



Parkland Acquisition and Park Facilities  
Development Impact Fee (Park Dwelling Fee)  
Annual Report Fiscal Year 2022-23

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## 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 2022-23 per Resolution 2020-48: \$12,020 per dwelling unit.

C. Beginning and Ending Balance of Park Dwelling Fund

1. Beginning Balance, July 1, 2022: \$2,229,183.47
2. Ending Balance, June 30, 2023: \$2,959,054.71

D. Amount of Fees Collected and Interest Earned

1. Fees Collect July 1, 2022 to June 30, 2023: \$729,871.24
2. Interest + Investment Earned July 1, 2022 to June 30, 2023: (\$33,099.74)

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

F. Commencement Date of Projects – All park improvement projects commence within the fiscal year from 7/1/22 to 6/30/23

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 = \$0.00

H. Refunds Due to Protests - None

ATTACHMENTS:

1. City of Fullerton 5-Year CIP Schedule for Projects Using Park Dwelling Funds (EXHIBIT A).
2. Park Dwelling Balance Sheet 7/1/22 to 6/30/23 (EXHIBIT B).
3. Fullerton Municipal Code 21.12 (EXHIBIT C)
4. City of Fullerton Resolution No. 2020-48 (pertaining to Park Dwelling Fee) (EXHIBIT D)

Park Dwelling Fund Annual Report  
FY 2022-23, page 3

CITY OF FULLERTON  
FISCAL YEARS 2022-23 - 2026-27

EXHIBIT A

Department: Parks and Recreation

Project Priority Number: 1

Project Number: 54269

Project Name: Playground & Safety Surface Replacement

General Plan Element Section: Parks & Recreation

General Plan Element Subsection: Policy P15.2

Project Category: Parks

Type of Project: Replacement

Project Location: VARIOUS LOCATIONS

Expected Completion Date: Ongoing - Annual Project

Project Description:

This project involves the replacement of 2 to 3 park playgrounds and playground safety surfacing per year throughout the City's park system that have been identified as damaged and beyond repair or out of compliance. This replacement project will address playgrounds that are not included in larger park improvement projects and may require some design and engineering.

This project is within the Parks & Recreation Department's work plan goal to focus on improvements to existing park amenities.

PROJECT COSTS

Funding Source	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	TOTAL
Park Dwelling Fund	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$2,000,000
TOTALS	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$2,000,000

Restrictions or Deadlines Associated with Outside Funding Sources:  
Park Dwelling funds are restricted to acquisition and improvements on City park property and may not be used for maintenance.

Park Dwelling Fund Annual Report  
FY 2022-23, page 4

CITY OF FULLERTON  
FISCAL YEARS 2022-23 - 2026-27

Department: Parks and Recreation

Project Priority Number: 2

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 LOCATIONS

Expected Completion Date: Ongoing - Annual Project

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.

This project is within the Parks & Recreation Department's work plan goal to focus on improvements to existing park amenities.

PROJECT COSTS

Funding Source	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	TOTAL
Park Dwelling Fund	\$210,000	\$175,000	\$175,000	\$175,000	\$175,000	\$910,000
TOTALS	\$210,000	\$175,000	\$175,000	\$175,000	\$175,000	\$910,000

Restrictions or Deadlines Associated with Outside Funding Sources:  
Park Dwelling funds are restricted to acquisition and improvements on City park property and may not be used for maintenance.

**CITY OF FULLERTON**  
**FISCAL YEARS 2022-23 - 2026-27**

Department: Parks and Recreation

Project Priority Number: 3

Project Number: **54039** Project Name: **Acacia Park & Fullerton Greenbelt Improvements**

General Plan Element Section: Parks & Recreation

General Plan Element Subsection: Policy P15.2

Project Category: Parks Type of Project: Rehabilitation

Project Location: ACACIA PARK AND FULLERTON CREEK GREENBELT

Expected Completion Date: Winter 2024

Project Description:  
A multi-year project to design and improve Acacia Park and the adjacent Fullerton Greenbelt. Improvements include to the play structure, outdoor exercise equipment, picnic areas, lighting, and landscaping. \$100,000 was appropriated in fiscal year 2018-19. Design and engineering will be will begin in summer 2022. Construction is estimated to begin in spring or summer of 2023 with completion projected in winter 2024.

This project is within the Parks & Recreation Department's work plan goal to focus on improvements to existing park amenities.

PROJECT COSTS

Funding Source	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	TOTAL
Park Dwelling Fund	\$250,000	\$700,000				\$950,000
<b>TOTALS</b>	<b>\$250,000</b>	<b>\$700,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$950,000</b>

Restrictions or Deadlines Associated with Outside Funding Sources:  
Park Dwelling funds are restricted to acquisition and improvements on City park property and may not be used for maintenance.

**CITY OF FULLERTON**  
**FISCAL YEARS 2022-23 - 2026-27**

Department: Parks and Recreation

Project Priority Number: 4

Project Number: **54048** Project Name: **Independence Pool Fence 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 Swim Complex

Expected Completion Date: Winter 2024

Project Description:  
Project to replace the perimeter safety fence at the swim complex in Independence Park. The existing fence 6 foot tall fence is not secure and \$100,000 was appropriated in fiscal year 2018-19. Design and engineering will be will begin in summer 2022. Construction is estimated to begin in spring or summer of 2023 with completion projected in winter 2024.

This project is within the Parks & Recreation Department's work plan goal to focus on improvements to existing park amenities.

PROJECT COSTS

Funding Source	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	TOTAL
Park Dwelling Fund	\$300,000					\$300,000
<b>TOTALS</b>	<b>\$300,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$300,000</b>

Restrictions or Deadlines Associated with Outside Funding Sources:  
Park Dwelling funds are restricted to acquisition and improvements on City park property and may not be used for maintenance.

**CITY OF FULLERTON**  
**FISCAL YEARS 2022-23 - 2026-27**

Department: Parks and Recreation

Project Priority Number: 5

Project Number: **54051** Project Name: **Fullerton Golf Course Restroom Upgrade**

General Plan Element Section: Parks & Recreation

General Plan Element Subsection: Policy P15.2

Project Category: Parks

Type of Project: Rehabilitation

Project Location: Fullerton Golf Course

Expected Completion Date: Summer 2023

**Project Description:**

Project will upgrade the main restrooms at the Fullerton Golf Course to bring them up to American Disabilities Act standards. Preliminary design was completed in 2019. The project was put on hold due to lack of funding. The engineering plan phase will begin in July 2022. Construction is estimated to begin in winter 2022 with completion projected in spring 2023.

This project is within the Parks & Recreation Department's work plan goal to focus on improvements to existing park amenities.

**PROJECT COSTS**

Funding Source	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	TOTAL
Brea Dam Fund	\$500,000					\$500,000
<b>TOTALS</b>	<b>\$500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$500,000</b>

**Restrictions or Deadlines Associated with Outside Funding Sources:**

Brea Dam funds are restricted to use within the Brea Dam Recreational Area per the City's lease with the US Army Corps of Engineers.

**CITY OF FULLERTON**  
**FISCAL YEARS 2022-23 - 2026-27**

Department: Parks and Recreation

Project Priority Number: 6

Project Number: **54052** Project Name: **Gilbert Park Accessibility Improvements**

General Plan Element Section: Parks & Recreation

General Plan Element Subsection: Policy P15.2

Project Category: Parks Type of Project: Repair & Maintenance

Project Location: Gilbert Park, 2120 W. Orangethorpe Ave

Expected Completion Date: Summer 2023

Project Description:  
Project will involve rehabilitation of specific items related to accessibility within the existing public park. Work shall include walkway repair and rehabilitation, site drainage modifications and upgrades, replacement of drinking fountains, accessible parking stall upgrades and other related work.

This project is within the Parks & Recreation Department's work plan goal to focus on improvements to existing park amenities.

PROJECT COSTS

Funding Source	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	TOTAL
Grant - CDBG	\$250,000					\$250,000
<b>TOTALS</b>	<b>\$250,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$250,000</b>

Restrictions or Deadlines Associated with Outside Funding Sources:  
Community Development Block Grant (CDBG) funding must be spent within 3 years of receipt.



**City of Fullerton**  
**Balance Sheet**

From 7/1/2022 to 6/30/2023

**EXHIBIT B**

Page 1

Date: 11/28/2023

		<b>Beginning Balance</b>	<b>Debit</b>	<b>Credit</b>	<b>Year-To-Date Balance</b>
<b>Fund 39</b>	<b>Park Dwelling Fund</b>				
	Assets				
	1001 Claim on Cash	2,248,410.64	4,818,311.39	4,074,567.58	2,992,154.45
	1050 Change to Mkt Value-Investment	-20,154.43	20,154.43	42,900.76	-42,900.76
	1160 Interest Receivable	927.26	9,801.02	927.26	9,801.02
	Total for Assets	<u>2,229,183.47</u>	<u>4,848,266.84</u>	<u>4,118,395.60</u>	<u>2,959,054.71</u>
	Fund Equities				
	3001 Fund Balance	-2,229,183.47	262,337.46	0.00	-1,966,846.01
	3530 Reserve for Restricted Revenue	0.00	0.00	262,337.46	-262,337.46
	Total for Fund Equities	<u>-2,229,183.47</u>	<u>262,337.46</u>	<u>262,337.46</u>	<u>-2,229,183.47</u>
	Revenues				
	Total for Revenues	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	Equities				
	Transfers In				
	4974 TRF/CONTRIBUTION FR.CIP FD(74)	0.00	1,291,291.48	2,020,125.80	-728,834.32
	Total for Transfers In	<u>0.00</u>	<u>1,291,291.48</u>	<u>2,020,125.80</u>	<u>-728,834.32</u>
	Transfers Out				
	3166 Trf To Capital Project Fd (74)	0.00	2,482,543.00	2,482,543.00	0.00
	9974 TRF TO CAPITAL PROJECT FD (74)	0.00	303,694.50	11,754.77	291,939.73
	Total for Transfers Out	<u>0.00</u>	<u>2,786,237.50</u>	<u>2,494,297.77</u>	<u>291,939.73</u>
	3100 Revenues	0.00	52,517.30	345,598.05	-293,080.75
	3400 Expenses	0.00	104.10	0.00	104.10
	49XXTransfers In	0.00	64,564,574.00	101,006,290.00	0.00
	99XXTransfers Out	0.00	77,248,300.00	62,651,313.50	0.00
	Net Income (Loss)	<u>0.00</u>	<u>52,621.40</u>	<u>345,598.05</u>	<u>-292,976.65</u>
	Net Change in Fund Balance	0.00	5,725,136.36	6,891,902.19	-1,166,765.83
	Total 39 - Park Dwelling Fund	<u>0.00</u>	<u>9,240,754.68</u>	<u>9,240,754.68</u>	<u>0.00</u>

Fullerton, CA Municipal Code

**Chapter 21.12**  
**FEE FOR PARKS ON THE CONSTRUCTION OF DWELLING UNITS**

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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. 2023-037

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON,  
CALIFORNIA, ADOPTING THE FISCAL YEAR 2023-24 CITY OF  
FULLERTON MASTER SCHEDULE OF FEES AND CHARGES

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 presents and adopts an annual Schedule of Fees and Charges with adoption of the annual City Operating Budget in June every fiscal year.

WHEREAS, the City must amend the Schedule of Fees and Charges 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, many current City fees do not recover the current cost of providing these services.

WHEREAS, the Fire Department and Community and Economic Development Department presented a number of new or changed fees and charges proposed in connection with services provided by these departments to City Council on May 2, 2023.

WHEREAS, the Public Works Department presented a number of new or changed fees proposed for the airport and water enterprises to City Council on May 16, 2023.

WHEREAS, City Council held a full and fair public hearing on June 6, 2023 regarding the proposed changes to fees and charges.

WHEREAS, City Council desires to adopt a Master Schedule of Fees and Charges for Fiscal Year 2023-24 that incorporates these proposed changes.

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

1. City Council adopts the attached Fiscal Year 2023-24 Master Schedule of Fees and Charges, effective on July 1, 2023.
2. City Council interprets this Resolution to restate the existing fee or charge for a fee shown at the same rate as shown on the Fiscal Year 2022-23 Schedule of Fees and Charges, rather than extending, increasing or readopting that fee.
3. Notwithstanding Section 1 of this Resolution, any new rate for fee or charge for a plan check, inspection or application for a development permit with a higher rate on the Fiscal Year 2023-24 Master Schedule of Fees and Charges than shown on

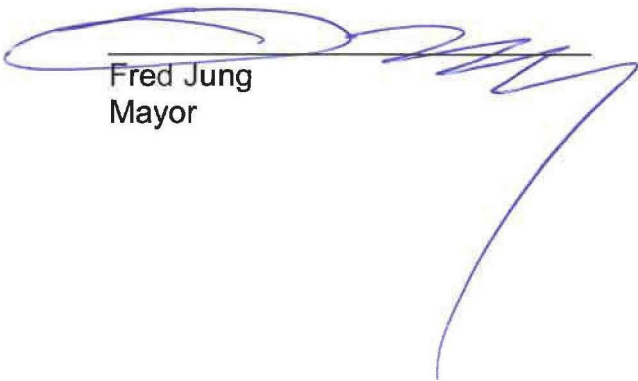
Resolution No. 2023-037

Page 2

the Fiscal Year 2022-23 Schedule of Fees and Charges shall go into effect on the sixtieth day following adoption of this resolution. The existing rate shall remain in effect until that date.

4. No one shall interpret this Resolution to repeal or affect any fee, charge, tax, assessment or levy of any kind not shown on the Schedule of Fees and Charges.
5. The City Clerk shall certify to the adoption of this Resolution.

ADOPTED BY THE FULLERTON CITY COUNCIL ON JUNE 6, 2023.



Fred Jung  
Mayor

ATTEST:



Lucinda WillianJs, MMC  
City Clerk

c-5tJ11A.o8  
Date: \_\_\_\_\_

Attachments:

- Attachment 1 - Fiscal Year 2023-24 Master Schedule of Fees and Charges

Exhibit G

CITY OF FULLERTON  
PARKS AND RECREATION DEPARTMENT  
  
2022-23  
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)

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

III. Fee

2022-23 = \$12,020 per dwelling unit

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