



Parkland Acquisition and Park Facilities
Development Impact Fee (Park Dwelling Fee)
Annual Report Fiscal Year 2021-22

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, 2021: \$2,918,127.03
2. Ending Balance, June 30, 2022: \$2,229,127.03

D. Amount of Fees Collected and Interest Earned

1. Fees Collect July 1, 2021 to June 30, 2022: \$218,812.54
2. Interest + Investment Earned July 1, 2021 to June 30, 2022: (\$19,227.07)

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 7/1/21 to 6/30/22

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 = \$907,756.10

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 7/1/21 to 6/30/22
3. Fullerton Municipal Code 21.12
4. City of Fullerton Resolution No. 2020-48 (pertaining to Park Dwelling Fee)

CITY OF FULLERTON
FISCAL YEARS 2021-22 - 2025-26

Department: Parks and Recreation

Project Priority Number: 1

Project Number: **54045** Project Name: **Emery Park Play Area Replacement**

General Plan Element Section: Parks & Recreation

General Plan Element Subsection: Policy P15.2

Project Category: Parks

Type of Project: Replacement

Project Location: EMERY PARK

Expected Completion Date: Fall 2022

Project Description:

Replacement of existing tot lot play equipment and adjacent picnic area shelter. Project will also repair damaged concrete paving and replace existing benches, tables, etc. in the vicinity of the tot lot.

Accessible path of travel will also provided (as needed) from the street sidewalk to the tot lot area.

PROJECT COSTS

Funding Source	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	TOTAL
Park Dwelling Fund	\$500,000					\$500,000

TOTALS	\$500,000	\$0	\$0	\$0	\$0	\$500,000
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Restrictions or Deadlines Associated with Outside Funding Sources:

None

CITY OF FULLERTON
FISCAL YEARS 2021-22 - 2025-26

Department: Parks and Recreation

Project Priority Number: 2

Project Number: **54046** Project Name: **Bastanchury Greenbelt**

General Plan Element Section: Parks & Recreation

General Plan Element Subsection: Policy P15.2

Project Category: Parks

Type of Project: New Improvement

Project Location: BASTANCHURY GREENBELT, NORTH OF MALVERN AVE AND BASTANCHURY SPORTS PARK

Expected Completion Date: Fall 2025

Project Description:

Project involves creation of open park space on two separate parcels located adjacent to Bastanchury Road. Parcel 1 is located between Hughes Road and Valencia Mesa Drive (east of the existing Bastanchury Sports Complex), and Parcel 2 is located northeast of Parks Road.

Project will be designed and constructed in phases. Phase 1 in FY 21-22 will involve conceptual design and neighborhood outreach. Future phases will involve final design and construction activities. Phase 2 will be preparation of final design documents and permitting. Phase 3 will be construction activities. Depending on available funding, Phase 3, may also be broken down into additional phases with construction of each parcel as separate projects.

Greenbelt design will be coordinated with the future planned Union Pacific Railroad Trail that runs parallel to the subject parcels.

PROJECT COSTS

Funding Source	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	TOTAL
Park Dwelling Fund	\$100,000					\$100,000
Unfunded		\$250,000	\$1,000,000	\$1,000,000		\$2,250,000

TOTALS	\$100,000	\$250,000	\$1,000,000	\$1,000,000	\$0	\$2,350,000
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Restrictions or Deadlines Associated with Outside Funding Sources:

None

CITY OF FULLERTON
FISCAL YEARS 2021-22 - 2025-26

Department: Parks and Recreation

Project Priority Number: 3

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:

Project involves unscheduled, unforeseen, and unanticipated replacement and renovation of various park and trails amenities that are 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. Amenity replacement can 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 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	TOTAL
Park Dwelling Fund	\$175,000	\$175,000	\$175,000	\$175,000	\$175,000	\$875,000
TOTALS	\$175,000	\$175,000	\$175,000	\$175,000	\$175,000	\$875,000

Restrictions or Deadlines Associated with Outside Funding Sources:

None

CITY OF FULLERTON
FISCAL YEARS 2021-22 - 2025-26

Department: Parks and Recreation

Project Priority Number: 4

Project Number: **54500** Project Name: **Hillcrest Park - Valley View Area**

General Plan Element Section: Parks & Recreation

General Plan Element Subsection: Policy P15.2

Project Category: Parks

Type of Project: Rehabilitation

Project Location: Hillcrest Park - 1200 N. Harbor Blvd

Expected Completion Date: Summer 2023

Project Description:

Project involves rehabilitation of the picnic, play area, restroom, and parking surface generally located adjacent to Valley View Drive. Rehabilitation of this area is part of the overall improvements to Hillcrest Park as detailed in the Hillcrest Park Master Plan.

This project will be completed in phases due to available funding:

Phase 1 - Conceptual design of the entire project area

Phase 2 - Preparation of final construction documents for a portion of the project area

Phase 3 - Construction of Phase 2 improvements

Phase 4 - Preparation of final construction documents for the remaining limits of the project area

Phase 5 - Construction of the Phase 4 improvements

Phase 1 and Phase 2 is programmed for FY 21-22. Phases 3-5 are expected to be programmed in the following years.

PROJECT COSTS

Funding Source	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	TOTAL
Park Dwelling Fund	\$200,000					\$200,000
Unfunded		\$750,000	\$750,000			\$1,500,000
TOTALS	\$200,000	\$750,000	\$750,000	\$0	\$0	\$1,700,000

Restrictions or Deadlines Associated with Outside Funding Sources:

None

CITY OF FULLERTON
FISCAL YEARS 2021-22 - 2025-26

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: West Coyote Hills Area

Expected Completion Date: Ongoing - Multiyear

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
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

FY 2020-21 Funding:

Park Dwelling	\$ 50,000
State Budget Allocation	\$ 14,000,000
US Fish & Wildlife Grant	\$ 2,000,000
Total	\$ 16,050,000

PROJECT COSTS

Funding Source	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	TOTAL
Park Dwelling Fund	\$40,000					\$40,000

TOTALS	\$40,000	\$0	\$0	\$0	\$0	\$40,000
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Restrictions or Deadlines Associated with Outside Funding Sources:

None

City of Fullerton
Balance Sheet

From 7/1/2021 to 6/30/2022

		Beginning Balance	Debit	Credit	Year-To-Date Balance
Fund 39	Park Dwelling Fund				
	Assets				
	1001 Claim on Cash	2,914,277.61	1,626,350.71	2,292,217.68	2,248,410.64
	1050 Change to Mkt Value-Investment	2,894.53	0.00	23,048.96	-20,154.43
	1160 Interest Receivable	954.89	927.26	954.89	927.26
	Total for Assets	<u>2,918,127.03</u>	<u>1,627,277.97</u>	<u>2,316,221.53</u>	<u>2,229,183.47</u>
	Fund Equities				
	3001 Fund Balance	-2,918,127.03	0.00	0.00	-2,918,127.03
	Total for Fund Equities	<u>-2,918,127.03</u>	<u>0.00</u>	<u>0.00</u>	<u>-2,918,127.03</u>
	Revenues				
	Total for Revenues	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	Equities				
	Transfers Out				
	3166 Trf To Capital Project Fd (74)	0.00	2,291,282.00	1,383,525.90	907,756.10
	Total for Transfers Out	<u>0.00</u>	<u>2,291,282.00</u>	<u>1,383,525.90</u>	<u>907,756.10</u>
	3100 Revenues	0.00	24,801.66	243,752.07	-218,950.41
	3190 Expenses	0.00	137.87	0.00	137.87
	Net Income (Loss)	<u>0.00</u>	<u>24,939.53</u>	<u>243,752.07</u>	<u>-218,812.54</u>
	Net Change in Fund Balance	0.00	24,939.53	243,752.07	-218,812.54
	Total 39 - Park Dwelling Fund	<u>-0.00</u>	<u>3,943,499.50</u>	<u>3,943,499.50</u>	<u>-0.00</u> <u>0.00</u>

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)

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

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