

# FIRE FACILITIES IMPACT FEE UPDATE

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# PRESENTATION PURPOSE AND OVERVIEW

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- Fire Facilities Fee Update
  - Prior update completed in 2016
  - Calibrate impact fee levels to actual costs
  - Mitigate barriers to new development associated with facility delivery
- Impact Fee Overview and Process
- Proposed Updated Fees
- Key Changes and Cost Drivers



# IMPACT FEE OVERVIEW AND PROCESS

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- What is an impact fee?
- Mitigation Fee Act (AB1600)
- Scope of Nexus Study Update
  - Demographic and Land Use Analysis
  - Capital Facilities Analysis
  - Project List and Cost Estimates
  - Cost Allocation
  - Fee Calculation
  - Technical Report Establishing Legal Nexus between New Development and the Proposed Fees



# MITIGATION FEE ACT LEGAL REQUIREMENTS

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## REQUIRED FINDINGS UNDER AB1600

- 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 public facility or portion of public facility attributable to development on which the fee is imposed.

# IMPACT FEE COMPARISON

Land Use Category	Current Fee	Proposed Fee	% Change
<b>Residential</b>		<i>per dwelling unit</i>	
Single-Family	\$779	\$1,893	<b>143%</b>
Multifamily	\$588	\$1,429	<b>143%</b>
<b>Nonresidential</b>		<i>per 1,000 bldg. sq. ft.</i>	
Retail	\$272	\$662	<b>144%</b>
Office	\$311	\$757	<b>143%</b>
Industrial	\$156	\$379	<b>143%</b>



**Legend**

**Current Fire Stations**

- 1 - OLIVE AND MAPLE
- 2 - HERNDON AND WEST
- 3 - FRESNO AND E
- 4 - FIRST AND TULARE
- 5 - SHIELDS AND FRESNO
- 6 - CEDAR AND GETTYSBURG
- 7 - JENSEN AND CHERRY
- 8 - CEDAR AND BUTLER
- 9 - CLINTON AND FRUIT
- 11 - FRESNO AND BARSTOW
- 12 - MARKS AND GETTYSBURG
- 13 - MILLBROOK AND NEES
- 14 - POLK AND ESCALON
- 15 - CLOVIS AND BUTLER
- 16 - CLINTON AND POLK
- 17 - MAPLE AND INTERNATIONAL
- 19 - BELMONT AND MARKS
- 20 - GETTYSBURG AND MAROA

**Future Fire Stations**

- 10F - CLINTON AND ARMSTRONG
- 18F - BRYAN AND SHAW

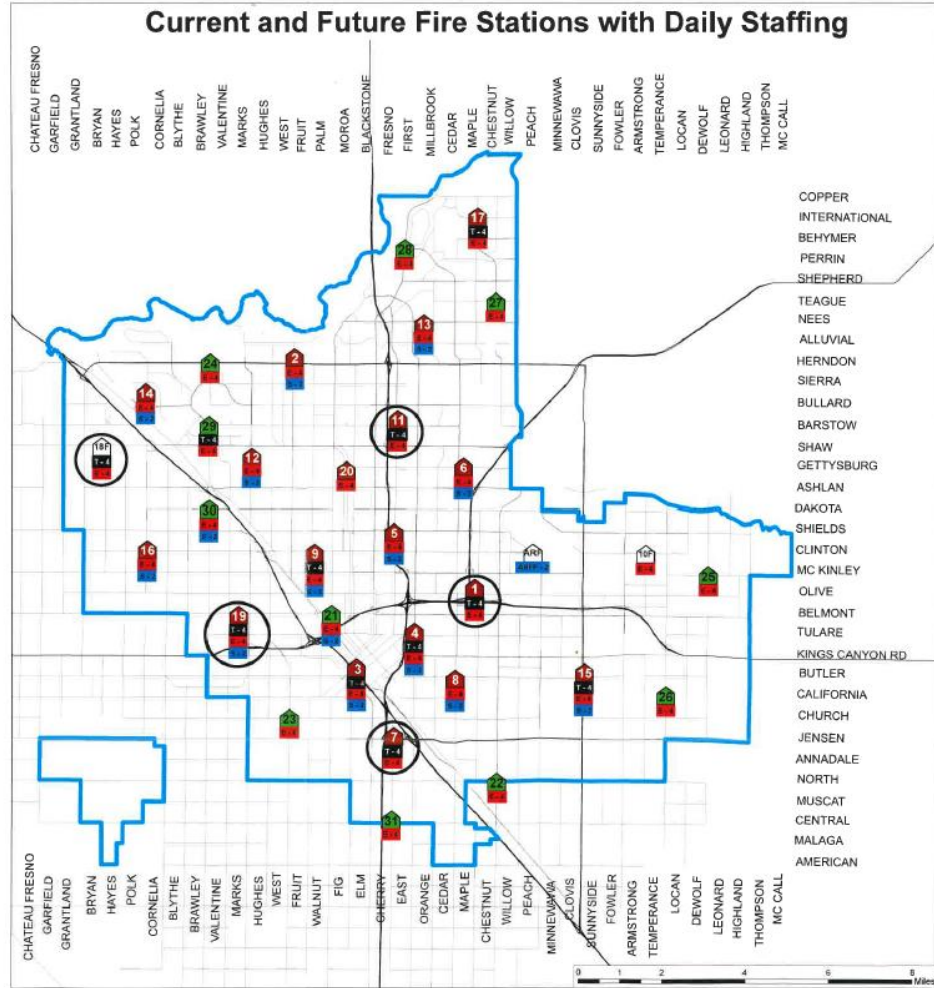
**Proposed Fire Stations by 2035**

- 21 - BELMONT AND VAN NESS
- 22 - NORTH AND CHESTNUT
- 23 - CHURCH AND FRUIT
- 24 - HERNDON AND BRAWLEY
- 25 - MCKINLEY AND DEWOLF
- 26 - CALIFORNIA AND TEMPERANCE
- 27 - TEAGUE AND CHESTNUT
- 28 - CHAMPLAIN AND FRIANT
- 29 - BARSTOW AND BRAWLEY
- 30 - DAKOTA AND WEST
- 31 - CENTRAL AND CHERRY

**CoF Sphere of Influence**



**Current and Future Fire Stations with Daily Staffing**



# KEY CHANGES AND COST DRIVERS

Key Cost Drivers	Current Impact Fee	Proposed Update
<b>Land Acquisition</b>	\$265,000 per acre	\$200,000 - \$300,000 per acre
<b>Station Construction Costs</b>	\$490 per building square foot	\$630 per building square foot
<b>Site Improvement Costs</b>	Assumed included above	\$300,000 per acre
<b>Soft Costs</b>	Assumed included above	25% of construction costs
<b>Apparatus and Equipment</b>	62 vehicles	100 vehicles
<b>Financing Costs</b>	50% of station construction costs	70% of station construction, site improvement, and apparatus costs
<b>Other Factors</b>	6 new stations	11 new stations
Additional Facilities Included	1 station to be expanded	11 stations to be expanded
Station Expansion Costs		

*Source: City of Fresno Fire Department.*

# PROPOSED IMPACT FEES

Land Use Category	Base Fee	2% Admin	Total Fee
<b>Residential</b>		<i>per dwelling unit</i>	
Single-Family	\$1,856	\$37	<b>\$1,893</b>
Multifamily	\$1,401	\$28	<b>\$1,429</b>
<b>Nonresidential</b>		<i>per 1,000 bldg. sq. ft.</i>	
Retail	\$649	\$13	<b>\$662</b>
Office	\$742	\$15	<b>\$757</b>
Industrial	\$371	\$7	<b>\$379</b>

