

Draft Report

Police Development Impact Fee Program Nexus Study Update— 2022

The Economics of Land Use



Prepared for:

City of Fresno

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1. Executive Summary

Overview

The City of Fresno (City) retained Economic & Planning Systems, Inc. (EPS) to prepare this 2022 Police Development Impact Fee Program Nexus Study Update (2022 Nexus Study). The City implemented the Police Development Impact Fee Program (Police Fee Program) in 2005 and updated it in 2016. EPS prepared the required development impact fee nexus study for the 2016 update (2016 Nexus Study). Note that the 2016 Nexus Study was prepared for both the Fire and Police Development Impact Fee Programs. This 2022 Nexus Study, which is for the Police Fee Program only, provides an update to the existing Police Facilities Development Impact Fees (Police Fees), and establishes the legally required findings necessary to implement the updated Police Fees.

Background

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 protection services. The 2016 Nexus Study provided an update of the Police Fee Program to reflect the development projections and public service policies laid out in the General Plan, as well as the associated updated Fresno Police Department (FPD) Capital Improvement Plan (CIP) that outlined the planned capital costs for the FPD through 2035.

After reviewing the 2016 Nexus Study and evaluating the amount of fees collected under the original fee, the City determined that the Police Fees should be updated. This 2022 Nexus Study serves as the basis for again updating the existing Police Fees to reflect new population and employment projections through 2035 and revised police facilities and equipment costs to be funded by the Police Fees, while still reflecting the 2014 General Plan policies and standards. This report details the calculation of the new fees and provides the legal justification for updating the fees.

Purpose

The purpose of this 2022 Nexus Study is to update the 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 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 a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed.
- Determine a reasonable relationship 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.

Further, Assembly Bill 602 was passed and signed by the Governor in 2021 detailing additional requirements required for nexus studies. Specifically, Government Code Section 66016.5 was added that establishes “standards and practices” for a local agency that conducts and impact fee nexus study. This nexus study includes requisite information to comply with the provisions of Government Code Section 66016.5.

Proposed Update to the Police Fees

The proposed update to the Police Fees is based on the allocation of the updated 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 Police Fees charged to new development. The Police Fee to be collected for each residential and commercial land use is calculated based on each land use’s relative demand for police services. Police Fees 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 program.

Table 2 compares the existing and proposed Police Fees. The proposed Police Fees reflect increases for both residential and commercial land uses, with somewhat greater percentage increases for residential uses. The relatively greater residential fee increases result from greater persons per household factors used to calculate the Police Fees than in the previous 2016 Police Fee Program update. The persons per household factors will be detailed in a later chapter of this report.

Report Organization

This report is divided into 6 chapters and 5 appendices:

- **Chapter 1** includes this introduction and executive summary.
- **Chapter 2** details the estimated population and employment projections.
- **Chapter 3** describes the FPD CIP, capital needs, and costs to be funded by the Police Fee Program.
- **Chapter 4** provides the cost allocation methodology and calculates the Police Fees.
- **Chapter 5** describes how the Police Fee Program will be implemented and updated.
- **Chapter 6** provides the nexus findings for the Police Fee Program.
- **Appendix A** includes population and employment backup calculations.
- **Appendix B** includes backup for land acquisition and facilities construction costs.
- **Appendix C** details the estimated financing costs for police facilities construction.
- **Appendix D** contains the detailed FPD service call data.
- **Appendix E** contains the CIP.

Table 1
Fresno Police Impact Fee Program Update
Summary of Proposed Police Fees (2022 \$)

Item	Police Fee		
	Base Fee	Admin.	Total
<i>Source:</i>	<i>Table 14</i>	2.0%	
Residential	<i>per dwelling unit</i>		
Single-Family	\$929	\$19	\$948
Multifamily	\$709	\$14	\$723
Nonresidential	<i>per 1,000 bldg. sq. ft.</i>		
Retail	\$869	\$17	\$886
Office	\$827	\$17	\$844
Industrial	\$414	\$8	\$422

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Source: City of Fresno; EPS

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

Item	Police Fee			Percent Difference
	Proposed Fee	Existing Fee	Difference	
Residential	<i>per dwelling unit</i>			
Single-Family	\$948	\$673	\$275	41%
Multifamily	\$723	\$507	\$216	43%
Nonresidential	<i>per 1,000 bldg. sq. ft.</i>			
Retail	\$886	\$717	\$169	24%
Office	\$844	\$682	\$162	24%
Industrial	\$422	\$340	\$82	24%

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2. Service Population and Employees and Development Assumptions

Population and employment projections are a significant variable used in this 2022 Nexus Study Update. The base Police Fees 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 2021 and 2035, as well as population and employment density factors used to establish the fees for the various land uses.

Existing and Future Population and Employment

Table 3 summarizes the population and employment estimates for 2021 and 2035 and estimates the growth between 2021 and 2035. The FPD serves the incorporated City only. It does not serve any of the unincorporated areas, including the areas fully enclosed in the City, referred to as “County Islands.”

Map 1 is from the current Fresno General Plan and shows the entire Fresno Planning Area, including the City, County Islands, and Sphere of Influence (SOI) boundaries.

The 2021 and 2035 population and employment in **Table 3** is shown for the following three areas:

1. Existing incorporated areas.
2. County Islands
3. Unincorporated areas located beyond the City limits in the SOI.

A key growth assumption in this report is that all development that occurs in unincorporated areas within the boundaries of the Fresno SOI but beyond the City limits will annex into the City by 2035. It is assumed that the County Islands will not incorporate. In 2035, the FPD is projected to serve approximately 731,000 residents and 263,000 employees.

Table 3
Fresno Police Impact Fee Program Update
Summary of Growth Projections (2021-2035) [1]

Item	Fresno SOI [2]	Police Service Area [3]
Population		
Existing (2021)	593,980	546,770
Projected (2035) [4]	771,000	731,000
Projected Growth	177,020	184,230
Employment		
Existing (2021)	222,230	206,398
Projected (2035) [4]	276,529	263,418
Projected Growth	54,299	57,020

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Source: City of Fresno; EPS.

[1] See Table 4.

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

[3] Police Service Area includes incorporated City only.

[4] It is assumed that unincorporated areas except County Islands will incorporate by 2035.

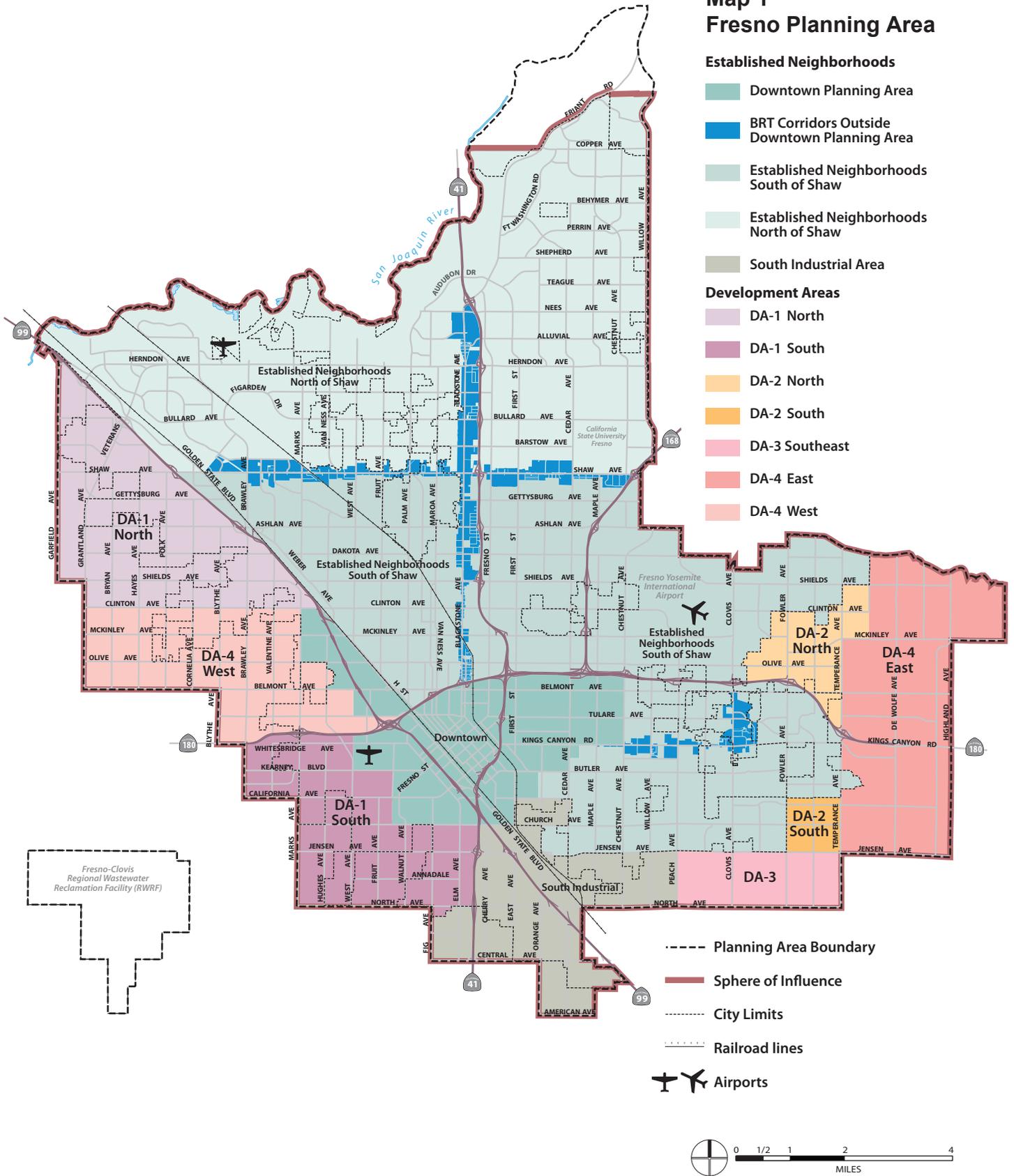
Map 1 Fresno Planning Area

Established Neighborhoods

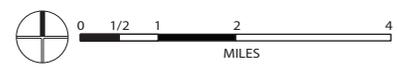
- Downtown Planning Area
- BRT Corridors Outside Downtown Planning Area
- Established Neighborhoods South of Shaw
- Established Neighborhoods North of Shaw
- South Industrial Area

Development Areas

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



- Planning Area Boundary
- Sphere of Influence
- City Limits
- Railroad lines
- ✈️ Airports



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 2021 and projected 2035 population and employment for the police service area. This table includes a detailed accounting of the sources of the population and employment data, which are summarized below:

- 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).
- Employment data from the US Census Bureau.
- City General Plan.
- 2016 Nexus Study.

Note that the government and education employment estimates are deducted from the total employment estimates because public uses will not pay development impact fees. See **Appendix A** for details on City employment estimates.

Development Assumptions

The Police Fee is assessed on several subcategories of new residential and nonresidential development. The fee rates 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.

Table 5 shows the population and employment density assumptions used to establish the proposed Police Fee for each residential and nonresidential development category. For the residential land uses, persons-per-household factors are used in the fee calculations. For the nonresidential land uses, building-square-feet-per-employee factors are used in the fee calculations. The calculation of the persons-per-household factors is detailed in **Appendix A**.

**Table 4
Fresno Police Impact Fee Program Update
Detailed Population and Employment Projections (2021 - 2035)**

Item	Fresno SOI			Police Service Area		
	Existing	2035	Growth	Existing	2035	Growth
Population						
Incorporated City	546,770	731,000	184,230	546,770	731,000	184,230
County Islands Located Within City	40,000	40,000	0	0	0	0
Other Unincorporated Areas Outside City	7,210	0	(7,210)	0	0	0
TOTAL	593,980	771,000	177,020	546,770	731,000	184,230
Employment						
Incorporated City	251,705	321,242	69,537	251,705	321,242	69,537
County "Islands" Located Within City	15,988	15,988	0	0	0	0
Other Unincorporated Areas Outside City	3,319	0	(3,319)	0	0	0
Subtotal	271,012	337,230	66,218	251,705	321,242	69,537
Less: Government and Education (approx. 18%)	(48,782)	(60,701)	(11,919)	(45,307)	(57,824)	(12,517)
TOTAL	222,230	276,529	54,299	206,398	263,418	57,020

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Sources of Data:

Population

Existing

City: California Department of Finance (1/1/21)
 County Islands: Map Atlas Fresno Existing Conditions Report (August 2011). Assumes no change since 2011.
 Other Unincorporated Areas Outside City: 2016 Fire and Police Nexus Study. Assumes no change since 2016.

2035

Total: Fresno General Plan (12/18/14). Assumes General Plan projection includes all currently unincorporated areas.
 County Islands: same as 2021 County Islands population; assumes no growth and no incorporation.
 Other Unincorporated Areas Outside City: 0 under assumption that all of these areas incorporated by 2035.
 City: 2035 Total less 2035 County Islands.

Growth: 2035 less existing.

Employment

Existing

City: based on US Census Bureau and California EDD data: See Table A-2.
 County Islands: assumes employment same as in 2016 Nexus Study.
 Other Unincorporated Areas Outside City: same ratio of employment to population as for City.

Growth

City: Fresno General Plan (108,000: 50,000 retail, 32,500 office, 25,500: other) - growth from 2014-2021 + growth from unincorporated areas incorporating. See Table A-2 for total employment growth in City from 2014-2021.
 County Islands: 0; assumes no growth and no incorporation.
 Other Unincorporated Areas Outside City: equal to existing employment, assuming all of these areas incorporated by 2035.

2035: Existing plus growth.

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 (Sep. 2021)
- 2) Percent from previous step multiplied by total employment

Assumes all incorporated areas excluding the County Islands will annex by 2035.

Table 5
Fresno Police Impact Fee Program Update
Key Demographic Assumptions

Item	Land Use Factor
<i>Source</i>	<i>Table A-1</i>
Persons per Household	
Single-Family	3.33
Multifamily	2.54
Building Square Feet per Employee	
Retail	400
Office	350
Industrial	700

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Sources:

PPH: US Census American Community Survey 2015-2019
See Table A-1.

3. Capital Improvement Program

Overview

The City provides police services through an existing system of stations and other facilities, vehicles, and equipment. Anticipated citywide development occurring through 2035 requires construction of new stations and other facilities, and procurement of additional vehicles and equipment so that the FPD can continue to provide timely police protection services. Planned facility, vehicle, and equipment needs are determined by the FPD based on City General Plan policies and level of service standards for police protection. The General Plan includes level of service standards of 1.5 officers per 1,000 residents and 2.5 officers per vehicle. This chapter details the costs of all existing and planned improvements included in the Police CIP provided by the FPD.

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

The FPD provided inventories of planned facilities, vehicles, and equipment needed to serve development through 2035, and cost estimates were developed for all improvements. It is assumed that all future police stations and other facilities will be partially funded through bond financing. The associated financing costs are estimated and included in the planned improvements cost estimates to be included in the Police Fee Program.

All costs in this 2022 Nexus Study Update are expressed in 2022 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 fee.

Police CIP and Nexus Study Capital Improvement Plan

The newly enacted AB 602 added California Government Code Section 66016.5 that requires "Large jurisdictions (as defined in Section 66016.5) shall adopt a capital improvement plan as part of the nexus study."

Appendix E includes the capital improvement plan that is being adopted by the City with this nexus study. This section, as well as the information in **Appendices C** and **E** describes the approximate location, size, time of availability and estimated cost of all facilities or improvements to be funded with the Police Fees. **Table E-1** identifies the planned size, location, and estimated cost of proposed police station facilities. Police vehicles and equipment are also identified in **Table E-1** and would be acquired as needed when stations are constructed, and as new police officers and personnel are added, for which the vehicles and equipment are identified. To derive estimated bond financing costs, the City provided estimates on the timing of future facilities. As shown on **Table C-4**, the City estimates that the Police Headquarters/Communication Center and one substation will be constructed in 2025 and that another substation and dispatch emergency operations center will be constructed in 2030.

Summary

Table 6 summarizes the existing and planned Police CIP improvements and associated costs. The total cost estimate of \$300.9 million includes approximately \$154.2 million for existing improvements and \$146.7 million for future improvements. These costs include the costs of existing and planned facilities, vehicles, and equipment, as well as the associated financing costs for bond-funded facilities. The financing costs for both existing and future bond debt service are detailed in **Appendix C** and summarized below.

In 2017, the City issued \$32.1 million in bonds to refund 2009 bonds for existing police and fire improvements, with \$16.6 million for police facilities and the remainder for fire facilities. The outstanding police bonds are for the headquarters chiller and the regional training center. The Police Fee Program revenues will fund the entire bond debt service for the headquarters chiller and 49 percent of the bond debt service for the regional training center. The 49-51 percentage split is based on a deficiency analysis conducted as part of the 2005 Fire & Police Facilities Impact Fees Nexus Study. The City provided debt service schedules for the Police Fee Program's portion of the existing police facilities bonds, or approximately \$8.5 million. The remaining financing costs for the existing debt service are included in the Police 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 Police Fees. Police equipment and vehicles will not be bond funded.

Table 6
Fresno Police Impact Fee Program Update
Summary of Police Capital Improvement Program (2022 \$)

Police CIP

Item	Source	Total
Police Facilities Capital Improvement Program		
Existing Improvements		
Facilities	<i>Table 7</i>	\$103,747,484
Vehicles and Equipment	<i>Table 8</i>	\$49,441,973
Financing Cost	<i>Appendix C</i>	\$963,000
Subtotal		\$154,152,457
Planned Improvements		
Facilities	<i>Table 11</i>	\$101,396,000
Vehicles and Equipment	<i>Table 11</i>	\$20,619,927
Financing Cost	<i>Table C-3</i>	\$24,700,000
Subtotal		\$146,715,927
Total Improvements		
Facilities		\$205,143,484
Vehicles and Equipment		\$70,061,900
Financing Cost		\$25,663,000
Total Police CIP		\$300,868,384

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Existing Improvements

Stations

Table 7 details the existing FPD facilities and associated costs. The FPD currently operates out of a headquarters building and five substations: Northwest, Northeast, Southwest, Southeast, and Central. The headquarters building is planned for replacement with a new headquarters and communications center building by 2035. The cost of the existing headquarters building is excluded from **Table 7** because the estimated cost of the new building is included in the total planned facilities costs (see **Table 11** later in this chapter). It is assumed that the existing headquarters building would be sold and that the revenue generated would be used to offset the cost of existing deficiencies and to help fund the portion of facilities needed by the existing population.

The Central and Northwest substations are currently located in leased buildings. Although these two substations are in leased buildings, estimated replacement values are included in **Table 7**, as it is assumed that the FPD may eventually build new Central and Northwest substations. The 2.5 acres used in the replacement value for each of these two substations is based on the acreage for the Southeast substation, the FPD's newest substation that opened in 2020.

The FPD has indicated that it may want to lease facilities for other substations as the need for new facilities occurs. 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 vs. owned facilities.

Other Facilities

In addition to the headquarters and five substations, the FPD has a substantial portfolio of specialized facilities housed throughout the City. These facilities include an annex building, K-9 facilities, training facilities, storage facilities, Skywatch facilities, gang enforcement unit facilities, reporting stations, and other specialized facilities.

Cost Estimates

The existing facility cost estimates include both land acquisition and construction costs. Backup for these costs is provided in **Appendix B**, which shows land and construction cost estimates for recently constructed or planned fire and police stations in the Fresno area (including the recently constructed Southeast substation). For all existing facilities except the regional training center, the land acquisition and construction cost assumptions used to estimate the replacement value are summarized below:

**Table 7
Fresno Police Impact Fee Program Update
Existing Inventory - Police Facilities (2022 \$)**

**Existing
Police Facilities**

Item	LAND			Site Imp. & Parking		CONSTRUCTION			Subtotal Structure Value	TOTAL
	Acre	Cost per Acre [1]	Value	Cost per Acre [1]	Value	Sq. Ft.	Cost per Sq. Ft. [1]	Value		
Planned to Remain										
Southwest Division	1.11	\$210,000	\$233,100	\$332,000	\$368,520	8,000	\$520	\$4,160,000	\$4,528,520	\$4,761,620
Northeast Division	1.69	\$210,000	\$354,900	\$332,000	\$561,080	9,000	\$520	\$4,680,000	\$5,241,080	\$5,595,980
Central Division [2]	2.50	\$210,000	\$525,000	\$332,000	\$830,000	9,394	\$520	\$4,884,880	\$5,714,880	\$6,239,880
Northwest District [2]	2.50	\$210,000	\$525,000	\$332,000	\$830,000	10,200	\$520	\$5,304,000	\$6,134,000	\$6,659,000
Southeast Division	2.51	\$210,000	\$527,955	\$332,000	\$834,672	10,318	\$520	\$5,365,360	\$6,200,032	\$6,727,987
Police Annex	Incl.	\$210,000	-	\$332,000	-	57,000	\$520	\$29,640,000	\$29,640,000	\$29,640,000
AG Farm/K-9 Unit	1.08	\$210,000	\$226,800	\$332,000	\$358,560	400	\$520	\$208,000	\$566,560	\$793,360
Regional Training Facility [3]	78.00	\$210,000	\$438,000	<i>varies</i>		22,000	<i>varies</i>		\$14,691,332	\$15,129,332
Skywatch Helicopters	0.12	\$210,000	\$25,527	\$332,000	\$40,357	1,000	\$520	\$520,000	\$560,357	\$585,884
MAGEC Office	0.52	\$210,000	\$109,200	\$332,000	\$172,640	8,899	\$520	\$4,627,480	\$4,800,120	\$4,909,320
Background Investigators	0.09	\$210,000	\$19,250	\$332,000	\$30,434	1,800	\$520	\$936,000	\$966,434	\$985,685
BOC - Emergency Communications	0.13	\$210,000	\$27,300	\$332,000	\$43,160	3,323	\$520	\$1,727,960	\$1,771,120	\$1,798,420
Graffiti Bureau Office	0.00	\$210,000	-	\$332,000	-	1,000	\$520	\$520,000	\$520,000	\$520,000
Bomb Squad Bunker	0.00	\$210,000	-	\$332,000	-	100	\$520	\$52,000	\$52,000	\$52,000
PECS Warehouse	1.06	\$210,000	\$221,708	\$332,000	\$350,509	25,000	\$520	\$13,000,000	\$13,350,509	\$13,572,217
Wellness Center Parking Lot (Old SE)	0.26	\$210,000	\$55,450	\$332,000	\$87,664	700	\$520	\$364,000	\$451,664	\$507,115
Narcotics Enforcement & CBAT	0.94	\$210,000	\$197,400	\$332,000	\$312,080	7,245	\$520	\$3,767,400	\$4,079,480	\$4,276,880
CE (aka Tower) Reporting Station	0.17	\$210,000	\$36,314	\$332,000	\$57,411	1,338	\$520	\$695,760	\$753,171	\$789,485
NE Reporting Station	0.00	\$210,000	-	\$332,000	-	391	\$520	\$203,320	\$203,320	\$203,320
Total	92.69		\$3,522,905		\$4,877,087	177,108		\$80,656,160	\$100,224,579	\$103,747,484
Planned to Be Replaced										
Evidence Tow Storage										
Police Headquarters	2.93		-		-	48,600		-	-	-
Total	0.00									
TOTAL										\$103,747,484

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Source: Fresno Police Department and EPS

[1] See Table B-1.

[2] These substations are located in leased buildings. The values in this table are the replacement values. The 2.5 acres needed for a new substation is based on the amount of land for the recently constructed Southeast substation.

[3] Regional Training Facility cost is equal to bond construction proceeds from the 2016 Nexus Study. 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.

- Land acquisition cost: \$210,000 per acre.
- Site improvement and parking cost: \$332,000 per acre.
- Building construction cost: \$520 per building square foot.

The regional training facility was funded by bonds, so the building value is set equal to the bond construction proceeds. The land value is derived using the above land acquisition cost per acre assumption.

Vehicles and Equipment

Table 8 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, training vehicles, trailers, search and rescue vehicles, SWAT vehicles, and other specialized vehicles. Additionally, the FPD provides sets of officer equipment for all police officers. The number of equipment sets shown on **Table 8** is based on the number of sworn personnel as of July 2021.

The unit costs shown on **Table 8** were all provided by the FPD. **Table 9** further details the cost for each patrol vehicle, and **Table 10** details the equipment included in each equipment set and the associated costs.

Planned Improvements

Table 11 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 police headquarters and communications center building, two new substations, and a new 911 emergency operations dispatch center. The two planned new substations are referred to as Police Substations #6 and #7.

The estimated facilities costs include land acquisition, site improvement and parking, and construction costs. The costs per acre for each of these cost categories are the same as those detailed above for existing facilities, with the exception of the planned property and evidence storage facility. Since this storage facility is planned on the same site as one of the police substations, there are no additional land or site improvement costs. The storage facility construction cost per building square foot cost was estimated in the 2016 Nexus Study and has been escalated to 2022 dollars to account for cost inflation, resulting in a construction cost of \$140 per square foot (see **Appendix B** for backup).

**Table 8
Fresno Police Impact Fee Program Update
Existing Inventory - Police Vehicles and Equipment (2022 \$)**

Existing Police Vehicles and Equipment

Item	Quantity	Unit Cost	Total Value	Total Funded by Impact Fee
Existing Vehicles				
Patrol Vehicles (w/ equipment, computers, etc.) [1]	359	\$74,035	\$26,578,529	\$26,578,529
Unmarked Vehicles (w/ equipment) [1]	249	\$38,911	\$9,688,944	\$9,688,944
Patrol Motorcycles (w/ equipment)	78	\$23,000	\$1,794,000	\$1,794,000
Aircraft Tug (Tractor)	2	\$37,500	\$75,000	\$75,000
CSI				
Van	4	\$126,000	\$504,000	\$504,000
Truck	1	\$45,000	\$45,000	\$45,000
EOD Units				
Bomb Trailer	1	\$300,000	\$300,000	\$300,000
Truck	1	\$45,000	\$45,000	\$45,000
ISD Van	1	\$42,000	\$42,000	\$42,000
Mobile Command Center				
Truck	2	\$150,000	\$300,000	\$300,000
Mobile Command Post Trailer	1	\$500,000	\$500,000	\$500,000
Mounted Patrol				
Truck	2	\$45,000	\$90,000	\$90,000
4-horse Trailer	2	\$40,000	\$80,000	\$80,000
Prisoner Transport				
Prisoner Van	1	\$42,000	\$42,000	\$42,000
Transit 350	4	\$140,000	\$560,000	\$560,000
Property & Evidence				
Van	2	\$42,000	\$84,000	\$84,000
Forklift	1	\$40,000	\$40,000	\$40,000
RTC				
Kawasaki Mule Cart	1	\$15,000	\$15,000	\$15,000
Club Cars	13	\$20,000	\$260,000	\$260,000
Golf Cart	1	\$25,000	\$25,000	\$25,000
Crown Vic	1	\$30,000	\$30,000	\$30,000
Chalmers Forklift	1	\$40,000	\$40,000	\$40,000
Van	5	\$42,000	\$210,000	\$210,000
Holland 4x4 Mod	1	\$50,000	\$50,000	\$50,000
Patrol Cars	12	\$74,500	\$894,000	\$894,000
Cargo Van	2	\$84,000	\$168,000	\$168,000
Patrol Car - Dodge, SUV Command	12	\$149,000	\$1,788,000	\$1,788,000
Patrol Sedans	3	\$223,500	\$670,500	\$670,500
AWD SUV Interceptor	6	\$447,000	\$2,682,000	\$2,682,000
Search & Rescue				
Trailer & Mule	3	\$15,000	\$45,000	\$45,000
ATV, Trailer	2	\$20,000	\$40,000	\$40,000
Truck	1	\$45,000	\$45,000	\$45,000
SWAT				
Donated ATV	1	\$0	\$0	\$0
Ford Expedition	3	\$45,000	\$135,000	\$135,000
Bearcat Armored Vehicle	1	\$225,000	\$225,000	\$225,000
Command Center	1	\$360,000	\$360,000	\$360,000
Traffic				
Donated Trailer	1	\$0	\$0	\$0
Sign, Burn Trailers	2	\$10,000	\$20,000	\$20,000
Radar, Message, Speed, Checkpoint Trailers	5	\$20,000	\$100,000	\$100,000
Light Towers	3	\$27,000	\$81,000	\$81,000
5th Wheel DUI Trailer	1	\$70,000	\$70,000	\$70,000
DUI Trailer	1	\$80,000	\$80,000	\$80,000
F250 Truck	3	\$135,000	\$405,000	\$405,000
Trailer				
Trailer	2	\$5,000	\$10,000	\$10,000
Flatbed Trailer	7	\$10,000	\$70,000	\$70,000
Fuel Trailer	1	\$15,000	\$15,000	\$15,000
Enclosed Trailer	2	\$20,000	\$40,000	\$40,000
Fitness Trailer	1	\$100,000	\$100,000	\$100,000
Total Vehicles	810		\$49,441,973	\$49,441,973
Officer Equipment [2]	785	\$10,500	\$8,242,500	\$8,242,500
Total Cost			\$57,684,473	\$57,684,473

CIP.pol.eq

Source: Fresno Police Department

[1] See Table 9 for estimated vehicle cost.

[2] Quantity = number of sworn personnel as of 7/30/2021. See Table 10 for unit cost.

**Table 9
Fresno Police Impact Fee Program Update
Detailed Police Vehicle Costs (2022 \$)**

Police Vehicle Costs

Item	Vehicles In Use	
	Patrol	Unmarked
Base Patrol Car - Gas Interceptor	\$40,000	
Modifications		
Paint	\$1,300	
Decals	\$1,700	
Upfit	\$19,600	
Transport	\$400	
Radio Set	\$2,800	
Computers	\$2,500	
EJ Ward	\$700	
Detail	\$100	
Subtotal	\$29,100	
Total Cost per Vehicle		
Base Patrol Car + Modifications	\$69,100	
In-house Upfit	\$2,000	
Contingency (4%)	\$2,760	
Trunk Kit	\$175	
Total Vehicle Cost	\$74,035	\$38,911

vehicle

Source: Fresno Police Department

Table 10
Fresno Police Impact Fee Program Update
Detailed Police Equipment Cost per Sworn Officer (2022 \$)

Police Equipment Cost

Item	Quantity	Total Cost [1]
Badge	1	\$78.50
Soft Cap Badge	1	\$71.50
Citation Case	1	\$19.99
Notice to Appear Citation Book	1	\$5.00
Handgun with 3 Mags	1	\$540.00
Holster	1	\$97.00
Tac Light	1	\$100.00
Patrol Rifle and Accessories	1	\$1,282.50
Taser Axon Body Camera Package	1	\$2,329.00
X26P Taser Holster and 4 Cartridges	1	\$155.00
Digital Recorder	1	\$60.00
USB Thumb Drive	1	\$10.00
Ballistic Vest	1	\$875.00
Hawkepaks Specialty Traffic Vest	1	\$44.00
Ballistic Helmet	1	\$248.23
Universal Detachable Face Shield	1	\$69.68
Helmet Bag with Drawstring	1	\$40.65
Metal Detector Wand	1	\$40.00
Radio Motorola APX6000	1	\$3,564.00
Belt Keepers	4	\$14.40
Magazine Pouch	1	\$28.40
Expandable Baton	1	\$125.50
Expandable Baton Holder	1	\$32.50
Handcuff Case	1	\$22.00
Handcuffs	1	\$30.00
Pepper Spray	1	\$19.99
Pepper Spray Case	1	\$32.40
Inner Belt	1	\$16.61
Outer Belt	1	\$37.78
Dusting Kit	1	\$79.65
Maglite Flashlight (NO LONGER ISSUED)	1	N/A
Maglite Flashlight Holder (NO LONGER ISSUED)	1	N/A
Key Ring Holder	1	\$7.00
Nickel Whistle	1	\$5.00
Keys	3	\$6.00
Ink Pad	1	\$2.65
Wirebound Spiral Memo Notebook	1	\$0.99
Street Guide	1	\$10.00
Bic Stick Retractable Pen	1	\$0.49
Silver Name Tags	2	\$7.00
Baton Holder (NO LONGER ISSUED)	1	N/A
Sales Tax for Items Not Already Figured		\$417.56
Total		\$10,525.97
Rounded		\$10,500.00

officer_cost

Source: Fresno Police Department

[1] Actual costs in 2021 dollars.

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

**Table 11
Fresno Police Impact Fee Program Update
Planned Capital Improvements - Police (2022 \$)**

Item	Land			Site Improvements and Parking		Construction			TOTAL
	Acres	Cost per Acre [1]	Total Cost	Cost per Acre [1]	Total Cost	Quantity	Cost per Sq. Ft. [1]	Total Cost	
Buildings and Land						<i>Sq. Ft.</i>			
Citywide Police Headquarters./Comm. Center Police Substation #6	8.0	\$210,000	\$1,680,000	\$332,000	\$2,656,000	125,000	\$520	\$65,000,000	\$69,336,000
Main Building	4.0	\$210,000	\$840,000	\$332,000	\$1,328,000	14,100	\$520	\$7,332,000	\$9,500,000
Property and Evidence Storage Facility			\$0		\$0	19,000	\$140	\$2,660,000	\$2,660,000
Police Substation #6 Subtotal			\$840,000	\$332,000	\$1,328,000			\$9,992,000	\$12,160,000
Police Substation #7	4.0	\$210,000	\$840,000	\$332,000	\$1,328,000	14,100	\$520	\$7,332,000	\$9,500,000
911 Emergency Operations Dispatch Center [3]	0.0		\$0		\$0	-	-	\$10,400,000	\$10,400,000
Subtotal (Buildings and Land)			\$3,360,000		\$5,312,000			\$92,724,000	\$101,396,000
Vehicles and Specialized Equipment						<i>Items</i>			
Patrol Vehicles [2]						80	\$74,035	\$5,922,792	\$5,922,792
Unmarked Vehicles [2]						55	\$38,911	\$2,140,128	\$2,140,128
Patrol Motorcycles [2]						17	\$23,000	\$391,000	\$391,000
Officer Equipment [2]						312	\$10,500	\$3,276,000	\$3,276,000
Drug Analysis [4]						-	-	\$303,489	\$303,489
Ballistics [4]						-	-	\$592,174	\$592,174
DNA Laboratory [4]						-	-	\$1,776,521	\$1,776,521
Additional Forensic Lab Facility Needs [4]						-	-	\$6,217,823	\$6,217,823
Subtotal (Vehicles and Equipment)								\$20,619,927	\$20,619,927
Grand Total	16.0		\$3,360,000		\$5,312,000			\$113,343,927	\$122,015,927

CIP_police2

Source: Fresno Police Department and EPS

[1] See Table B-1 for unit costs except where noted in other footnotes.

[2] See Table 12 for number of items and Table 8 for unit costs.

[3] Cost from FPD.

[4] Costs from the 2016 Nexus Study adjusted by the change in the annual average CPI for San Francisco from 2015 to 2020. See Table B-3.

Vehicles

Planned additional police vehicles include patrol vehicles, unmarked vehicles, and patrol motorcycles. As mentioned earlier, **Table 9** details the unit costs of patrol and unmarked vehicles. **Table 12** details the number of planned new patrol vehicles included in **Table 11**. The number of new vehicles required to serve the projected service population through 2035 are 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 731,000 residents in 2035, the FPD will need another 80 patrol vehicles in addition to the 359 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: 69%—249 vehicles
- Patrol Motorcycles as Percentage of Patrol Vehicles: 22%—78 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 10** details the costs of each set of basic officer equipment. The number of new officers and equipment sets required to serve development through 2035 is based on the level of service standard of 1.5 officers per 1,000 residents. As detailed in **Table 12**, applying this standard to the projected 731,000 residents in 2035, the FPD will need another 312 officers and officer equipment sets in addition to the current estimated 785 officers.

The costs of the other specialized equipment were obtained from the 2016 Nexus Study and inflated to current dollars using the percentage change in the annual average Consumer Price Index from 2015 through 2020.

Table 12
Fresno Police Impact Fee Program Update
Vehicle and Equipment Quantities - Police

Police Equipment and Vehicle Quantities
--

Item	Officers per 1,000 Pop.	Officers per Vehicle	Existing Pct. of Patrol Vehicles	Equipment and Vehicles		
				Total	Less Existing	Planned
Population in 2035				731,000		
Vehicles and Specialized Equipment						
Officer Equipment	1.5			1,097	(785)	312
Patrol Vehicles	1.5	2.5		439	(359)	80
Unmarked Vehicles			69%	304	(249)	55
Patrol Motorcycles			22%	95	(78)	17

veh plan

Source: Fresno Police Department and EPS

4. Cost Allocation

Introduction

The Police Fees are estimated by allocating the FPD capital costs (detailed in the previous chapter) to the various land uses based on each land use's relative demand for police services. The general process outlined below is used to allocate costs:

- Emergency call activity is used to estimate the relative demand for FPD services and to allocate capital costs to residents and employees. This allocation is used to establish a cost per resident and a cost per employee.
- For each residential land use, the cost per resident is converted to a cost per dwelling unit using average persons per household assumptions.
- For each nonresidential land use, the cost per employee is converted to a cost per thousand building square feet using average square feet per employee assumptions.
- The 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 are summarized in **Table 1** of this 2022 Nexus Study.

FFD Capital Costs Allocation

Table 13 details the allocation of FPD service calls to residents and employees and the resulting estimated FPD cost per resident and cost per employee.

Table 14 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.

As summarized in the introduction of this chapter, emergency call activity was used to estimate each land use's relative demand for police services. FPD capital costs were allocated to the various land uses based on this relative demand.

The specific steps in allocating the FFD capital costs are outlined below. *Please refer to **Appendix D** for call activity detail referenced in Step 3, refer to **Table 13** for Steps 3 through 7, and refer to **Table 14** for Step 8:*

Table 13
Fresno Police Impact Fee Program Update
Police Improvements Cost per Resident/Employee (2022 \$)

Item	Formula	Police		Total
		Residential	Nonresidential	
Annual Calls for Service [1]	<i>A</i>	251,540	98,563	350,103
2021 Service Area Residents and Employees [2]	<i>B</i>	546,770	206,398	753,168
Calls per Resident or Employee	$C = A / B / 1,000$	0.46	0.48	
Allocation Factor [3]	$D = C / \text{Residential } C$	1.00	1.04	
2035 Residents/Employees [2]	<i>E</i>	731,000	263,418	994,418
2035 Persons Served	$F = D * E$	731,000	273,432	1,004,432
Percentage Distribution of Persons Served	<i>G</i>	73%	27%	100%
Total Costs [4]	$H = G * \text{Total Cost}$	\$203,957,650	\$76,290,807	\$280,248,457
Cost per Resident/Employee	H / E	\$279	\$290	

pol

Source: City of Fresno; EPS

[1] See Table D-1.

[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 DNU for total costs.

Table 14
Fresno Police Impact Fee Program Update
Police Improvements Cost Allocation (2022 \$)

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	\$279	3.33	-	-	-	\$929
Multifamily	\$279	2.54	-	-	-	\$709
Subtotal Residential						
Nonresidential						
Retail	\$290	-	400	2.50	1.20	\$869
Office	\$290	-	350	2.86	-	\$827
Industrial	\$290	-	700	1.43	-	\$414
Subtotal Nonresidential						

police_alloc

Source: EPS

[1] See Table 13.

[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 the Police 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 calls for service data provided by the FFD, determine the distribution of service calls between residential and nonresidential uses¹ (see **Table D-1**). Then estimate the number of calls per resident or employee.
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 13** 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 1,000 building square feet for each nonresidential use.² The result will be the base fee per residential dwelling unit and per thousand nonresidential building square feet.

¹ Based on discussions with City and FPD staff, this analysis incorporated an adjusted distribution of police service calls between residential and nonresidential uses to reapportion some calls that had been classified by the FPD as 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 2021. However, some categories of service calls were apportioned slightly different depending on the category. For example, restraining order violation calls were apportioned entirely to residential uses.

² As shown in **Table 14**, 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, City staff, and FPD 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 base Police Fee for each developable land use, the City charges a fee to administer the Police Fee Program. The administration fee charged per residential dwelling unit and thousand nonresidential building square feet is 2 percent of the base fee.

5. Implementation

The Police Fees presented in this 2022 Nexus Study 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 Police Fee schedule must be adopted by the City Council. The updated fees will be effective 60 days following final action on the adoption of this 2022 Nexus Study Update and any associated fee resolution(s) 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 fee. Each year, the City should apply an appropriate inflation adjustment factor to the fee to reflect changes in construction costs. As required by AB 602, the City shall update the nexus study no later than every 8 years.

Applicability of Fee Program

Once the updated Police Fee Program takes effect, the updated Police Fees will be collected from all new residential and nonresidential development within the boundary of the City prior to building permit issuance. The Police Fees will be charged per dwelling unit and commercial building square foot.

Additions to Existing Development

An addition to existing development is considered new development for the purposes of this 2022 Nexus Study and will be included in the Police Fee Program if the covered building square footage of the addition increases the existing structure size by more than 500 square feet.

Accessory Dwelling Units

In accordance with State of California (State) law, accessory dwelling units (ADUs) will be included in the Police Fee Program and charged a fee if the ADU is 750 square feet or greater. The fees for ADUs shall be charged proportionately in relation to the square footage of the primary dwelling unit. For example, an 800 square foot ADU located on a property with a 2,000 square foot single family unit would be charged 40% of the single-family fee rate.

Fee Exemptions

The following types of development are specifically exempt from the Police Fee Program:

- 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 alternation or modification to existing residential and nonresidential buildings when no change in use occurs and the square footage increase is 500 building 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 Police 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 open decks and pools.
- ADUs that are under 750 square feet. These ADUs are currently exempted from development impact fee programs by State law. A change in the State law could result in ADUs under 750 square feet no longer being exempted.

With written approval from the FPD, any or all of the Police Fees may be waived if the City determines that a proposed project will not impact the need for 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 police improvements identified in the Police Fee Program.

Fee Credits or Adjustments

The purpose of the Police Fee Program is to provide funds to construct/acquire new police protection improvements. Although it is not currently anticipated that developers will construct/acquire police protection improvements included in the fee program, should this occur, the developers may enter into a fee credit and reimbursement agreement with the City.

Reimbursement to Developers

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

- Developer-installed/acquired improvements shall be considered for credits and/or reimbursements. Only funds collected from the Police Fee Program shall be used to reimburse a developer who installed eligible facility improvements or acquired eligible equipment identified in the CIP.
- 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 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 Police Fee schedule should be adjusted annually to account for the inflation of construction and land acquisition costs. It is recommended that the Police Fees be adjusted on July 1 of each year beginning on July 1, 2023. 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 Police Fees are subject to periodic adjustment based on changes in developable land, cost estimates, or other funding sources. The City should review the Police Fees periodically to determine if any of the following adjustments to the fees are warranted:

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

Any proposed changes to the Police Fees based on the periodic review must be presented to City Council before any adjustment of the fee.

Fee Administration

Consistent with the current programs, the 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 fee in a prescribed manner.

Five-Year Review

By the fifth fiscal year following the first deposit into the Police Fee account or fund, and every 5 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 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 update the Police Fees 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.”³ Specifically, each local agency imposing a fee must:

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

As documented in this report, AB 602 added a new California Government Code Section 66016.5 that establishes “standards and practices” that a local agency must follow when preparing a nexus study. This section identifies California Government Code Section 66016.5 provisions that have been addressed in this nexus study.

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 Police Fee Program.

³ *Public Needs & Private Dollars*; William Abbott, Marian E. Moe, and Marilee Hanson, page 109.

Purpose of Fee

New development in the City will increase the service population and, therefore, the need for new police capital improvements to adequately serve the new residents and employees. The purpose of the Police Fee Program updated through this 2022 Nexus Study is to fund the new police facilities, vehicles, and equipment necessary to serve new residential and nonresidential development in the City.

Use of Fees

Police Fee revenue will be used to construct new development's proportionate share of police buildings (including acquiring the land), as well as to acquire police vehicles and equipment necessitated by new development. It also will be used to plan for and design police facilities and fund the studies and administration needed to support the Police Fee Program.

Relationship between Use of Fees and Type of Development

The Police Fees will be used to construct new police facilities and acquire the vehicles and equipment needed to provide police protection to the projected new service population. A reasonable relationship exists between the use of the Police Fees and the residential and commercial development on which the fees are charged because the fees will be used to provide the police facilities, vehicles, and equipment needed to serve the new residents and employees generated by the new development.

Relationship between Need for Facility and Type of Project

New residential and nonresidential development will generate new residents and employees, resulting in the need for additional police facilities, vehicles, and equipment to meet the new demand for police services. A reasonable relationship exists between the need for the police improvements and the type of new development projects because new police facilities, vehicles, and equipment will be required to adequately serve the new development types that will result in an increased service population.

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

The costs of police facilities, vehicles, and equipment needed to serve new development are allocated among the new residential and nonresidential development based on service call activity. Using this method, police costs per resident and per employee are estimated. These costs are converted to costs per dwelling unit and thousand nonresidential building square feet by land use using persons per household for residential development and employees per thousand

building square feet for nonresidential development. For each land use, the base Police Fee is equal to the allocated cost per dwelling unit or thousand building square feet. A reasonable relationship exists between the amount of the Police Fees and the costs of the improvements attributable to new residential and nonresidential development on which the fees are imposed because the fees are derived using appropriate cost allocation factors as measures of the proportional demand for police services generated by each development type.

AB 602 Requirements

The following text includes specific language from the newly enacted AB 602 that applies to preparation of this nexus study.

On or after January 1, 2022, a local agency that conducts an impact fee nexus study shall follow all of the following standards and practices:

- When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate.
- If a nexus study supports the increase of an existing fee, the local agency shall review the assumptions of the nexus study supporting the original fee and evaluate the amount of fees collected under the original fee.
- Large jurisdictions (as defined in Section 66016.5) shall adopt a capital improvement plan as part of the nexus study.
- Studies shall be updated at least every eight years, from the period beginning on January 1, 2022.

Level of Service

Levels of service can be measured in a variety of ways. This section describes how various levels of service standards and evaluations have informed preparation of this nexus study. First, the Fresno General Plan sets forth the level of service standards of 1.5 police officers per 1,000 City residents. This level of service standard informs both the number of police stations required as well as the amount of equipment that is required.

Existing and Proposed Level of Service

The City has documented its existing and proposed level of service by evaluating the number of police stations per capita. Presently, the City has 0.011 police stations per 1,000 residents. The proposed level of service, at City General Plan buildout anticipates a service level of 0.012 police stations per 1,000 residents. Although the level of service will be the same, the new stations are planned to be significantly larger than the existing stations.

Factoring both the existing and proposed level of service, this nexus study includes a proposed Police Fees update based on a “buildout level of service” approach to calculating the maximum justifiable fee. This method evaluates the overall police capital facility needs, both existing plus planned development, and allocates the costs of such facilities to the total planned City service population (residents and employees) at City General Plan buildout.

Nexus Study Review

Because this nexus study is proposing an increase to an existing fee, the City is required to review the assumptions of the nexus study that was prepared to support the original fee and evaluate the amount of fees collected under the original fee.

The City last prepared an update to the City’s Police Fees in 2016. The City complies with California Government Code Section 66006 and prepares annual reports for the Police Fees. Through preparation of these annual reports, the City has evaluated and tracked the amount of fees collected under the original fee that was last updated in 2016. In the course of preparing those annual updates, the City has reviewed the assumptions of the 2016 nexus study prepared for the last Police Fees update and has determined the cost estimates in that study are not sufficient to fund the City’s planned police facilities that are required to serve new service population in the City. Therefore, based on the review of the prior nexus study and tracking and evaluation of fees collected under the original fee, the City determined this Police Fees nexus study update was warranted.

Capital Improvement Plan

Appendix E includes the CIP that is being adopted by the City with this nexus study. This section, as well as the information in **Appendices C** and **E**, describes the approximate location, size, time of availability, and estimated cost of all facilities or improvements to be funded with the Police Fees. **Table E-1** identifies the planned size, location, and estimated cost of proposed police station facilities. Police vehicles and equipment are also identified in **Table E-1** and would be acquired as needed when stations are constructed, and as new police officers and other personnel are added, for which the vehicles and equipment are identified.

To derive estimated bond financing costs, the City provided estimates on the timing of future facilities. As shown on **Table C-4**, the City estimates the Police Headquarters/Communication Center and one substation will be constructed in 2025 and another substation and dispatch emergency operations center will be constructed in 2030.

While the size, location, and approximate time of availability for police capital facilities and equipment is indicated herein, the exact timing and location of planned improvements is contingent on myriad factors such as the amount, pace, and location of new development, availability and timing of impact fee revenues and other funding sources, and facility and design and construction schedules. As such, the size, location, and approximate timing of police capital facilities may vary from the amounts included herein.

Nexus Study Updates

Beginning January 1, 2022, AB 602 requires nexus studies to be updated at least once every 8 years.



APPENDICES:

- Appendix A: Population and
Employment Backup
- Appendix B: Land Acquisition and
Facilities Construction Costs
- Appendix C: Police Facilities Bond Financing
- Appendix D: Fresno Police Department
Service Call Activity
- Appendix E: Capital Improvement Program



APPENDIX A: Population and Employment Backup

Table A-1	Estimated Persons per Household	A-1
Table A-2	Estimated City Employment—2021	A-2

Table A-1
Fresno Police Impact Fee Program Update
Estimated Persons per Household

Item	Formula	Value
2019 US Census American Community Survey Data		
Occupied Housing Units		
Single Family (attached and detached)	<i>A</i>	109,431
Multifamily	<i>B</i>	55,631
Total		165,062
Population in Occupied Housing Units		
Single Family (attached and detached)	<i>C</i>	364,333
Multifamily	<i>D</i>	141,336
Total		505,669
Single Family Persons per Household	<i>C/A</i>	3.33
Multifamily Persons per Household	<i>D/B</i>	2.54

Source: US Census American Community Survey 2015-2019 Tables B25032 and B25033; EPS. *pph*

**Table A-2
Fresno Police Impact Fee Program Update
Estimated City Employment - 2021**

Year	Employed Residents	City Employment	Percentage
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>B/A</i>
U.S. Census Bureau (OnTheMap) Data - All Jobs			
2014	178,329	209,923	117.7%
2015	184,815	210,527	113.9%
2016	194,000	225,306	116.1%
2017	199,044	232,331	116.7%
2018	202,850	236,037	116.4%
2019	204,306	236,014	115.5%
Average City Employment as Percentage of Employed Residents (rounded)			116.1%
California Employment Development Department Data [1]			
2021	216,800	251,705	116.1%
Employment Growth (2014-2021)		41,782	
Total Employment Growth (2014-2035) <i>from General Plan</i>		108,000	
Less Estimated Employment Growth (2014-2021)		(41,782)	
Remaining Employment Growth (2021-2035)		66,218	

emp

Source: U.S. Census Bureau (OnTheMap); California EDD

[1] 2021 City employment estimated as 2021 employed residents* 116.1%.



APPENDIX B:

Land Acquisition and Facilities Construction Costs

Table B-1	Fire and Police Land Acquisition and Facilities Construction Cost	B-1
Table B-2	Construction Cost Inflation Factors	B-2
Table B-3	Police Specialized Equipment Cost Inflation Factor ...	B-3

Table B-1
Fresno Police Impact Fee Program Update
Fire and Police Land Acquisition and Facilities Construction Cost (2022 \$)

Item	Year	CCI Adjust. [1]	Site Size		Land Cost			Site Improvements		Building Construction Cost			Storage Facility Construction Cost			
			Square Feet	Acres	Total Cost	Cost per Acre	Adj. Cost per Acre	Total Cost	Cost per Acre	Bldg. Sq. Ft.	Total Cost	Cost per Sq. Ft.	Bldg. Sq. Ft.	Total Cost	Cost per Sq. Ft.	Adj. Cost per Sq. Ft.
Fire Cost Estimates																
Fire Station 6, 10, and 12 [2]	2018	3.6%	67,200	1.54	\$300,000	\$194,464	\$201,561	N/A	N/A	10,900	\$10,000,000	\$917	N/A	N/A	N/A	N/A
Fire Station 18 [3]	2021	0.0%	84,506	1.94	\$400,000	\$206,186	\$206,186	N/A	N/A	10,678	\$8,500,000	\$796	N/A	N/A	N/A	N/A
Police Cost Estimates																
Southeast Police Substation [4]	2020	0.0%	109,513	2.51	N/A	N/A	N/A	\$834,232	\$331,825	10,318	\$6,445,245	\$625	N/A	N/A	N/A	N/A
County Sheriff Substation [5]	2021	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	22,700	\$9,500,000	\$419	35,520	\$1,968,875	\$55	N/A
Storage Facility (2016 Nexus Study)	2016	14.3%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$121	\$138
Fire Unit Costs to Use							\$210,000	\$332,000		\$920						
Fire Unit Costs to Use Net of 25% Soft Costs										\$736						
Police Unit Costs to Use [6]							\$210,000	\$332,000		\$520			\$140			

unit cost

Source: City; EPS.

[1] See Table B-2.

[2] Land cost for Station 10. Total construction cost for replacement stations 6, 10, and 12 estimated by FFD. FFD estimates that construction cost for new stations will range from \$8.5 M to 12.5 M.

[3] Total construction cost provided by FFD based on actual costs.

[4] For Southeast Police Substation, total cost = \$7,279,477. Construction cost = construction contract amount. Site improvements cost = remaining cost.

[5] Construction and storage facility costs estimated by City based on total bid amount of \$11,468,875 for substation and storage facility.

[6] Building construction cost = average of cost per building square foot for Southeast Police Substation and County Sheriff Substation.

**Table B-2
Fresno Police Impact Fee Program Update
Construction Cost Inflation Factors**

Year	Annual Average CCI	Change in CCI	
		<i>(from year shown to 2020)</i>	
		Change	Pct. Change
<hr/>			
20-City Annual Average CCI			
2015	10,031	1,435	14.3%
2016	10,339	1,127	10.9%
2017	10,737	729	6.8%
2018	11,062	404	3.6%
2019	11,281	185	1.6%
2020	11,466		

cci

Source: Engineering News Record

Table B-3
Fresno Police Impact Fee Program Update
Police Specialized Equipment Cost Inflation Factor

Item	Annual Average CPI
2015 SF-Oak.-San Jose CPI	258.6
2020 SF-Oak.-San Jose CPI	300.1
Change in CPI	41.5
Pct. Change in CPI	16.1%

cpi

Source: US Bureau of Labor Statistics



APPENDIX C: Police Facilities and Bond Financing

Table C-1	Estimated Net Effective Financing Cost of Regional Training Center Bond Debt.....	C-1
Table C-2	Estimated Net Effective Financing Cost of Headquarters Chiller Bond Debt.....	C-2
Table C-3	Debt Service and Financing Cost Detail— Planned Police Facilities and Equipment	C-3
Table C-4	Future Facilities Schedule	C-4

Table C-1
Fresno Police Impact Fee Program Update
Estimated Net Effective Financing Cost of Regional Training Center Bond Debt

Police Facilities:
Regional Training Center

Item	Formula	Facilities
Total Existing Bond Size (49% of total regional training village bonds)		\$7,770,000
Land Acquisition and Construction Proceeds		\$7,770,000
Facility Cost Percentage of Total Bond Size	A	100.00%
Present Value of Remaining Debt Service (2023-2039) at 3.00%	B	\$7,789,709
Less Remaining Construction and Land Acquisition Proceeds		
Land Acquisition and Construction Proceeds	C	\$7,770,000
Less Const. & Land Acq. Proceeds Already Paid (100.00% of principal payments made)	D=A*\$0.95M	(\$945,000)
Subtotal	E=C+D	\$6,825,000
Financing Costs	B-E	\$964,709
Financing Costs (Rounded)	B-E	\$960,000

PAYMENT SCHEDULE

Assumption	
Estimated Inflation Factor [1]	3.00%
Bond Term (Years)	30

Fiscal Year	Annual Debt Service	Principal Payment	Interest Payment
Debt Service Paid			
2018	\$333,929	\$0	\$333,929
2019	\$594,500	\$220,000	\$374,500
2020	\$593,500	\$230,000	\$363,500
2021	\$592,000	\$240,000	\$352,000
2022	\$595,000	\$255,000	\$340,000
Subtotal	\$2,708,929	\$945,000	\$1,763,929
Remaining Debt Service			
2023	\$587,250	\$260,000	\$327,250
2024	\$594,250	\$280,000	\$314,250
2025	\$590,250	\$290,000	\$300,250
2026	\$595,750	\$310,000	\$285,750
2027	\$590,250	\$320,000	\$270,250
2028	\$594,250	\$340,000	\$254,250
2029	\$587,250	\$350,000	\$237,250
2030	\$589,750	\$370,000	\$219,750
2031	\$596,250	\$395,000	\$201,250
2032	\$591,500	\$410,000	\$181,500
2033	\$596,000	\$435,000	\$161,000
2034	\$589,250	\$450,000	\$139,250
2035	\$591,750	\$475,000	\$116,750
2036	\$593,000	\$500,000	\$93,000
2037	\$588,000	\$520,000	\$68,000
2038	\$592,000	\$550,000	\$42,000
2039	\$591,375	\$570,000	\$21,375
Subtotal	\$10,058,125	\$6,825,000	\$3,233,125
Total	\$12,767,054	\$7,770,000	\$4,997,054

rt

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%.

DRAFT

Table C-2
Fresno Police 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		\$715,000
Land Acquisition and Construction Proceeds		\$715,000
Facility Cost Percentage of Total Bond Size	A	100.00%
Present Value of Remaining Debt Service (2023) at 3.00%	B	\$163,107
Less Remaining Construction and Land Acquisition Proceeds		
Land Acquisition and Construction Proceeds	C	\$715,000
Less Const. & Land Acq. Proceeds Already Paid (100.00% of principal payments made)	D=A*\$0.56M	(\$555,000)
Subtotal	E=C+D	\$160,000
Financing Costs	B-E	\$3,107
Financing Costs (Rounded)		\$3,000

PAYMENT SCHEDULE	Fiscal Year	Annual Debt Service	Principal Payment	Interest Payment
Assumption				
Estimated Inflation Factor [1]	3.00%			
Bond Term (Years)	30			
		Debt Service Paid		
	2018	\$31,877	-	\$31,877
	2019	\$165,750	\$130,000	\$35,750
	2020	\$164,250	\$135,000	\$29,250
	2021	\$162,500	\$140,000	\$22,500
	2022	\$165,500	\$150,000	\$15,500
	Subtotal	\$689,877	\$555,000	\$134,877
		Remaining Debt Service		
	2023	\$168,000	\$160,000	\$8,000
	Subtotal	\$168,000	\$160,000	\$8,000
	Total	\$857,877	\$715,000	\$142,877

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 C-3
Fresno Police Impact Fee Program Update
Debt Service and Financing Cost Detail
Planned Police Facilities and Equipment

Item	Source	Total	Headquarters./ Comm. Center	Police Substation #6	Police Substation #7	911 Dispatch Emergency Ops. Center
Bond Interest Rate		5.25%				
Bond Term (years)		30				
Const. Proceeds Pct.		85%				
Estimated Inflation Factor		3.00%				
Construction Proceeds	Table C-4	\$45,498,000	\$34,668,000	\$6,080,000	\$4,750,000	\$5,200,000
Total Bond Size		\$53,527,059	\$40,785,882	\$7,152,941	\$5,588,235	\$6,117,647
Annual Debt Service			\$2,729,266	\$478,653	\$373,948	\$409,374
First Year	Table C-4		2025	2025	2030	2030
Last Year			2054	2054	2059	2059
Present Value of Debt Service		\$70,206,167	\$53,494,822	\$9,381,808	\$7,329,537	\$8,023,915
Less Bond Proceeds		(\$45,498,000)	(\$34,668,000)	(\$6,080,000)	(\$4,750,000)	(\$5,200,000)
Financing Costs		\$24,708,167	\$18,826,822	\$3,301,808	\$2,579,537	\$2,823,915
Financing Costs (Rounded)		\$24,700,000	\$18,800,000	\$3,300,000	\$2,600,000	\$2,800,000
Year		Annual Debt Service				
2022		\$0	\$0	\$0	\$0	\$0
2023		\$0	\$0	\$0	\$0	\$0
2024		\$0	\$0	\$0	\$0	\$0
2025		\$3,207,919	\$2,729,266	\$478,653	\$0	\$0
2026		\$3,207,919	\$2,729,266	\$478,653	\$0	\$0
2027		\$3,207,919	\$2,729,266	\$478,653	\$0	\$0
2028		\$3,207,919	\$2,729,266	\$478,653	\$0	\$0
2029		\$3,207,919	\$2,729,266	\$478,653	\$0	\$0
2030		\$3,581,867	\$2,729,266	\$478,653	\$373,948	\$409,374
2031		\$3,581,867	\$2,729,266	\$478,653	\$373,948	\$409,374
2032		\$3,581,867	\$2,729,266	\$478,653	\$373,948	\$409,374
2033		\$3,581,867	\$2,729,266	\$478,653	\$373,948	\$409,374
2034		\$3,581,867	\$2,729,266	\$478,653	\$373,948	\$409,374
2035		\$3,581,867	\$2,729,266	\$478,653	\$373,948	\$409,374
2036		\$3,581,867	\$2,729,266	\$478,653	\$373,948	\$409,374
2037		\$3,581,867	\$2,729,266	\$478,653	\$373,948	\$409,374
2038		\$3,581,867	\$2,729,266	\$478,653	\$373,948	\$409,374
2039		\$3,581,867	\$2,729,266	\$478,653	\$373,948	\$409,374
2040		\$3,581,867	\$2,729,266	\$478,653	\$373,948	\$409,374
2041		\$3,581,867	\$2,729,266	\$478,653	\$373,948	\$409,374
2042		\$3,581,867	\$2,729,266	\$478,653	\$373,948	\$409,374
2043		\$3,581,867	\$2,729,266	\$478,653	\$373,948	\$409,374
2044		\$3,581,867	\$2,729,266	\$478,653	\$373,948	\$409,374
2045		\$3,581,867	\$2,729,266	\$478,653	\$373,948	\$409,374
2046		\$3,581,867	\$2,729,266	\$478,653	\$373,948	\$409,374
2047		\$3,581,867	\$2,729,266	\$478,653	\$373,948	\$409,374
2048		\$3,581,867	\$2,729,266	\$478,653	\$373,948	\$409,374
2049		\$3,581,867	\$2,729,266	\$478,653	\$373,948	\$409,374
2050		\$3,581,867	\$2,729,266	\$478,653	\$373,948	\$409,374
2051		\$3,581,867	\$2,729,266	\$478,653	\$373,948	\$409,374
2052		\$3,581,867	\$2,729,266	\$478,653	\$373,948	\$409,374
2053		\$3,581,867	\$2,729,266	\$478,653	\$373,948	\$409,374
2054		\$3,581,867	\$2,729,266	\$478,653	\$373,948	\$409,374
2055		\$373,948	\$0	\$0	\$373,948	\$409,374
2056		\$373,948	\$0	\$0	\$373,948	\$409,374
2057		\$373,948	\$0	\$0	\$373,948	\$409,374
2058		\$373,948	\$0	\$0	\$373,948	\$409,374
2059		\$373,948	\$0	\$0	\$373,948	\$409,374
2060		\$0	\$0	\$0	\$0	\$0
2061		\$0	\$0	\$0	\$0	\$0
2062		\$0	\$0	\$0	\$0	\$0
2063		\$0	\$0	\$0	\$0	\$0
2064		\$0	\$0	\$0	\$0	\$0
2065		\$0	\$0	\$0	\$0	\$0
TOTAL		\$107,455,999	\$81,877,985	\$14,359,587	\$11,218,427	\$12,281,225

bond fut dll

Source: City of Fresno, Fresno Police Department, and EPS.

**Table C-4
Fresno Police Impact Fee Program Update
Future Facilities Schedule (2022 \$)**

Planned Facility	Facilities Land Acquisition and Construction Costs [1]				Vehicles and Specialized Equipment [1]		Total Bond/ Loan Funded Cost	
	Construction Year	Land Costs	Site Imp. & Parking	Building	Total Facilities	Percent		Cost
<i>Percentage Bond Funded</i>		50%	50%	50%			0%	
Citywide Police Headquarters/Comm. Center	2025	\$840,000	\$1,328,000	\$32,500,000	\$34,668,000	68%	\$0	\$34,668,000
Police Substation #6	2025	\$420,000	\$664,000	\$4,996,000	\$6,080,000	12%	\$0	\$6,080,000
Police Substation #7	2030	\$420,000	\$664,000	\$3,666,000	\$4,750,000	9%	\$0	\$4,750,000
911 Dispatch Emergency Ops. Center	2030	\$0	\$0	\$5,200,000	\$5,200,000	10%	\$0	\$5,200,000
Total		\$1,680,000	\$2,656,000	\$46,362,000	\$50,698,000	100%	\$0	\$50,698,000

bond sched

Source: Fresno Police Department and EPS

[1] See Table 11 for total costs.



APPENDIX D:
Fresno Police Department
Service Call Activity

Table D-1 Police Calls for Service - 2020 D-1

Table D-1
 Fresno Police Impact Fee Program Update
 Police Calls for Service - 2020

Item	Police Department Distribution						Alternate Distribution					
	Residence	Non-Residence	Bulldog Gang Track	Other	Blank	Total	Pct. Resid.	Pct. Resid.	Residents	Employees	Total	
Population and Employees												
Existing Population/Employees in 2021										546,770	206,398	753,168
Percentage of Total										73%	27%	
Call Category												
Alcohol Related	242	608	-	442	62	1,354	18%	73%	983	371	1,354	
Animal Complaint	411	296	-	253	181	1,141	36%	73%	828	313	1,141	
Death of Person/Natural	412	39	-	29	13	493	84%	73%	358	135	493	
Disturbance	25,838	12,385	3	9,549	2,870	50,645	51%	73%	36,766	13,879	50,645	
Juvenile Offense	215	48	-	27	17	307	70%	73%	223	84	307	
Missing Person	3,167	797	-	756	251	4,971	64%	73%	3,609	1,362	4,971	
Health/Suicide	10,710	7,252	2	5,639	1,008	24,611	44%	73%	17,867	6,744	24,611	
Suspicious Activity	9,488	26,396	5	23,417	3,271	62,577	15%	73%	45,428	17,149	62,577	
Unclassified Public Event	259	310	-	400	296	1,265	20%	73%	918	347	1,265	
Assist. Citizen or Agency	5,913	4,612	5	3,789	1,284	15,603	38%	73%	11,327	4,276	15,603	
Community Relations	850	15,975	11	12,801	1,665	31,302	3%	73%	22,724	8,578	31,302	
Contract Policing	35	2,068	-	1,039	376	3,518	1%	73%	2,554	964	3,518	
911 Call Issues	437	268	-	292	159	1,156	38%	73%	839	317	1,156	
Federal Offense	-	2	-	-	1	3	0%	50%	2	2	3	
Homeless/Vagrant Complaint	1,199	10,338	1	3,962	487	15,987	7%	50%	7,994	7,994	15,987	
Lost/Found Property	325	479	-	468	102	1,374	24%	73%	997	377	1,374	
Warrant Service	2,186	2,048	1	2,088	841	7,164	31%	73%	5,201	1,963	7,164	
State Offense	2	-	-	-	-	2	100%	100%	2	-	2	
Unclassified Service Event	13	12	-	6	6	37	35%	73%	27	10	37	
Injury or Fatal Traffic Collision	23	902	-	620	311	1,856	1%	73%	1,347	509	1,856	
Non-injury Traffic Collision	495	3,817	1	3,384	904	8,601	6%	73%	6,244	2,357	8,601	
Traffic Stop	41	16,924	3	14,563	7,221	38,752	0%	73%	28,132	10,620	38,752	
Traffic Complaint	546	2,927	-	3,311	5,588	12,372	4%	73%	8,982	3,390	12,372	
Stranded Motorist	12	460	-	496	163	1,131	1%	73%	821	310	1,131	
Litter Violation	22	38	-	28	13	101	22%	73%	73	28	101	
Homicide	20	22	-	23	10	75	27%	73%	54	21	75	
Robbery	136	570	-	395	39	1,140	12%	73%	828	312	1,140	
Rape/Sex Offense	694	391	1	329	101	1,516	46%	73%	1,101	415	1,516	
Assault	2,875	1,305	-	1,009	190	5,379	53%	73%	3,905	1,474	5,379	
Structure Burglary	5,106	5,752	1	2,785	1,384	15,028	34%	73%	10,910	4,118	15,028	
Theft	3,444	3,855	-	2,589	919	10,807	32%	73%	7,845	2,962	10,807	
Vehicle Theft	2,824	2,059	-	1,809	393	7,085	40%	73%	5,143	1,942	7,085	
Arson	47	107	-	84	42	280	17%	73%	203	77	280	
ATF/ABC Criminal Incident Violation	-	33	-	1	2	36	0%	50%	18	18	36	
Bomb/Bomb Threat	2	10	-	1	2	15	13%	50%	8	8	15	
Child Abuse/Neglect	511	79	-	59	28	677	75%	100%	677	-	677	
Computer Crime	2	2	-	14	5	23	9%	50%	12	12	23	
Restraining Order Violation	2,223	344	1	329	107	3,004	74%	100%	3,004	-	3,004	
Fraud/Forgery	842	432	2	532	52	1,860	45%	73%	1,350	510	1,860	
Child Stealing	107	23	-	22	12	164	65%	73%	119	45	164	
Narcotics	144	395	-	390	132	1,061	14%	73%	770	291	1,061	
Vice Crimes	17	145	-	152	37	351	5%	73%	255	96	351	
Telephone or Multimedia Offense	946	430	-	471	83	1,930	49%	73%	1,401	529	1,930	
Vandalism	2,174	1,603	1	1,132	134	5,044	43%	73%	3,662	1,382	5,044	
Weapons Offense	1,240	1,823	-	2,055	479	5,597	22%	73%	4,063	1,534	5,597	
Unclassified Criminal Act	245	866	-	583	1,014	2,708	9%	73%	1,966	742	2,708	
Grand Total	86,440	129,247	38	102,123	32,255	350,103			251,540	98,563	350,103	
Percentage of Total	24.7%	36.9%	0.0%	29.2%	9.2%	100.0%			71.8%	28.2%	100.0%	

Source: Fresno Police Department; EPS

pol calls 2



APPENDIX E:
Capital Improvement Program

**Table E-1
Fresno Police Impact Fee Program Update
Planned Capital Improvements - Police (2022 \$)**

Item	Land			Site Improvements and Parking		Construction			TOTAL
	Acres	Cost per Acre [1]	Total Cost	Cost per Acre [1]	Total Cost	Quantity	Cost per Sq. Ft. [1]	Total Cost	
Buildings and Land						<i>Sq. Ft.</i>			
Citywide Police Headquarters./Comm. Center Police Substation #6	8.0	\$210,000	\$1,680,000	\$332,000	\$2,656,000	125,000	\$520	\$65,000,000	\$69,336,000
Main Building	4.0	\$210,000	\$840,000	\$332,000	\$1,328,000	14,100	\$520	\$7,332,000	\$9,500,000
Property and Evidence Storage Facility			\$0		\$0	19,000	\$140	\$2,660,000	\$2,660,000
Police Substation #6 Subtotal			\$840,000	\$332,000	\$1,328,000			\$9,992,000	\$12,160,000
Police Substation #7	4.0	\$210,000	\$840,000	\$332,000	\$1,328,000	14,100	\$520	\$7,332,000	\$9,500,000
911 Emergency Operations Dispatch Center [3]	0.0		\$0		\$0	-	-	\$10,400,000	\$10,400,000
Subtotal (Buildings and Land)			\$3,360,000		\$5,312,000			\$92,724,000	\$101,396,000
Vehicles and Specialized Equipment						<i>Items</i>			
Patrol Vehicles [2]						80	\$74,035	\$5,922,792	\$5,922,792
Unmarked Vehicles [2]						55	\$38,911	\$2,140,128	\$2,140,128
Patrol Motorcycles [2]						17	\$23,000	\$391,000	\$391,000
Officer Equipment [2]						312	\$10,500	\$3,276,000	\$3,276,000
Drug Analysis [4]						-	-	\$303,489	\$303,489
Ballistics [4]						-	-	\$592,174	\$592,174
DNA Laboratory [4]						-	-	\$1,776,521	\$1,776,521
Additional Forensic Lab Facility Needs [4]						-	-	\$6,217,823	\$6,217,823
Subtotal (Vehicles and Equipment)								\$20,619,927	\$20,619,927
Grand Total	16.0		\$3,360,000		\$5,312,000			\$113,343,927	\$122,015,927

CIP_police2

Source: Fresno Police Department and EPS

[1] See Table B-1 for unit costs except where noted in other footnotes.

[2] See Table 12 for number of items and Table 8 for unit costs.

[3] Cost from FPD.

[4] Costs from the 2016 Nexus Study adjusted by the change in the annual average CPI for San Francisco from 2015 to 2020. See Table B-3.

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**Table E-2
Fresno Police Impact Fee Program Update
Vehicle and Equipment Quantities - Police**

**Police Equipment
and Vehicle Quantities**

Item	Officers per 1,000 Pop.	Officers per Vehicle	Existing Pct. of Patrol Vehicles	Equipment and Vehicles		
				Total	Less Existing	Planned
Population in 2035				731,000		
Vehicles and Specialized Equipment						
Officer Equipment	1.5			1,097	(785)	312
Patrol Vehicles	1.5	2.5		439	(359)	80
Unmarked Vehicles			69%	304	(249)	55
Patrol Motorcycles			22%	95	(78)	17

veh plan

Source: Fresno Police Department and EPS

**Table E-3
Fresno Police Impact Fee Program Update
Detailed Police Vehicle Costs (2022 \$)**

Police Vehicle Costs

Item	Vehicles In Use	
	Patrol	Unmarked
Base Patrol Car - Gas Interceptor	\$40,000	
Modifications		
Paint	\$1,300	
Decals	\$1,700	
Upfit	\$19,600	
Transport	\$400	
Radio Set	\$2,800	
Computers	\$2,500	
EJ Ward	\$700	
Detail	\$100	
Subtotal	\$29,100	
Total Cost per Vehicle		
Base Patrol Car + Modifications	\$69,100	
In-house Upfit	\$2,000	
Contingency (4%)	\$2,760	
Trunk Kit	\$175	
Total Vehicle Cost	\$74,035	\$38,911

vehicle

Source: Fresno Police Department

Table E-4
Fresno Police Impact Fee Program Update
Detailed Police Equipment Cost per Sworn Officer (2022 \$)

Police Equipment Cost

Item	Quantity	Total Cost [1]
Badge	1	\$78.50
Soft Cap Badge	1	\$71.50
Citation Case	1	\$19.99
Notice to Appear Citation Book	1	\$5.00
Handgun with 3 Mags	1	\$540.00
Holster	1	\$97.00
Tac Light	1	\$100.00
Patrol Rifle and Accessories	1	\$1,282.50
Taser Axon Body Camera Package	1	\$2,329.00
X26P Taser Holster and 4 Cartridges	1	\$155.00
Digital Recorder	1	\$60.00
USB Thumb Drive	1	\$10.00
Ballistic Vest	1	\$875.00
Hawkepaks Specialty Traffic Vest	1	\$44.00
Ballistic Helmet	1	\$248.23
Universal Detachable Face Shield	1	\$69.68
Helmet Bag with Drawstring	1	\$40.65
Metal Detector Wand	1	\$40.00
Radio Motorola APX6000	1	\$3,564.00
Belt Keepers	4	\$14.40
Magazine Pouch	1	\$28.40
Expandable Baton	1	\$125.50
Expandable Baton Holder	1	\$32.50
Handcuff Case	1	\$22.00
Handcuffs	1	\$30.00
Pepper Spray	1	\$19.99
Pepper Spray Case	1	\$32.40
Inner Belt	1	\$16.61
Outer Belt	1	\$37.78
Dusting Kit	1	\$79.65
Maglite Flashlight (NO LONGER ISSUED)	1	N/A
Maglite Flashlight Holder (NO LONGER ISSUED)	1	N/A
Key Ring Holder	1	\$7.00
Nickel Whistle	1	\$5.00
Keys	3	\$6.00
Ink Pad	1	\$2.65
Wirebound Spiral Memo Notebook	1	\$0.99
Street Guide	1	\$10.00
Bic Stick Retractable Pen	1	\$0.49
Silver Name Tags	2	\$7.00
Baton Holder (NO LONGER ISSUED)	1	N/A
Sales Tax for Items Not Already Figured		\$417.56
Total		\$10,525.97
Rounded		\$10,500.00

officer_cost

Source: Fresno Police Department

[1] Actual costs in 2021 dollars.

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