



Parkland Acquisition and Park Facilities
Development Impact Fee (Park Dwelling Fee)
Annual Report Fiscal Year 2020-21

I. BACKGROUND

On September 7, 1988, the City Council approved Ordinance No. 2641, Park Dwelling Fee, which amended the 21.12 of the Fullerton Municipal Code (originally established in 1971) relating to Parkland Acquisition and Park Development Impact Fees to meet State requirements. In 1992, the City Council approved Ordinance 2830 excluding the use of funds for maintenance.

II. REPORTING REQUIREMENTS

State law imposes both annual and five-year reporting requirements as a result of its collection of Park Impact Fees. The specific elements to be included in the report include:

- A. A brief description of the type of fee in the fund account
- B. The amount of the fee
- C. The beginning and ending balance
- D. The amount of fees collected and interest earned
- E. Identification of each public improvement on which fees are expended
- F. An identification of the approximate date by which the construction of public improvements will commence
- G. A description of each inter fund transfer loan made from the fund balance
- H. The amount of refunds made pursuant to any protests

The annual report is to be made available to the public within 180 days following the close of the fiscal year. It is also to be reviewed by the City Council no less than 15 days after the information is made available to the public at its next regularly scheduled meeting.

A. Fee Description:

1. Purpose of Park Dwelling Fee

Per FMC 21.12.010 the purpose of the park fee is to implement the goals and policies of the Resource Management Element of the City of Fullerton's General Plan, which calls for the creation of open space throughout the community and the provision of a comprehensive and unified system of parks and recreational facilities accessible to all residents. The City Council determined that the need for increased access and availability of open space, parks and recreational facilities increases in proportion to the increases in the number of dwelling units in the city and the associated increase in population.

2. Use of Park Dwelling Fee

Per Fullerton Municipal Code 21.12.040 all money collected as fees imposed by this chapter shall be deposited in the park dwelling fund and shall be used solely for the acquisition, development and improvement of public parks and recreational facilities in the City, as proposed by the City's Five-Year Capital Improvement Program.

B. Amount of Park Dwelling Fee

1. Park Dwelling Fee Formula (adopted 1995 per Resolution 8685) =

$$\frac{(\text{cost/acre for land acquisition} + \text{cost/acre for land development}) \times \text{parkland to population need} \times \text{residents per dwelling unit}}{1,000}$$

2. Park Dwelling Fee for Fiscal Year 2020-21 per Resolution 2020-48: \$12,020 per dwelling unit.

C. Beginning and Ending Balance of Park Dwelling Fund

1. Beginning Balance, July 1, 2020: \$4,746,421.91
2. Ending Balance, June 30, 2021: \$2,918,127.03

D. Amount of Fees Collected and Interest Earned

1. Fees Collect July 1, 2020 to June 30, 2021: \$715,323.38
2. Interest + Investment Earned July 1, 2020 to June 30, 2021: \$3,849.42

E. Identification of Public Improvements – See attachment 3. City of Fullerton 5-Year Capital Improvement Program Schedule

F. Commencement Date of Projects – All park improvement projects commence within the fiscal year from 7/1/20 to 6/30/21

G. Inter fund Transfer Loans from Fund Balance

1. No loans made to other funds
2. Amount of Park Dwelling funds transferred to Capital Project Fund for park projects = \$2,543,030.67

H. Refunds Due to Protests - None

ATTACHMENTS:

1. City of Fullerton 5-Year CIP Schedule for Projects Using Park Dwelling Funds
2. Park Dwelling Balance Sheet 7/1/20 to 6/30/21
3. Fullerton Municipal Code 21.12
4. City of Fullerton Resolution No. 2020-48 (pertaining to Park Dwelling Fee)

CITY OF FULLERTON
FISCAL YEARS 2020-21 - 2024-25

Department: Parks and Recreation

Project Priority Number: 1

Project Number: **54033** Project Name: **Pearl Park Acquisition & Renovation**

General Plan Element Section: Parks & Recreation

General Plan Element Subsection: Policy P15.2

Project Category: Parks

Type of Project: New Improvement

Project Location: PEARL PARK

Expected Completion Date: Winter 2020

Project Description:

Pearl Lot was acquired in Spring 2020 for development of a new public park. Design and engineering completed in FY 2019-20. Renovation includes play structure, basketball half-court, picnic area, landscaping and walkways. State grant funding received to offset some acquisition costs paid by Park Dwelling and fund the renovation estimated at \$1 million.

FY 2016-17 Funding

Park Dwelling Fund	\$ 942,500
Grant	\$ 25,000
Total	<u>\$ 967,500</u>

FY 2017-18 Funding

Grant	\$ 50,000
Total	<u>\$ 50,000</u>

Project was awarded the Grant funding for construction costs in Spring 2020.

PROJECT COSTS

Funding Source	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	TOTAL
Grant - State	\$1,572,311					\$1,572,311
						\$0
						\$0
						\$0
						\$0
						\$0
TOTALS	\$1,572,311	\$0	\$0	\$0	\$0	\$1,572,311

Restrictions or Deadlines Associated with Outside Funding Sources:

Grant funds are restricted to Pearl Park and must be spent within 5 years.

CITY OF FULLERTON
FISCAL YEARS 2020-21 - 2024-25

Department: Parks and Recreation

Project Priority Number: 2

Project Number: **54042** Project Name: **Park Lighting Replacement**

General Plan Element Section: Parks & Recreation

General Plan Element Subsection: Policy P15.2

Project Category: Parks

Type of Project: Replacement

Project Location: INDEPENDENCE PARK AND RICHMAN PARK

Expected Completion Date: Fall 2020

Project Description:

Independence Park:

Replacement of inoperable sports lighting on pool deck at the Janet Evan Swim Complex. Lighting study of Independence Park lights was completed in FY 2019-20.

Richman Park:

Lighting study and replacement of park safety lighting at Richman Park.

FY 2019-20 Funding

Park Dwelling Fund	\$	10,000
Facility Capital Repair	\$	10,000
Total	\$	20,000

PROJECT COSTS

Funding Source	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	TOTAL
Park Dwelling	\$250,000					\$250,000
						\$0
						\$0
						\$0
						\$0
						\$0
TOTALS	\$250,000	\$0	\$0	\$0	\$0	\$250,000

Restrictions or Deadlines Associated with Outside Funding Sources:

None.

CITY OF FULLERTON
FISCAL YEARS 2020-21 - 2024-25

Department: Parks and Recreation

Project Priority Number: 3

Project Number: **54043** Project Name: **Laguna Lake ADA Improvements**

General Plan Element Section: Parks & Recreation

General Plan Element Subsection: Policy P15.2

Project Category: Parks

Type of Project: Replacement

Project Location: LAGUNA LAKE PARK

Expected Completion Date: Fall 2020

Project Description:

ADA (American with Disability Act) improvements identified after inspection. Improvements include restroom entrances and accessible pathways. Funding received as a public benefit in VTTM for the West Coyote Hills development.

PROJECT COSTS

Funding Source	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	TOTAL
Other - Developer Fees	\$190,000					\$190,000
						\$0
						\$0
						\$0
						\$0
						\$0
TOTALS	\$190,000	\$0	\$0	\$0	\$0	\$190,000

Restrictions or Deadlines Associated with Outside Funding Sources:

Funding restricted to Laguna Lake Park.

CITY OF FULLERTON
FISCAL YEARS 2020-21 - 2024-25

Department: Parks and Recreation

Project Priority Number: 4

Project Number: **54044** Project Name: **Juanita Cooke Trail Improvements**

General Plan Element Section: Parks & Recreation

General Plan Element Subsection: Policy P15.2

Project Category: Parks

Type of Project: New Improvement

Project Location: JUANITA COOKE TRAIL AT MORELIA, NORTH OF BASTANCHURY

Expected Completion Date: Spring 2021

Project Description:

Improve existing section of Juanita Cooke Trail on Morelia from Bastanchury Rd. to Laguna Rd. Improvements include increasing the width of the trail to meet City trail standards, trail surface, fencing, slope retention, transition ramps, landscaping and other improvements associated with project.

PROJECT COSTS

Funding Source	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	TOTAL
Park Dwelling	\$532,750					\$532,750
Other - Developer Fees	\$367,350					\$367,350
						\$0
						\$0
						\$0
						\$0
TOTALS	\$900,100	\$0	\$0	\$0	\$0	\$900,100

Restrictions or Deadlines Associated with Outside Funding Sources:

Developer fees restricted to this portion of Juanita Cooke Trail

CITY OF FULLERTON
FISCAL YEARS 2020-21 - 2024-25

Department: Parks and Recreation

Project Priority Number: 5

Project Number: **54036** Project Name: **West Coyote Hills Acquisition**

General Plan Element Section: Parks & Recreation

General Plan Element Subsection: Policy P15.2

Project Category: Parks

Type of Project: Acquisition

Project Location: PROPERTY IN WEST COYOTE HILLS

Expected Completion Date: Spring 2021

Project Description:

Acquisition of property in West Coyote Hills.

FY 2016-17 Funding:

State Grant \$ 2,000,000

Private Foundation Grant \$ 50,000

Total \$ 2,050,000

FY 2017-18 Funding:

Private Foundation Grant \$ 50,000

Total \$ 50,000

FY 2018-19 Funding:

Private Foundation Grant \$ 40,000

Project was awarded the Grant Total \$ 40,000

FY 2019-20 Funding:

Land & Water State Grant \$ 500,000

Prop 68 State Grant \$ 4,800,000

CA Fish & Wildlife Services Grant \$ 810,000

US Fish & Wildlife Grant \$ 2,000,000

Total \$ 8,110,000

PROJECT COSTS

Funding Source	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	TOTAL
Park Dwelling	\$50,000					\$50,000
Grant - State	\$14,000,000					\$14,000,000
Grant - Federal	\$2,000,000					\$2,000,000
						\$0
						\$0
						\$0
TOTALS	\$16,050,000	\$0	\$0	\$0	\$0	\$16,050,000

Restrictions or Deadlines Associated with Outside Funding Sources:

State grant is restricted to West Coyote Hills acquisition and operations of West Coyote Hills open space. Federal grant is restricted to acquisition of neighborhoods 1 and 3. Federal grant must be spent by 2021.

CITY OF FULLERTON
FISCAL YEARS 2020-21 - 2024-25

Department: Parks and Recreation

Project Priority Number: 6

Project Number: **54035** Project Name: **Pacific Drive Park Improvements**

General Plan Element Section: Parks & Recreation

General Plan Element Subsection: Policy P15.2

Project Category: Parks

Type of Project: Rehabilitation

Project Location: PACIFIC DRIVE PARK

Expected Completion Date: Spring 2021

Project Description:

Rehabilitation of Pacific Drive Park. Design and engineering will begin in FY 2019-20. Improvements will include installing a new play structure, improving the picnic areas, landscaping and walkways and renovating the restrooms. Total cost including design and construction is estimated at \$1.2 million.

FY 2017-18 Funding

Park Dwelling Fund		\$ 25,000
	Total	\$ 25,000

FY 2018-19 Funding

Park Dwelling Fund		\$ 675,000
	Total	\$ 675,000

PROJECT COSTS

Funding Source	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	TOTAL
Park Dwelling	\$325,000					\$325,000
Grant - CDBG	\$250,000					\$250,000
						\$0
						\$0
						\$0
						\$0
TOTALS	\$575,000	\$0	\$0	\$0	\$0	\$575,000

Restrictions or Deadlines Associated with Outside Funding Sources:

Community Development Block Grant (CDBG) Funds are restricted to Pacific Drive Park

CITY OF FULLERTON
FISCAL YEARS 2020-21 - 2024-25

Department: Parks and Recreation

Project Priority Number: 7

Project Number: **54490** Project Name: **Park Facilities Improvements**

General Plan Element Section: Parks & Recreation

General Plan Element Subsection: Policy P15.2

Project Category: Parks

Type of Project: Replacement

Project Location: VARIOUS PARKS, PARK FACILITIES AND TRAILS

Expected Completion Date: Ongoing - Multiyear

Project Description:

Replacement and renovation of various park and trails amenities that have been damaged beyond repair and maintenance throughout the park system. These replacement and renovation projects are smaller in scope than a full CIP project, may require some design and engineering and may be considered more urgent and need to be completed in a shorter time frame. Amenities include items such as play structures, playground safety surfacing, park restrooms, trail renovations, lights, irrigation systems, concrete walkways, fencing, field renovation, netting, etc.

PROJECT COSTS

Funding Source	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	TOTAL
Park Dwelling	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$625,000
						\$0
						\$0
						\$0
						\$0
						\$0
TOTALS	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$625,000

Restrictions or Deadlines Associated with Outside Funding Sources:

None.

City of Fullerton
Balance Sheet

From 7/1/2020 to 6/30/2021

		Beginning Balance	Debit	Credit	Year-To-Date Balance
Fund 39	Park Dwelling Fund				
	Assets				
	1001 Claim on Cash	4,689,745.54	2,073,414.66	3,848,882.59	2,914,277.61
	1050 Change to Mkt Value-Investment	49,877.97	2,894.53	49,877.97	2,894.53
	1160 Interest Receivable	6,798.40	954.89	6,798.40	954.89
	Total for Assets	4,746,421.91	2,077,264.08	3,905,558.96	2,918,127.03
	Fund Equities				
	3001 Fund Balance	-4,746,421.91	0.00	0.00	-4,746,421.91
	Total for Fund Equities	-4,746,421.91	0.00	0.00	-4,746,421.91
	Revenues				
	Total for Revenues	0.00	0.00	0.00	0.00
	Equities				
	Transfers Out				
	3166 Trf To Capital Project Fd (74)	0.00	3,848,295.00	1,305,264.33	2,543,030.67
	Total for Transfers Out	0.00	3,848,295.00	1,305,264.33	2,543,030.67
	3100 Revenues	0.00	56,676.37	771,999.75	-715,323.38
	3190 Expenses	0.00	587.59	0.00	587.59
	Net Income (Loss)	0.00	57,263.96	771,999.75	-714,735.79
	Net Change in Fund Balance	0.00	57,263.96	771,999.75	-714,735.79
Total 39 - Park Dwelling Fund		0.00	5,982,823.04	5,982,823.04	0.00

Fullerton, CA Municipal Code

Chapter 21.12

FEE FOR PARKS ON THE CONSTRUCTION OF DWELLING UNITS

Sections:

21.12.010	Purpose of fee.
21.12.020	Fee imposed.
21.12.025	Definitions.
21.12.030	Collection of fee.
21.12.040	Use of funds.

21.12.010 Purpose of fee.

The purpose of the park fee is to implement the goals and policies of the Resource Management Element of the City of Fullerton's General Plan, which calls for the creation of open space throughout the community and the provision of a comprehensive and unified system of parks and recreational facilities accessible to all residents. The City Council determined that the need for increased access and availability of open space, parks and recreational facilities increases in proportion to the increases in the number of dwelling units in the city and the associated increase in population. (Ord. 2641 § 1, 1988: Ord. 2614 § 1, 1987: Ord. 2223 § 1 (part), 1978: Ord. 1741 § 5 (part), 1971).

21.12.020 Fee imposed.

There is imposed upon every person who establishes any dwelling unit in the city, including mobile home parks, except for rest homes, convalescent homes, homes for the aged, and any room intended for use as a bedroom by transients, a fee for the privilege of establishing each such dwelling unit.

Commencing immediately after the effective date of the ordinance codified in this section, the fee levied against dwelling units constructed within the city shall be as determined by resolution of the City Council, and shall be reviewed on an annual basis. (Ord. 2614 § 2, 1987: Ord. 2223 § 1 (part), 1978: Ord. 1919 § 1, 1973: Ord. 1744 § 1, 1971; Ord. 1741 § 5 (part), 1971).

Fullerton, CA Municipal Code

21.12.025 Definitions.

A. Dwelling Unit. As used herein the term "dwelling unit" shall have the meaning as defined in Section 15.04.040.

B. Public Parks and Recreational Facilities. As used herein, the term "parks and recreational facilities" include publicly accessible open space areas, City parks, recreational trails, community centers, senior centers and all facilities and structures related thereto. (Ord. 2982, 2001: Ord. 2740 § 27, 1990: Ord. 2641 § 2, 1988: Ord. 1744 § 2, 1971).

21.12.030 Collection of fee.

The fee imposed by this chapter shall be due and payable, and shall be collected by the Director of Development Services, at the same time that fees are paid to the City for the building permit for the construction of the building to contain the bedroom or bedrooms. If such permit is denied, revoked or surrendered without the bedroom or bedrooms for which the fee was so paid having been established, the fee shall be refunded. (Ord. 2614 § 3, 1987: Ord. 1741 § 5 (part), 1971).

21.12.040 Use of funds.

All money collected as fees imposed by this chapter shall be deposited in the park dwelling fund and shall be used solely for the acquisition, development, improvement, and maintenance of public parks and recreational facilities in the City, as proposed by the City's Five Year Capital Improvement Program.

On or after July 1, 1993, this section shall read as follows: All money collected as fees imposed by this chapter shall be deposited in the park dwelling fund and shall be used solely for the acquisition, development and improvement of public parks and recreational facilities in the City, as proposed by the City's Five-Year Capital Improvement Program. (Ord. 2830, 1992: Ord. 2641 § 3, 1988: Ord. 2614 § 4, 1987: Ord. 2223 § 1 (part), 1978: Ord. 2198 § 3, 1978: Ord. 1741 § 5 (part), 1971).

RESOLUTION NO. 2021-36

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON,
CALIFORNIA, APPROVING THE CITY'S SCHEDULE OF FEES AND
CHARGES FOR MUNICIPAL SERVICES FOR FISCAL YEAR 2021-22 AND
REPEALING RESOLUTION NO. 2020-48

WHEREAS, California State law authorizes the City of Fullerton to collect fees and charges for services, provided such fees and charges do not exceed the reasonable cost of providing such service.

WHEREAS, the City must amend its City's Schedule of Fees from time to time and revise the amounts charged to assist in the cost recovery of performing such services as cost of services can increase annually and for other economical or defensible reasons.

WHEREAS, City may need to add amendments to certain City fees or new City fees approved during the prior fiscal year to the City's Schedule of Fees and Charges.

WHEREAS, it is the City's financial practice to approve an annual resolution to approve and adopt the City's Schedule of Fees and Charges for the new fiscal year.

WHEREAS, it is recommended that City Council approve all department Fee Schedules, attached to this Resolution, in prescribed amounts to assist in the cost recovery of performing such services as prescribed herein.

WHEREAS, City Council held a duly noticed public hearing on June 1, 2021 to adopt this Resolution.

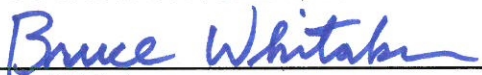
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FULLERTON HEREBY RESOLVES AS FOLLOWS:

Section 1. City Council adopts all Fees and Charges set forth in this Resolution and approves the City's Schedule of Fees and Charges for Fiscal Year 2021-22.

Section 2. All prescribed Fees and Charges become effective at the start of the new fiscal year, July 1, 2021.

Section 3. The City Clerk shall certify to the adoption of this Resolution.

ADOPTED BY THE FULLERTON CITY COUNCIL ON JUNE 1, 2021.


Bruce Whitaker
Mayor

ATTEST:


Lucinda Williams, MMC
City Clerk

June 7, 2021

Exhibit G

CITY OF FULLERTON
PARKS AND RECREATION DEPARTMENT

2021-22
POLICY STATEMENT AND FEE SCHEDULE
PERTAINING TO PARK DWELLING FEES

I. Purpose

Per Fullerton Municipal Code Sections 21.12.010 - 21.12.040, the purpose of the park dwelling fee is to implement the goals and policies of the Resource Management Element of the City's General Plan which calls for the creation of open spaces throughout the community and the provision of a comprehensive and unified system of parks and recreation facilities accessible to all residents. All money collected as fees imposed shall be deposited in the Park Dwelling Fund and shall be used solely for the acquisition, development, and improvement of public parks and recreational facilities in the city, as proposed by the City's five-year Capital Improvement Program.

II. Formula (per Resolution 8685)

$$\frac{\text{Cost/Acre (Land Acquisition)} + \text{Cost/Acre (Land Development)} \times \text{Parkland Acres}}{1,000 \text{ population} \times \text{Residents/Acquisition Development Park Std. Dwelling Unit}} \times 1,000$$

III. Fee

FY 2021-22 = \$12,020 per dwelling unit

IV. Accessory Dwelling Units are exempted from paying Park Dwelling Fees per Resolution 2019-07