-vehicle computer systems	\$4,946	\$0
D. Final Inspection and Decals	-	Incl.	Incl.
Total Unit Price (Rounded)		\$45,000	\$34,000

vehicle

Source: Fresno Police Department

Table 15
Fresno Fire and Police Facilities Impact Fee Program Update
Detailed Police Equipment Cost per Sworn Officer (2016 \$)

Police Equipment Cost

Item	Quantity	Total Cost [1]
Ammo Pouch	1	\$24.80
Badge	1	\$72.50
Ballistic Vest	1	\$764.00
Baton Holder	1	\$21.87
Belt Keepers	4	\$7.35
Citation Case	1	\$9.71
Expandable Baton	1	\$103.05
Flashlight	1	\$21.74
Flashlight Batteries	3	\$4.50
Flashlight Holder	1	\$5.22
Handcuff Case	1	\$16.10
Handcuffs	1	\$19.00
Handgun w/ 3 Magazines	1	\$540.00
Helmet	1	\$433.52
Holster	1	\$96.74
Inner Belt	1	\$13.20
Key Strap	1	\$4.68
Name Plates	2	\$12.75
Outer Belt	1	\$30.00
Penal Code	1	NA
Pepper Spray	1	\$4.99
Pepper Spray Case	1	\$13.70
Portable Radio	1	\$2,162.50
Radio Holster	1	NA
Soft Cap Badge	1	\$59.50
Whistle	1	NA
X26 Taser [2]	1	\$995.00
X26 Taser Holder [2]	1	\$40.00
Traffic Vest [2]	1	\$42.50
USB Thumbdrive [2]	1	\$10.00
Helmet Shield [2]	1	\$98.32
Helmet Bag [2]	1	\$43.24
Leg Irons [2]	1	\$31.32
Hobble [2]	1	\$16.95
#5 Key [2]	1	\$2.25
Total		\$5,721.00
Rounded		\$5,700.00

officer_cost

Source: Fresno Police Department

[1] Actual costs in 2016 dollars.

[2] These items were added to the standard list of allocated equipment in 2015.

Table 16
Fresno Fire and Police Facilities Impact Fee Program Update
Planned Capital Improvements - Police (2016 \$)

Planned
Police Facilities & Equipment

Item	LAND			BUILDING/OTHER			TOTAL
	Acre	\$/Acre	Value	Quantity	Unit Cost	Dollars	
Buildings and Land				<i>Sq. Ft.</i>			
Citywide Police Admin. Bldg./Comm. Center	3.5	\$265,000	\$927,500	60,000	\$600	\$36,000,000	\$36,927,500
Police Substation #4							
Main Building	4.0	\$265,000	\$1,060,000	14,100	\$255	\$3,595,500	\$4,655,500
Property and Evidence Storage Facility				19,000	\$121	\$2,299,000	\$2,299,000
Police Substation #4 Subtotal			\$1,060,000			\$5,894,500	\$6,954,500
Police Substation #5	4.0	\$265,000	\$1,060,000	14,100	\$255	\$3,595,500	\$4,655,500
Police Substation #6	4.0	\$265,000	\$1,060,000	14,100	\$255	\$3,595,500	\$4,655,500
Police Substation #7	4.0	\$265,000	\$1,060,000	14,100	\$255	\$3,595,500	\$4,655,500
Subtotal (Buildings and Land)			\$5,167,500			\$52,681,000	\$57,848,500
Vehicles and Specialized Equipment				<i>Items</i>			
Patrol Vehicles [1][2]				178	\$45,000	\$7,992,000	\$7,992,000
Unmarked Vehicles [2][3]				136	\$34,000	\$4,618,846	\$4,618,846
Patrol Motorcycles [3]				46	\$23,000	\$1,060,615	\$1,060,615
Officer Equipment [4]				397	\$5,700	\$2,260,050	\$2,260,050
911 Dispatch Emergency Ops. Center [5][6]				-	-	\$6,378,194	\$6,378,194
Drug Analysis [5]				-	-	\$261,506	\$261,506
Ballistics [5]				-	-	\$510,256	\$510,256
DNA Laboratory [5]				-	-	\$1,530,767	\$1,530,767
Additional Forensic Lab Facility Needs [5]				-	-	\$5,357,683	\$5,357,683
Subtotal (Vehicles and Equipment)						\$29,969,917	\$29,969,917
Grand Total	19.5		\$5,167,500			\$82,650,917	\$87,818,417

CIP_police2

Source: Fresno Police Department and EPS

- [1] Assumes 1.5 officers per additional 1,000 residents and 2.5 officers per vehicle. Represents patrol vehicles needed for buildout, less existing patrol vehicles.
- [2] Estimated costs shown in Table 14.
- [3] Assumes same proportion of unmarked vehicles and patrol motorcycles to patrol vehicles as currently exists.
- [4] Planned officers = total planned officers (assuming 1.5 officers per 1,000 residents) less current officers.
See Table 15 for cost estimate and Table 13 for number of current officers.
- [5] Costs from the 2005 Nexus Study adjusted by the change in the annual average CPI for San Francisco from 2005 to 2015 (27.6%).
- [6] Required specialty equipment for emergency dispatch operations, such as dispatch console with chairs, video monitoring systems, etc.

The same land acquisition cost per acre that was used to value existing facilities is also used for all planned facilities. Likewise, the same construction cost per square foot that was used to value existing facilities is used for all planned facilities except for the Citywide administration building, for which the estimated \$600 per square foot is based on discussions with and information from City and FPD staff.

Vehicles

Planned additional police vehicles include patrol vehicles, unmarked vehicles, and patrol motorcycles. As mentioned earlier, **Table 14** details the unit costs of patrol and unmarked vehicles. The number of planned new patrol vehicles included in **Table 16** is based on the following level of service standards:

- 1.5 officers per 1,000 residents
- 2.5 officers per vehicle

Applying these standards to the projected 771,000 residents in 2035, the FPD will need another 178 patrol vehicles in addition to the 285 existing patrol vehicles. The number of unmarked vehicles and patrol motorcycles are estimated by applying the same proportion of unmarked vehicles and patrol motorcycles to patrol vehicles as currently exists, as summarized below:

- Unmarked Vehicles as Percentage of Patrol Vehicles: 76%—136 vehicles
- Patrol Motorcycles as Percentage of Patrol Vehicles: 26%—46 vehicles

Equipment

Additional specialized equipment includes basic officer equipment and other specialized equipment needed for emergency dispatch, drug analysis, ballistics, DNA, and forensic operations. As mentioned earlier, **Table 15** details the costs of each set of officer equipment. The number of new officers and equipment sets is based on the level of service standard of 1.5 officers per 1,000 residents. Applying this standard to the projected 771,000 residents in 2035, the FPD will need another 397 officers and officer equipment sets in addition to the current estimated 760 officers.

The costs of the other specialized equipment were obtained from the 2005 Nexus Study (that established the current Fire and Police Fees) and inflated to 2016 dollars using the change in the Consumer Price Index from 2005 to 2015.

4. COST ALLOCATION

Introduction

The Fire and Police Fees are estimated by allocating the FFD and FPD capital costs (detailed in the previous chapter) to the various land uses based on each land use's relative demand for fire and police services. For each fee (i.e., Fire Fee and Police Fee), the general process outlined below was used to allocate costs:

- Emergency call activity was used to estimate the relative demand for public safety services and to allocate capital costs to residents and employees. This allocation was used to establish a cost per resident and a cost per employee.
- For each residential land use, the cost per resident was converted to a cost per dwelling unit using average persons per household assumptions.
- For each nonresidential land use, the cost per employee was converted to a cost per thousand building square feet using average square feet per employee assumptions.
- These costs per dwelling unit and per thousand building square feet are equivalent to the base fees by land use. In addition, the City charges an administration fee to administer the fee program.

This methodology provides an appropriate estimate of the relative impact each land use has on the public safety system. The resulting fees were summarized in **Table 1** in **Chapter 1** of this Nexus Study Update.

FFD and FPD Capital Costs Allocation

Table 17 details the allocation of FFD and FPD service calls to residents and employees and the resulting estimated FFD and FPD cost per resident and cost per employee. **Table 18** details the methodology used to convert the FFD cost per resident and cost per employee to costs per dwelling unit and thousand building square feet by land use. **Table 19** provides a similar analysis for the FPD costs.

As summarized in the introduction of this chapter, emergency call activity was used to estimate each land use's relative demand for police and fire services. FFD and FPD capital costs were allocated to the various land uses based on this relative demand. The specific steps in allocating the FFD and FPD capital costs are outlined below:

*Please refer to **Appendix C** for call activity detail referenced in Step 3.*

*Please refer to **Table 17** for Steps 3 through 7.*

*Please refer to **Tables 18** and **19** for Step 8.*

Table 17
Fresno Fire and Police Facilities Impact Fee Program Update
Fire and Police Cost per Resident/Employee (2016 \$)

Item	Formula	Fire			Police		
		Residential	Nonresidential	Total	Residential	Nonresidential	Total
Annual Calls for Service [1]	<i>A</i>	29,651	4,166	33,817	283,674	101,076	384,750
2014 Service Area Residents and Employees [2]	<i>B</i>	555,609	177,590	733,199	515,609	164,800	680,409
Calls per Resident or Employee	$C = A / B / 1,000$	0.05	0.02		0.55	0.61	
Allocation Factor [3]	$D = C / \text{Residential } C$	1.00	0.44		1.00	1.11	
2035 Residents/Employees [2]	<i>E</i>	771,000	266,363	1,037,363	771,000	266,363	1,037,363
2035 Persons Served	$F = D * E$	771,000	117,090	888,090	771,000	296,938	1,067,938
Percentage Distribution of Persons Served	<i>G</i>	87%	13%	100%	72%	28%	100%
Total Costs [4]	$H = G * \text{Total Cost}$	\$182,544,731	\$27,722,759	\$210,267,490	\$140,949,966	\$54,284,584	\$195,234,550
Cost per Resident/Employee	H / E	\$237	\$104		\$183	\$204	

firepol

Source: City of Fresno and EPS

[1] See Table C-1 and Table C-4.

[2] See Table 3.

[3] The allocation factor accounts for the relative impact of an employee as compared to that of a resident.

[4] See Table 6 for total fire and police costs.

Table 18
Fresno Fire and Police Facilities Impact Fee Program Update
Fire Facilities Cost Allocation (2016 \$)

Item	Cost per Person [1]	Persons per Unit [2]	Bldg. Sq. Ft. per Employee [2]	Employees per 1,000 Bldg. Sq. Ft.	Cost per Unit/ 1,000 Bldg. Sq. Ft.
<i>Formula</i>	$F = E / A$	G	H	$I = 1000 / H$	$F * G$ or $F * I$
Residential					
Single Family	\$237	3.14	-	-	\$743
Multifamily	\$237	2.37	-	-	\$561
Subtotal Residential					
Nonresidential					
Retail	\$104	-	400	2.50	\$260
Office	\$104	-	350	2.86	\$297
Industrial	\$104	-	700	1.43	\$149
Subtotal Nonresidential					

fire_alloc

Source: EPS

[1] See Table 17.

[2] See Table 5.

Table 19
Fresno Fire and Police Facilities Impact Fee Program Update
Police Facilities Cost Allocation (2016 \$)

Item	Cost per Person [1]	Persons per Unit [2]	Bldg. Sq. Ft. per Employee [2]	Employees per 1,000 Bldg. Sq. Ft.	Retail Adjustment [3]	Cost per Unit/ 1,000 Bldg. Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D = 1000 / C</i>	<i>E</i>	<i>Res: A*B Retail: A*D*E Office/Ind: A*D</i>
Residential						
Single Family	\$183	3.14	-	-	-	\$574
Multifamily	\$183	2.37	-	-	-	\$433
Subtotal Residential						
Nonresidential						
Retail	\$204	-	400	2.50	1.20	\$611
Office	\$204	-	350	2.86	-	\$582
Industrial	\$204	-	700	1.43	-	\$291
Subtotal Nonresidential						

police_alloc

Source: EPS

[1] See Table 17.

[2] See Table 5.

[3] Retail calls for service are not solely based on employees. This factor accounts for police services demand generated by patrons.

1. Identify the capital costs to be funded by each fee program, as detailed in **Chapter 3**.
2. Identify the service population and employees for residential and nonresidential uses, respectively in the buildout horizon year of 2035, as detailed in **Chapter 2**.
3. Using the number of calls service provided by the FFD and FPD, determine the distribution of service calls between residential and nonresidential uses.² Then estimate the number of calls per resident or employee (see **Table C-1** through **Table C-3** for fire call activity and **Table C-4** for police call activity).
4. Divide the number of calls per employee by the number of calls per resident (both from Step 3) to determine the resident equivalent factor (shown in **Tables 17** as "Allocation Factor") for nonresidential uses. This factor is used to estimate the relative impact of an employee as compared to a resident.
5. Estimate residential and nonresidential persons served in 2035. For residential uses, the number of persons served equals the estimated 2035 population. For nonresidential uses, the number of persons served equals the estimated 2035 employees multiplied by the allocation factor from Step 4.
6. Allocate the capital costs from Step 1 to residential and nonresidential uses based on the percentage distribution of the estimated persons served from Step 5.
7. Divide the residential costs from step 6 by the estimated 2035 population from Step 2 to determine a cost per resident. Divide the nonresidential costs from Step 6 by the estimated 2035 employees from Step 2 to determine a cost per employee.
8. Multiply the cost per person from Step 7 by persons per household for each residential use and by employees per thousand building square feet for each nonresidential use.³ The result will be the base fee per residential dwelling unit and per thousand nonresidential building square feet.

² EPS adjusted the distribution of police service calls between residential and nonresidential uses to reapportion some calls that had been classified by the FPD as totally or mostly commercial. This reapportionment assigns more calls to residential units under the assumption that some service calls to places of business (e.g., retail stores, bars, restaurants, hospitals) are attributable to residents rather than employees. Even though the call is from a place of business, the cause of it may be because of a resident's actions. The reapportioned calls were generally reapportioned according to the percentage distribution of residents and employees in 2014 (the year for which the service call data was compiled). However, service calls for Community Commercial and Regional Commercial had a slightly lower percentage of calls apportioned to residential uses because some of these service calls likely would be attributable to patrons who lived in communities outside of Fresno.

³ As shown in **Table 19**, the Police Fee for retail uses is adjusted by a factor of 1.20 to account for police services demand that is generated by patrons in addition to employees. EPS and City staff established the 1.2 factor to allocate retail uses additional costs associated with the demand created by patrons as well as employees.

Administration

In addition to the Fire and Police Fees, the City charges a fee to administer each fee program. The administration fee charged per residential dwelling unit and thousand nonresidential building square feet is 2 percent of each base fee.

5. IMPLEMENTATION

The Fire Fees and Police Fees presented in this 2016 Nexus Study Update are based on the best cost estimates and land use information available at this time. If costs, development projections, or funding sources other than development impact fees change significantly, the fees should be adjusted accordingly.

The proposed updated Fire and Police fee schedules must be adopted by the City Council. The updated fees will be effective 60 days following final action on the adoption of this 2016 Nexus Study Update, the ordinance authorizing collection of the updated Fire Fees and Police Fees, and the fee resolution establishing the updated fees.

The City should conduct periodic reviews of the estimated development, costs, and associated funding sources. Based on these reviews, the City should make necessary adjustments to the fees. Each year the City should apply an appropriate inflation adjustment factor to the fees to reflect changes in construction costs.

Applicability of Fee Program

Once the updated Fire and Police Fee programs take effect, the updated Fire Fee and Police Fees will be collected from all new residential and nonresidential development within the boundary of the City prior to building permit issuance. The fees are based on the covered square footage of the structure(s), which would include living/habitable area, garages, covered patios, carports, etc.

The term "new development" as used in this Nexus Study Update includes the covered building square footage of additions and/or modifications to existing development as long as the addition/modifications increase the existing structure by more than 500 square feet.

Fee Exemptions

The following types of development are specifically exempt from the Fire and Police Fee programs:

- All public agencies, including federal and state agencies, public school districts, and the City, unless other arrangements or agreements are established with the City.
- Any internal or external alteration or modification to existing residential and nonresidential buildings when no change in use occurs and the square footage increase is 500 square feet or less.
- Any replacement or reconstruction of any structure that is damaged or destroyed as a result of fire, flood, explosion, wind, earthquake, riot, or other calamity, or act of God. If the building replaced or reconstructed exceeds the documented total floor area of the damaged/destroyed building, the excess square footage is subject to the fire protection fee. If a structure has been vacant for more than one year, no exemption or credit shall apply. If

a structure is replaced with an alternative land use, such as replacing a single family home with a commercial building, no exemption shall apply.

- Residential accessory structures that do not increase covered building square footage such as such as open decks and pools.

With written approval from the FFD or FPD, any or all of the Fire Fee and Police Fees may be waived if the City determines that a proposed project will not impact the need for fire or police improvements for which the fee is being collected. Written fee waivers may be available on a case-by-case basis for certain agricultural facilities, temporary structures (including temporary mobile homes), or other facilities that are determined to have no impact on the need for fire and police improvements identified in the Fire Fee and Police Fee programs.

Fee Credits or Adjustments

The purpose of the Fire Fee and Police Fee programs is to provide funds to construct/acquire new fire and police protection improvements. Although it is not currently anticipated that developers will construct/acquire fire protection improvements included in the fee program, should this occur, the developers will receive credits against the Fire and Police Fees. Fee credits will be realized at the time of building permit issuance.

Reimbursement to Developers

In the event a developer or developers do construct/acquire any fire or police protection improvements included in the Fire Fee and Police Fee Programs, reimbursements will be provided under the following conditions.

- Developer-installed/acquired improvements shall be considered for reimbursement. Only funds collected from the Fire Fee and Police Fee programs shall be used to reimburse a developer who installed eligible facility improvements or acquired eligible equipment identified in the CIPs.
- The value of any developer-installed/acquired improvement for fee credit or reimbursement purposes shall be based upon the lesser of the actual costs or the cost estimates (as updated) used to establish the amount of the Fire Fees and Police Fees.
- The use of accumulated fee revenues shall be used in the following priority order: (1) critical projects, (2) repayment of inter-fund loans, and (3) repayment of accrued reimbursement to private developers.

A project is deemed to be a "critical project" when failure to complete the project prohibits further development within the City.

Periodic Inflation Adjustment and Fee Review

The Fire Fee and Police Fee schedules should be adjusted annually to account for the inflation of construction and land acquisition costs. It is recommended that the Fire and Police Fees be

adjusted on July 1 of each year beginning on July 1, 2018. The adjustment will be based on the percentage change in the 20-City Construction Cost Index (CCI) as reported in the Engineering News Record (ENR) for the 12-month period ending in May of the year of the adjustment.

In addition, the Fire Fees and Police Fees are subject to periodic adjustment based on changes in developable land, cost estimates, or other funding sources. The City should review the Fire Fees and Police Fees periodically to determine if any adjustments to the fees are warranted. This review should include:

- Changes to the required facilities or equipment listed in the CIPs.
- Changes in the cost to update or administer the fees.
- Changes in costs due to inflation.
- Changes in assumed development.
- Changes in other funding sources.

Any proposed changes to the Fire Fees and Police Fees based on the periodic review must be presented to City Council prior to any adjustment of the fees.

Fee Administration

Consistent with the current programs, the Fire Fees and Police Fees will be collected from new development within the City at the time of building permit issuance; however, use of these funds may need to wait until a sufficient fund balance can be accrued. Per Government Code Section 66006, the City is required to deposit, invest, account for, and expend the fees in a prescribed manner.

Five-Year Review

By the fifth fiscal year following the first deposit into the Fire Fee and Police Fee accounts or funds, and every five years thereafter, the City is required to make all of the following findings with respect to that portion of the account or fund remaining unexpended:

- Identify the purpose of the fee.
- Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.
- Identify all sources and amounts of funding anticipated to complete financing for incomplete fire and police protection improvements.
- Designate the approximate dates that the funding referred to above is expected to be deposited in the appropriate account or fund.

The City must refund the unexpended or uncommitted revenue portion for which a need could not be demonstrated in the above findings, unless the administrative costs exceed the amount of the refund.

6. AB 1600 NEXUS FINDINGS

Authority

This report has been prepared to establish the Fire Fee and Police Fee in accordance with the procedural guidelines established in AB 1600, which is codified in California Government Section 66000 et. seq. This code section sets forth the procedural requirements for establishing and collecting development impact fees. The procedures require that a “reasonable relationship or nexus must exist between a governmental exaction and the purpose of the condition.”⁴

Specifically, each local agency imposing a fee must:

- Identify the purpose of the fee.
- Identify how the fee is to be used.
- Determine how a reasonable relationship exists between the fee’s use and the type of development project on which the fee is imposed.
- Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed.
- Demonstrate 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.

Summary of Nexus Findings

The development impact fees to be collected for each land use are calculated based on the proportionate share of the total facility use that each land use represents. With this approach, the following findings are made concerning the City’s Fire Fee and Police Fee programs.

Purpose of Fee

The Fire Fee and Police Fee programs updated through this 2016 Nexus Study Update will fund the new fire and police facilities, vehicles, and equipment necessary to serve new residential and nonresidential development in the City. New development in the City will increase the service population and, therefore, the need for new fire and police capital improvements to adequately serve the new residents and employees.

Use of Fees

Fire Fee and Police Fee revenue will be used to construct new development’s proportionate share of fire and police buildings and equipment, as well as to acquire fire and police vehicles and

⁴ *Public Needs & Private Dollars*; William Abbott, Marian E. Moe, and Marilee Hanson, page 109.

equipment necessitated by new development. It also will be used to plan for and design fire and police facilities and fund the studies and administration needed to support the programs.

Relationship between Use of Fees and Type of Development

The development of new residential and nonresidential land uses in the City will generate the need for additional fire and police personnel, facilities, vehicles, and equipment. The Fire Fee and Police Fee revenue will be used to construct and expand facilities and to acquire vehicles and equipment needed to serve new residents and employees.

Relationship between Need for Facility and Type of Project

Each new residential and nonresidential development project will generate additional demand for fire and police services and personnel. Additional personnel will be housed in future fire and police stations and require support vehicles and equipment to serve additional demand generated by new residents and employees.

Relationship between Amount of Fees and Cost of or Portion of Facility Attributed to Development on which Fee is Imposed

The costs of fire and police facilities, vehicles, and equipment needed to serve new development were split between residential and nonresidential uses based on service call activity. Using this split, separate fire and police costs per resident and costs per employee were estimated. These costs were converted to costs per dwelling unit and thousand nonresidential building square feet by land use using an appropriate common use factor for each land use. The common use factor for each residential land use is the number of persons per household. The common use factor for each nonresidential land use is the number of employees per thousand building square feet. For each land use, the base Fire and Police Fees are equal to the allocated cost per dwelling unit or thousand nonresidential building square feet.



APPENDICES:

- Appendix A: Police Facilities and Equipment Unit Costs Backup
- Appendix B: Facilities Bond Financing
- Appendix C: FFD and FPD Service Call Activity



APPENDIX A:

Police Facilities and Equipment Unit Costs Backup

Table A-1	Police Facilities Construction Cost per Building Square Foot.....	A-1
Table A-2	Police Construction Cost Inflation Factors	A-2
Table A-3	Police Equipment Cost Inflation Factor.....	A-3

Table A-1
Fresno Fire and Police Facilities Impact Fee Program Update
Police Facilities Construction Cost per Building Square Foot (2016 \$)

Item	Amount
Northeast Station Construction Cost (2009 \$)	\$2,050,000
Building Square Feet	9,400
Cost per Bldg. Sq. Ft. (2009 \$)	\$218
CCI Pct. Increase (2009-2015) [1]	17.04%
Cost per Bldg. Sq. Ft. (2016 \$)	\$255

pol cost inc

Source: Fresno Police Department and EPS

[1] Percentage change in average annual CCI. See Table A-2.

**Table A-2
Fresno Fire and Police Facilities Impact Fee Program Update
Police Construction Cost Inflation Factors**

Item	Annual Average CCI
2009 20-City Average CCI	8,570
2015 20-City Average CCI	10,031
Change in CCI	1,460
Pct. Change in CCI	17.0%

cci

Table A-3
Fresno Fire and Police Facilities Impact Fee Program Update
Police Equipment Cost Inflation Factor

Item	Annual Average CPI
2005 SF-Oak.-San Jose CPI	202.7
2015 SF-Oak.-San Jose CPI	258.6
Change in CPI	55.9
Pct. Change in CPI	27.56%

cpi

Source: US Bureau of Labor Statistics



APPENDIX B: Facilities Bond Financing

Table B-1	Estimated Net Effective Financing Cost of Existing Fire Facilities Bond Debt	B-1
Table B-2	Estimated Net Effective Financing Cost of Planned Fire Facilities	B-2
Table B-3	Estimated Net Effective Financing Cost of Northeast Police Station Bond Debt.....	B-3
Table B-4	Estimated Net Effective Financing Cost of Regional Training Village Bond Debt.....	B-4
Table B-5	Estimated Net Effective Financing Cost of Headquarters Chiller Bond Debt	B-5
Table B-6	Estimated Net Effective Financing Cost of Planned Police Facilities	B-6

**Table B-1
Fresno Fire and Police Facilities Impact Fee Program Update
Estimated Net Effective Financing Cost of Existing Fire Facilities Bond Debt**

**Fire Facilities:
Existing Facilities**

Item	Formula	Facilities
Total Existing Bond Size		\$19,895,000
Land Acquisition and Construction Proceeds		\$17,560,000
<i>Facility Cost Percent of Total Bond Size</i>	A	88.26%
Present Value of Remaining Debt Service (2017-2039) at 3.00%	B	\$23,966,657
Less Remaining Construction and Land Acquisition Proceeds		
Land Acquisition and Construction Proceeds	C	\$17,560,000
Less Const. & Land Acq. Proceeds Already Paid (88.26% of principal payments made)	D=A*\$2.36M	(\$2,078,603)
Subtotal	E=C+D	\$15,481,397
Financing Costs	B-E	\$8,485,260
Financing Costs Funded by Development Impact Fee (Rounded)	F*49%	\$4,160,000

PAYMENT SCHEDULE		Year	Annual Debt Service	Principal Payment	Interest Payment
<p style="text-align: center;">Assumption</p> <p>Estimated Inflation Factor [1] 3.00%</p> <p>Bond Term (Years) 30</p>		Debt Service Paid			
		2010	\$1,459,951	\$330,000	\$1,129,951
		2011	\$1,457,381	\$310,000	\$1,147,381
		2012	\$1,458,081	\$320,000	\$1,138,081
		2013	\$1,458,481	\$330,000	\$1,128,481
		2014	\$1,455,281	\$340,000	\$1,115,281
		2015	\$1,456,681	\$355,000	\$1,101,681
		2016	\$1,457,481	\$370,000	\$1,087,481
		Subtotal	\$10,203,338	\$2,355,000	\$7,848,338
		Remaining Debt Service			
		2017	\$1,458,981	\$390,000	\$1,068,981
		2018	\$1,459,481	\$410,000	\$1,049,481
		2019	\$1,458,981	\$430,000	\$1,028,981
		2020	\$1,457,481	\$450,000	\$1,007,481
		2021	\$1,454,981	\$470,000	\$984,981
		2022	\$1,455,894	\$495,000	\$960,894
		2023	\$1,459,906	\$525,000	\$934,906
		2024	\$1,456,031	\$550,000	\$906,031
		2025	\$1,455,094	\$580,000	\$875,094
		2026	\$1,456,744	\$615,000	\$841,744
		2027	\$1,454,844	\$650,000	\$804,844
		2028	\$1,458,406	\$695,000	\$763,406
		2029	\$1,459,100	\$740,000	\$719,100
		2030	\$1,456,925	\$785,000	\$671,925
		2031	\$1,456,881	\$835,000	\$621,881
		2032	\$1,458,650	\$890,000	\$568,650
		2033	\$1,456,913	\$945,000	\$511,913
		2034	\$1,456,669	\$1,005,000	\$451,669
		2035	\$1,457,600	\$1,070,000	\$387,600
		2036	\$1,459,388	\$1,140,000	\$319,388
		2037	\$1,456,713	\$1,210,000	\$246,713
		2038	\$1,459,575	\$1,290,000	\$169,575
		2039	\$1,457,338	\$1,370,000	\$87,338
		Subtotal	\$33,522,575	\$17,540,000	\$15,982,575
		Total	\$43,725,913	\$19,895,000	\$23,830,913

ex bond1

Source: Fresno Lease Revenue Bonds 2006 Debt Service Schedule for Fire Projects

[1] Annual fee program inflation is recommended to be based on the annual change in ENR-CCI. This analysis assumes 3.00%.

**Table B-2
Fresno Fire and Police Facilities Impact Fee Program Update
Estimated Net Effective Financing Cost of Planned Fire Facilities**

**Fire Facilities:
All Planned Facilities**

Item	Percentage of Costs	Facilities
Planned Facilities to be Financed by Bonds		
Land Cost	50%	\$1,205,750
Construction Cost	50%	\$25,651,500
Total Planned Land Acquisition and Construction Cost		\$26,857,250
Land Acquisition and Construction Cost Percentage of Total Bond Size		85.00%
Total Bond Sizing		\$31,596,765
Total Bond Sizing (Rounded)		\$31,600,000
Present Value of Debt Service at 3.00%		\$40,291,164
Less: Bond Proceeds (Cost of Facility)		(\$26,857,250)
Financing Costs		\$13,433,914
Financing Costs (Rounded)		\$13,400,000

PAYMENT SCHEDULE	Year	Annual Debt Service	Principal Payment	Interest Payment
Assumption	2017	\$2,055,625	\$475,625	\$1,580,000
	2018	\$2,055,625	\$499,407	\$1,556,219
Bond Interest Rate 5.00%	2019	\$2,055,625	\$524,377	\$1,531,248
Estimated Inflation Factor [1] 3.00%	2020	\$2,055,625	\$550,596	\$1,505,030
Bond Term (Years) 30	2021	\$2,055,625	\$578,126	\$1,477,500
Annual Debt Service \$2,055,625	2022	\$2,055,625	\$607,032	\$1,448,593
	2023	\$2,055,625	\$637,383	\$1,418,242
	2024	\$2,055,625	\$669,253	\$1,386,373
	2025	\$2,055,625	\$702,715	\$1,352,910
	2026	\$2,055,625	\$737,851	\$1,317,774
	2027	\$2,055,625	\$774,744	\$1,280,882
	2028	\$2,055,625	\$813,481	\$1,242,145
	2029	\$2,055,625	\$854,155	\$1,201,471
	2030	\$2,055,625	\$896,863	\$1,158,763
	2031	\$2,055,625	\$941,706	\$1,113,920
	2032	\$2,055,625	\$988,791	\$1,066,834
	2033	\$2,055,625	\$1,038,230	\$1,017,395
	2034	\$2,055,625	\$1,090,142	\$965,483
	2035	\$2,055,625	\$1,144,649	\$910,976
	2036	\$2,055,625	\$1,201,882	\$853,744
	2037	\$2,055,625	\$1,261,976	\$793,650
	2038	\$2,055,625	\$1,325,074	\$730,551
	2039	\$2,055,625	\$1,391,328	\$664,297
	2040	\$2,055,625	\$1,460,895	\$594,731
	2041	\$2,055,625	\$1,533,939	\$521,686
	2042	\$2,055,625	\$1,610,636	\$444,989
	2043	\$2,055,625	\$1,691,168	\$364,457
	2044	\$2,055,625	\$1,775,726	\$279,899
	2045	\$2,055,625	\$1,864,513	\$191,113
	2046	\$2,055,625	\$1,957,738	\$97,887
	Total	\$61,668,760	\$31,600,000	\$30,068,760

bond1

Source: Fresno Fire Department and EPS

[1] Annual fee program inflation is recommended to be based on the annual change in ENR-CCI. This analysis assumes 3.00%.

DRAFT

Table B-3
Fresno Fire and Police Facilities Impact Fee Program Update
Estimated Net Effective Financing Cost of Northeast Police Station Bond Debt

Police Facilities:
Northeast Police Station

Item	Formula	Facilities
Total Existing Bond Size		\$2,150,000
Land Acquisition and Construction Proceeds		\$2,050,000
Facility Cost Percentage of Total Bond Size	A	95.35%
Present Value of Remaining Debt Service (2017) at 3.00%	B	\$310,922
Less Remaining Construction and Land Acquisition Proceeds		
Land Acquisition and Construction Proceeds	C	\$2,050,000
Less Const. & Land Acq. Proceeds Already Paid (95.35% of principal payments made)	D=A*\$1.85M	(\$1,759,186)
Subtotal	E=C+D	\$290,814
Financing Costs	B-E	\$20,108
Financing Costs Funded by Development Impact Fee (Rounded)	F*49%	\$10,000

PAYMENT SCHEDULE	Year	Annual Debt Service	Principal Payment	Interest Payment	
Assumption		Debt Service Paid			
Estimated Inflation Factor [1]	3.00%	2010	\$321,547	\$240,000	\$81,547
Bond Term (Years)	30	2011	\$322,400	\$245,000	\$77,400
		2012	\$325,050	\$255,000	\$70,050
		2013	\$322,400	\$260,000	\$62,400
		2014	\$322,000	\$270,000	\$52,000
		2015	\$321,200	\$280,000	\$41,200
		2016	\$325,000	\$295,000	\$30,000
		Subtotal	\$2,259,597	\$1,845,000	\$414,597
			Remaining Debt Service		
		2017	\$320,250	\$305,000	\$15,250
		Subtotal	\$320,250	\$305,000	\$15,250
		Total	\$2,579,847	\$2,150,000	\$429,847

ne

Source: Fresno Lease Revenue Bonds 2006 Debt Service Schedule for Northeast Police Substation

[1] Annual fee program inflation is recommended to be based on the annual change in ENR-CCI. This analysis assumes 3.00%.

Table B-4
Fresno Fire and Police Facilities Impact Fee Program Update
Estimated Net Effective Financing Cost of Regional Training Village Bond Debt

Police Facilities: Regional Training Village

Item	<i>Formula</i>	Facilities
Total Existing Bond Size		\$19,770,000
Land Acquisition and Construction Proceeds		\$15,129,332
<i>Facility Cost Percentage of Total Bond Size</i>	A	76.53%
Present Value of Remaining Debt Service (2017-2039) at 3.00%	B	\$24,525,595
Less Remaining Construction and Land Acquisition Proceeds		
Land Acquisition and Construction Proceeds	C	\$15,129,332
Less Const. & Land Acq. Proceeds Already Paid (76.53% of principal payments made)	D=A*\$1.81M	(\$1,381,307)
Subtotal	E=C+D	\$13,748,025
Financing Costs	F=B-E	\$10,777,570
Financing Costs Funded by Development Impact Fee (Rounded)	F*49%	\$5,280,000

PAYMENT SCHEDULE	Year	Annual Debt Service	Principal Payment	Interest Payment
Assumption		<i>Debt Service Paid</i>		
Estimated Inflation Factor [1] 3.00%	2010	\$1,135,035	\$0	\$1,135,035
Bond Term (Years) 30	2011	\$1,160,831	\$0	\$1,160,831
	2012	\$1,501,931	\$335,000	\$1,166,931
	2013	\$1,501,881	\$345,000	\$1,156,881
	2014	\$1,503,081	\$360,000	\$1,143,081
	2015	\$1,503,681	\$375,000	\$1,128,681
	2016	\$1,503,681	\$390,000	\$1,113,681
	Subtotal	\$9,810,123	\$1,805,000	\$8,005,123
		<i>Remaining Debt Service</i>		
	2017	\$1,499,181	\$405,000	\$1,094,181
	2018	\$1,498,931	\$425,000	\$1,073,931
	2019	\$1,502,681	\$450,000	\$1,052,681
	2020	\$1,500,181	\$470,000	\$1,030,181
	2021	\$1,496,681	\$490,000	\$1,006,681
	2022	\$1,501,569	\$520,000	\$981,569
	2023	\$1,499,269	\$545,000	\$954,269
	2024	\$1,484,294	\$560,000	\$924,294
	2025	\$1,487,794	\$595,000	\$892,794
	2026	\$1,488,581	\$630,000	\$858,581
	2027	\$1,485,781	\$665,000	\$820,781
	2028	\$1,488,388	\$710,000	\$778,388
	2029	\$1,488,125	\$755,000	\$733,125
	2030	\$1,484,994	\$800,000	\$684,994
	2031	\$1,488,994	\$855,000	\$633,994
	2032	\$1,484,488	\$905,000	\$579,488
	2033	\$1,486,794	\$965,000	\$521,794
	2034	\$1,485,275	\$1,025,000	\$460,275
	2035	\$1,484,931	\$1,090,000	\$394,931
	2036	\$1,485,444	\$1,160,000	\$325,444
	2037	\$1,486,494	\$1,235,000	\$251,494
	2038	\$1,487,763	\$1,315,000	\$172,763
	2039	\$1,483,931	\$1,395,000	\$88,931
	Subtotal	\$34,280,563	\$17,965,000	\$16,315,563
	Total	\$44,090,685	\$19,770,000	\$24,320,685

Source: Fresno Lease Revenue Bonds 2006 Debt Service Schedule for Regional Training Village

[1] Annual fee program inflation is recommended to be based on the annual change in ENR-CCI. This analysis assumes 3.00%.

**Table B-5
Fresno Fire and Police Facilities Impact Fee Program Update
Estimated Net Effective Financing Cost of Headquarters Chiller Bond Debt**

**Police Facilities:
Police Headquarters Chiller**

Item	Formula	Facilities
Total Existing Bond Size		\$1,570,000
Land Acquisition and Construction Proceeds		\$1,450,668
Facility Cost Percentage of Total Bond Size	A	92.40%
Present Value of Remaining Debt Service (2017-2023) at 3.00%	B	\$976,556
Less Remaining Construction and Land Acquisition Proceeds		
Land Acquisition and Construction Proceeds	C	\$1,450,668
Less Const. & Land Acq. Proceeds Already Paid (92.4% of principal payments made)	D=A*\$0.67M	(\$619,075)
Subtotal	E=C+D	\$831,593
Financing Costs	B-E	\$144,963
Financing Costs (Rounded)		\$140,000

PAYMENT SCHEDULE	Year	Annual Debt Service	Principal Payment	Interest Payment
Assumption				
Estimated Inflation Factor [1]	3.00%			
Bond Term (Years)	30			
		Debt Service Paid		
	2010	\$170,234	\$95,000	\$75,234
	2011	\$169,569	\$95,000	\$74,569
	2012	\$155,619	\$90,000	\$65,619
	2013	\$152,919	\$90,000	\$62,919
	2014	\$154,319	\$95,000	\$59,319
	2015	\$155,519	\$100,000	\$55,519
	2016	\$156,519	\$105,000	\$51,519
	Subtotal	\$1,114,696	\$670,000	\$444,696
		Remaining Debt Service		
	2017	\$156,269	\$110,000	\$46,269
	2018	\$155,769	\$115,000	\$40,769
	2019	\$155,019	\$120,000	\$35,019
	2020	\$159,019	\$130,000	\$29,019
	2021	\$157,519	\$135,000	\$22,519
	2022	\$155,600	\$140,000	\$15,600
	2023	\$158,250	\$150,000	\$8,250
	Subtotal	\$1,097,444	\$900,000	\$197,444
	Total	\$2,212,140	\$1,570,000	\$642,140

chiller

Source: Fresno Lease Revenue Bonds 2006 Debt Service Schedule for Police Headquarters Chiller System

[1] Annual fee program inflation is recommended to be based on the annual change in ENR-CCI. This analysis assumes 3.00%.

**Table B-6
Fresno Fire and Police Facilities Impact Fee Program Update
Estimated Net Effective Financing Cost of Planned Police Facilities**

**Police Facilities:
All Planned Facilities**

Item	Percentage of Costs	Facilities
Planned Facilities to be Financed by Bonds		
Land Cost	50%	\$2,583,750
Construction Cost	50%	\$26,340,500
Total Planned Land Acquisition and Construction Cost		\$28,924,250
Land Acquisition and Construction Cost Percentage of Total Bond Size		85.00%
Total Bond Sizing		\$34,028,529
Total Bond Sizing (Rounded)		\$34,000,000
Present Value of Debt Service at 3.00%		\$43,351,252
Less: Bond Proceeds (Cost of Facility)		(\$28,924,250)
Financing Costs		\$14,427,002
Financing Costs (Rounded)		\$14,400,000

PAYMENT SCHEDULE		Year	Annual Debt Service	Principal Payment	Interest Payment
Assumption		2017	\$2,211,749	\$511,749	\$1,700,000
Bond Interest Rate 5.00%		2018	\$2,211,749	\$537,336	\$1,674,413
Estimated Inflation Factor [1] 3.00%		2019	\$2,211,749	\$564,203	\$1,647,546
Bond Term (Years) 30		2020	\$2,211,749	\$592,413	\$1,619,336
Annual Debt Service \$2,211,749		2021	\$2,211,749	\$622,034	\$1,589,715
		2022	\$2,211,749	\$653,136	\$1,558,613
		2023	\$2,211,749	\$685,792	\$1,525,956
		2024	\$2,211,749	\$720,082	\$1,491,667
		2025	\$2,211,749	\$756,086	\$1,455,663
		2026	\$2,211,749	\$793,890	\$1,417,858
		2027	\$2,211,749	\$833,585	\$1,378,164
		2028	\$2,211,749	\$875,264	\$1,336,485
		2029	\$2,211,749	\$919,027	\$1,292,721
		2030	\$2,211,749	\$964,979	\$1,246,770
		2031	\$2,211,749	\$1,013,228	\$1,198,521
		2032	\$2,211,749	\$1,063,889	\$1,147,860
		2033	\$2,211,749	\$1,117,083	\$1,094,665
		2034	\$2,211,749	\$1,172,938	\$1,038,811
		2035	\$2,211,749	\$1,231,584	\$980,164
		2036	\$2,211,749	\$1,293,164	\$918,585
		2037	\$2,211,749	\$1,357,822	\$853,927
		2038	\$2,211,749	\$1,425,713	\$786,036
		2039	\$2,211,749	\$1,496,999	\$714,750
		2040	\$2,211,749	\$1,571,849	\$639,900
		2041	\$2,211,749	\$1,650,441	\$561,308
		2042	\$2,211,749	\$1,732,963	\$478,786
		2043	\$2,211,749	\$1,819,611	\$392,138
		2044	\$2,211,749	\$1,910,592	\$301,157
		2045	\$2,211,749	\$2,006,121	\$205,627
		2046	\$2,211,749	\$2,106,427	\$105,321
		Total	\$66,352,464	\$34,000,000	\$32,352,464

bond2

Source: Fresno Police Department and EPS

[1] Actual fee program inflation is recommended to be based on the annual change in ENR-CCI. This analysis assumes 3.00%.



APPENDIX C: FFD and FPD Service Call Activity

Table C-1	Distribution of Fire Call Activity	C-1
Table C-2	Detailed Fire Call Activity, 2001–2010	C-2
Table C-3	Estimated Allocation of Uncategorized Fire Call Activity	C-3
Table C-4	Police Calls for Service (2 pages).....	C-4

Table C-1
Fresno Fire and Police Facilities Impact Fee Program Update
Distribution of Fire Call Activity (2010-2014 Average)

Code [1]	Type of Call	Total Est. Annual Calls [2]	Percentage of Calls [3]		Estimated Annual Calls	
			Resid.	Nonresid.	Resid.	Nonresid.
Fire Calls						
r	Residential	6,239	100.0%	0.0%	6,239	-
nr	Industrial, Utility, Defense, Agriculture, Mining	67	0.0%	100.0%	-	67
nr	Manufacturing, Processing	116	0.0%	100.0%	-	116
nr	Mercantile, Business	1,175	0.0%	100.0%	-	1,175
nr	Health Care, Detention, Correction	588	0.0%	100.0%	-	588
sh	Assembly	520	92.1%	7.9%	479	41
sh	Educational	484	92.1%	7.9%	446	38
sh	Property Type Not Specified	4,654	92.1%	7.9%	4,287	367
sh	Storage	299	92.1%	7.9%	276	24
	SUBTOTAL	14,142			11,727	2,416
Medical Aid/Rescue						
r	Residential	13,552	100.0%	0.0%	13,552	-
nr	Industrial, Utility, Defense, Agriculture, Mining	17	0.0%	100.0%	-	17
nr	Manufacturing, Processing	29	0.0%	100.0%	-	29
nr	Mercantile, Business	662	0.0%	100.0%	-	662
nr	Health Care, Detention, Correction	667	0.0%	100.0%	-	667
sh	Assembly	498	92.1%	7.9%	459	39
sh	Educational	217	92.1%	7.9%	200	17
sh	Property Type Not Specified	3,968	92.1%	7.9%	3,655	313
sh	Storage	63	92.1%	7.9%	58	5
	SUBTOTAL	19,674			17,924	1,750
	Grand Total	33,817			29,651	4,166
	<i>Share of Total</i>				<i>87.7%</i>	<i>12.3%</i>

call dist

Source: Fresno Fire Department

[1] Categorization by EPS. Code as follows:

r = Directly Assigned to Residential

nr = Directly Assigned to Nonresidential

sh = Shared Assignment based on Potential Service. See Table C-3 for percentage split between residential and nonresidential.

[2] See Table C-2.

[3] See Table C-3 for pct. allocation of uncategorized calls.

Table C-2
 Fresno Fire and Police Facilities Impact Fee Program Update
 Detailed Fire Call Activity, 2001-2010

Code [1]	Type of Call	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2010-2014 Average
Fire Calls																
r	Residential	7,095	6,889	5,938	3,213	3,776	4,183	4,870	4,722	4876	4887	5599	6534	6883	7293	6,239
nr	Industrial, Utility, Defense, Agriculture, Mining	119	109	103	63	77	70	130	103	90	57	69	67	73	68	67
nr	Manufacturing, Processing	151	132	130	127	93	137	199	171	86	123	121	113	114	111	116
nr	Mercantile, Business	1,275	1,412	1,322	924	1,133	1,246	1,264	1,006	1051	1070	1219	1271	1140	1174	1,175
nr	Health Care, Detention, Correction	626	639	636	441	475	558	716	785	803	504	541	640	624	631	588
sh	Assembly	356	394	391	237	394	364	467	388	414	473	529	566	527	504	520
sh	Educational	396	457	437	416	497	514	589	543	483	494	483	505	462	475	484
sh	Property Type Not Specified	5,137	4,501	4,123	3,852	3,283	3,402	3,616	3,474	3372	3519	4002	4771	5299	5680	4,654
sh	Storage	193	164	191	167	231	259	217	170	200	221	238	231	361	446	299
	SUBTOTAL	15,348	14,697	13,271	9,440	9,959	10,733	12,068	11,362	11,375	11,348	12,801	14,698	15,483	16,382	14,142
Medical Aid/Rescue																
r	Residential	7,757	8,836	10,451	14,005	14,921	12,952	15,145	13,209	19010	13285	13821	13092	13528	14035	13,552
nr	Industrial, Utility, Defense, Agriculture, Mining	3	12	7	16	17	14	28	35	35	18	17	17	24	11	17
nr	Manufacturing, Processing	35	28	34	51	46	28	45	44	31	38	26	24	28	29	29
nr	Mercantile, Business	579	615	715	756	919	764	750	735	1008	660	730	660	625	637	662
nr	Health Care, Detention, Correction	597	630	821	929	1,228	972	1,987	1,730	2402	741	669	594	610	722	667
sh	Assembly	260	269	291	292	501	393	475	442	636	483	533	476	475	524	498
sh	Educational	141	118	172	206	233	203	265	259	327	211	232	219	196	225	217
sh	Property Type Not Specified	2,221	2,305	2,290	3,639	4,029	3,784	4,568	3,683	4872	4034	4346	3781	3733	3945	3,968
sh	Storage	12	15	12	16	45	49	78	120	65	76	73	65	59	44	63
	SUBTOTAL	11,605	12,828	14,793	19,910	21,939	19,159	23,341	20,257	28,386	19,546	20,447	18,928	19,278	20,172	19,674
Grand Total		26,953	27,525	28,064	29,350	31,898	29,892	35,409	31,619	39,761	30,894	33,248	33,626	34,761	36,554	33,817

call_detail

Source: Fresno Fire Department

[1] Categorization by EPS. Code as follows:

- r = Directly Assigned to Residential
- nr = Directly Assigned to Nonresidential
- sh = Shared Assignment based on Potential Service

**Table C-3
Fresno Fire and Police Facilities Impact Fee Program Update
Estimated Allocation of Uncategorized Fire Call Activity**

Item	Formula	Population	Employees	Total
2014 Fire Service Population	A	555,609	177,590	733,199
Percentage of Total		75.8%	24.2%	100.0%
Potential Service (Hours per Week) [1]	B	168	45	
Equivalent Factor [2]	$C = B / 168$	100.0%	26.8%	
Equivalent Persons Served	$D = A \times C$	555,609	47,569	603,178
Assignment of Uncategorized Calls	$E = D / Total D$	92.1%	7.9%	100.0%

call_allocation

Source: City of Fresno and EPS

[1] Maximum hours at home/work.

Resid. hours = 7 days/week *24 hrs/day

Nonres. hours= 5 days/week*9 hrs/day.

[2] Relates each employee to resident based on potential service hours.

**Table C-4
Fresno Fire and Police Facilities Impact Fee Program Update
Police Calls for Service**

Call Category	Police Department Distribution			Percentage Residential	Alternate Distribution		
	Residential	Commercial	Total		Residents	Employees	Total
Population and Employees							
Projected Population/Employees in 2035					515,609	164,800	680,409
Percentage of Total					76%	24%	24%
Healthcare, Detention, Correction							
Convalescent Hospital	45	661	706	76%	535	171	706
Convalescent Hospital/Part Vacant	1	37	38	76%	29	9	38
Government Offices		13	13	0%	-	13	13
Hospital	7	2,430	2,437	76%	1,847	590	2,437
Medical Center		51	51	76%	39	12	51
Special School		8	8	76%	6	2	8
Industrial, Utility, Defense, Agriculture, Mining							
Airport		172	172	0%	-	172	172
Heavy Industrial		826	826	0%	-	826	826
Heavy Industrial/Part Vacant		254	254	0%	-	254	254
Light Industrial		5,174	5,174	0%	-	5,174	5,174
Light Industrial/Part Vacant		362	362	0%	-	362	362
Military		11	11	0%	-	11	11
Open Space/AG		78	78	0%	-	78	78
Open Space/Canal		1	1	0%	-	1	1
Open Space/Gravel Mining		1	1	0%	-	1	1
Open Space/Multi-Use		20	20	0%	-	20	20
PG&E Sub Station		53	53	0%	-	53	53
Ponding Basin		18	18	0%	-	18	18
Ponding Basin/Park		125	125	0%	-	125	125
Rail Road		586	586	0%	-	586	586
Water Recharge Basin		8	8	0%	-	8	8
Manufacturing, Processing							
Fire Station		60	60	0%	-	60	60
Freeway		3	3	0%	-	3	3
General Heavy Commercial		22,788	22,788	0%	-	22,788	22,788
General Heavy Commercial/Part Vacant		1,011	1,011	0%	-	1,011	1,011
Government Offices		21	21	0%	-	21	21
Pump Station		12	12	0%	-	12	12
Mercantile, Business							
Cemetery		66	66	76%	50	16	66
Community Commercial	171,875		171,875	70%	120,313	51,563	171,875
Community Commercial/Part Vacant		42	42	76%	32	10	42
Convention Center		197	197	0%	-	197	197
Fairgrounds		275	275	76%	208	67	275
Government Offices		2,522	2,522	0%	-	2,522	2,522
Municipal Service Center		42	42	0%	-	42	42
Neighborhood Commercial	7,667		7,667	76%	5,810	1,857	7,667
Neighborhood Commercial/Part Vacant		375	375	76%	284	91	375
Neighborhood Commercial-Limited		4	4	76%	3	1	4
Office Commercial	5,556		5,556	0%	-	5,556	5,556
Office Commercial/Part Vacant		114	114	0%	-	114	114
Post Office		148	148	76%	112	36	148
Professional Services Office Commercial		193	193	0%	-	193	193
Public Facility		342	342	76%	259	83	342
Public/Quasi-Public Facility		314	314	76%	238	76	314
Public/Quasi-Public Facility/Part Vacant		72	72	76%	55	17	72
Regional Commercial	5,456		5,456	70%	3,819	1,637	5,456
Road or Street		158	158	0%	-	158	158
Waste Water Plant		1	1	0%	-	1	1

**Table C-4
Fresno Fire and Police Facilities Impact Fee Program Update
Police Calls for Service**

Call Category	Police Department Distribution			Percentage Residential	Alternate Distribution		
	Residential	Commercial	Total		Residents	Employees	Total
Residential							
Community Activity Center		78	78	76%	59	19	78
High Density Residential	29,004		29,004	100%	29,004	-	29,004
Low Density Residential	1,245		1,245	100%	1,245	-	1,245
Low Density Residential/Part Vacant	39		39	100%	39	-	39
Medium Density Residential	58,160		58,160	100%	58,160	-	58,160
Medium Density Residential/Part Vacant	18		18	100%	18	-	18
Medium High Density Residential	23,421		23,421	100%	23,421	-	23,421
Medium High Density Residential/Part Vacant	159		159	100%	159	-	159
Medium Low Density Residential	22,157		22,157	100%	22,157	-	22,157
Medium Low Density Residential/Part Vacant	44		44	100%	44	-	44
Mobile Home Park	2,021		2,021	100%	2,021	-	2,021
Residential	999		999	100%	999	-	999
Shared Use							
Church	70	1,460	1,530	76%	1,159	371	1,530
Church/Part Vacant	5	142	147	76%	111	36	147
College	16	361	377	0%	-	377	377
Community Commercial		777	777	76%	589	188	777
Elementary School	2	2,341	2,343	76%	1,776	567	2,343
High School	1	2,196	2,197	76%	1,665	532	2,197
Middle School	1	791	792	76%	600	192	792
Neighborhood Center		113	113	76%	86	27	113
Open Space		3	3	76%	2	1	3
Open Space Recreational Use/Clear Zone		4	4	76%	3	1	4
Open Space/Community Park	11	125	136	76%	103	33	136
Open Space/Golf Course		29	29	76%	22	7	29
Open Space/Neighborhood Park		1,324	1,324	76%	1,003	321	1,324
Open Space/Recreational Park		184	184	76%	139	45	184
Open Space/Recreational Use	3	164	167	76%	127	40	167
Open Space/Regional Park		229	229	76%	174	55	229
Parking		82	82	76%	62	20	82
Public/Quasi-Public Facility		10	10	76%	8	2	10
Residential	415	25	440	76%	333	107	440
Road or Street	3		3	76%	2	1	3
Special School	1	229	230	76%	174	56	230
Undeclared	4,681		4,681	76%	3,547	1,134	4,681
Vacant Parcel	343	929	1,272	76%	964	308	1,272
Elementary		33	33	76%	25	8	33
Neighborhood Park		9	9	76%	7	2	9
Pre-K		12	12	76%	9	3	12
Day Care		3	3	76%	2	1	3
Waste Water Plant		22	22	76%	17	5	22
Grand Total	142,872	241,878	384,750		283,674	101,076	384,750
Percentage of Total	37%	63%	100%		74%	26%	100%

pol calls 2

Source: Fresno Police Department and EPS