



Parkland Acquisition and Park Facilities
Development Impact Fee (Park Dwelling Fee)
Annual Report Fiscal Year 2024-25

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 2024-25 per Resolution 2020-48: \$12,020 per dwelling unit.

C. Beginning and Ending Balance of Park Dwelling Fund

1. Beginning Balance, July 1, 2024: \$2,959,054.71
2. Ending Balance, June 30, 2025: \$1,523,818.06

D. Amount of Fees Collected and Interest Earned

1. Fees Collect July 1, 2024 to June 30, 2025: \$5,875,913.64
2. Interest + Investment Earned July 1, 2024 to June 30, 2025: \$84,963.91

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 7/1/24 to 6/30/25

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 = \$1,324,570.52

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 7/1/24 to 6/30/25 (EXHIBIT B).
3. Fullerton Municipal Code 21.12 (EXHIBIT C).
4. City of Fullerton Resolution No. 2023-037 (pertaining to Park Dwelling Fee) (EXHIBIT D).

Department: Parks and Recreation

Project Priority Number: 1

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 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	TOTAL
Park Dwelling Fund	\$100,000	\$175,000	\$175,000	\$175,000	\$175,000	\$800,000
TOTALS	\$100,000	\$175,000	\$175,000	\$175,000	\$175,000	\$800,000

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

Department: Parks and Recreation

Project Priority Number: 2

Project Number: **XXXXXX**

Project Name: **Union Pacific Park Renovation**

General Plan Element Section: Parks & Recreation

General Plan Element Subsection: Policy P15.2

Project Category: Parks

Type of Project: Rehabilitation

Project Location: Union Pacific Park, 121 W. Truslow Avenue

Expected Completion Date: Ongoing - Multiyear

Project Description:
This project will provide general park improvements and upgrades to park amenities in multiple phases. There is currently sufficient money in FY 24-25 budget to cover phase 1.

Phase 1 will involve repair and rehabilitation of the existing multi-use trail, concrete walkway, basketball court, construction of pickeball courts, and irrigation and landscape renovation.

Phase 2 will involve the contstruction of a new playground structure, exercise equipment, community garden as well as the addition of park amenities such as benches and tables.

PROJECT COSTS

Funding Source	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	TOTAL
Grant - CDBG	\$350,000					\$350,000
Park Dwelling Fund	\$100,000					\$100,000
TOTALS	\$450,000	\$0	\$0	\$0	\$0	\$450,000

Restrictions or Deadlines Associated with Outside Funding Sources:
Park Dwelling funds are restricted to acquisition and improvements City park property and may not be used for maintenance. Community Development Block Grant (CDBG) funding is allocated to UP Park and must be spent within 3 years of receipt.

Department: Parks and Recreation

Project Priority Number: 3

Project Number: **54721**

Project Name: **Lions Field Turf Replacement**

General Plan Element Section: Parks & Recreation

General Plan Element Subsection: Policy P15.2

Project Category: Parks

Type of Project: Replacement

Project Location: Lions Field, 1440 N. Brea Blvd

Expected Completion Date: Winter 2025

Project Description:
The project aims to renovate existing artificial turf areas within Lions Field to enhance the aesthetic appeal, functionality, safety and sustainability of all turf areas. By replacing the current outdated or worn-out turf with high-quality, resilient, and environmentally friendly alternatives, the project will create vibrant, usable, and low-maintenance green spaces that benefit residents, visitors, and local user groups.

PROJECT COSTS

Funding Source	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	TOTAL
Park Dwelling Fund	\$2,000,000					\$2,000,000
TOTALS	\$2,000,000	\$0	\$0	\$0	\$0	\$2,000,000

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

Department: Parks and Recreation

Project Priority Number: 4

Project Number: **XXXXXX**

Project Name: **Independence Park Improvements**

General Plan Element Section: Parks & Recreation

General Plan Element Subsection: Policy P15.2

Project Category: Parks

Type of Project: Rehabilitation

Project Location: Independence Park, 801 W. Valencia Ave

Expected Completion Date: Winter 2025

Project Description:
This project will provide general park improvements and upgrades to park amenities in multiple phases.

The initial phase of this project will include the construction of Fullerton's 1st adaptive playground as well as outdoor restrooms, demolition of existing raquetball building, and landscape and irrigation renovations.

Future phases will include facility upgrades to the gymnasium, such as replacement of gym floor, installation of an HVAC system, renovation of restrooms and ADA compliance requirements. Staff is currently working on a master plan with community input to decide on other amenities that will be included in this project.

PROJECT COSTS

Funding Source	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	TOTAL
Park Dwelling Fund	\$2,000,000					\$2,000,000
TOTALS	\$2,000,000	\$0	\$0	\$0	\$0	\$2,000,000

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

EXHIBIT B

City of Fullerton
Balance Sheet
07/01/2024 to 06/30/2025

		Beginning Balance	Debit	Credit	Year-To-Date Balance
Fund 39	Park Dwelling Fund				
Assets					
1001	Claim on Cash	1,609,565.67	5,790,008.83	1,324,692.78	6,074,881.72
1050	Change to Mkt Value-Investment	-9,297.16	74,380.13	11,384.58	53,698.39
1160	Interest Receivable	8,356.26	34,347.75	11,438.49	31,265.52
Total for Assets		1,608,624.77	5,898,736.71	1,347,515.85	6,159,845.63
Fund Equities					
3001	Fund Balance	-1,608,624.77	0.00	0.00	-1,608,624.77
Total for Fund Equities		-1,608,624.77	0.00	0.00	-1,608,624.77
Revenues					
Total for Revenues		0.00	0.00	0.00	0.00
Equities					
Transfers Out					
9974	TRF TO CAPITAL PROJECT FD (74)	0.00	1,324,570.52	0.00	1,324,570.52
Total for Transfers Out		0.00	1,324,570.52	0.00	1,324,570.52
3100	Revenues	0.00	22,823.07	5,898,736.71	-5,875,913.64
3400	Expenses	0.00	122.26	0.00	122.26
49XX	Transfers In	0.00	0.00	0.00	0.00
99XX	Transfers Out	0.00	60,930,243.92	0.00	0.00
Net Income (Loss)		0.00	22,945.33	5,898,736.71	-5,875,791.38
Net Change in Fund Balance		0.00	2,672,086.37	5,898,736.71	-3,226,650.34
Total 39 - Park Dwelling Fund		0.00	7,246,252.56	7,246,252.56	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. 2024-034

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON,
CALIFORNIA, ADOPTING THE CITY OF FULLERTON MASTER
SCHEDULE OF FEES AND CHARGES FOR FISCAL YEAR 2024-25

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

WHEREAS, the City does not recover fees for the current cost of providing these services.

WHEREAS, City Council may amend City fees or charges to align with economic market rates, industry best practices and/or attributed to cost of doing business increases (i.e. to account for increases in labor or inflation costs) that is economically defensible.

WHEREAS, City Council considered proposed fee changes to the Master Schedule of Fees and Charges for FY 2024-25 at a regular meeting on May 21, 2024.

WHEREAS, City Council held a duly noticed public hearing on June 4, 2024 and desires to adopt the FY 2024-25 Master Schedule of Fees and Charges which incorporates proposed fee changes.

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

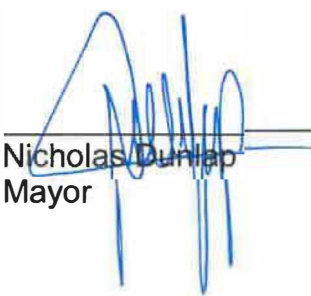
1. City Council adopts the Fiscal Year 2024-25 Master Schedule of Fees and Charges (Fee Schedule) attached hereto and shall become effective July 1, 2024.
2. City Council interprets this Resolution as restating any existing fee or charge, rather than extending, increasing or readopting any fee shown at the same rate as shown on the Fiscal Year 2023-24 Master Schedule of Fees and Charges.
3. Any new fee or charge for a plan check, inspection or application for a development permit with a higher rate on the Fiscal Year 2024-25 Master Fee Schedule than shown on the Fiscal Year 2023-24 Master Fee Schedule shall go into effect 60 days following adoption of this resolution and the existing rate shall remain in effect until that date, notwithstanding Section 1 of this Resolution.
4. Nothing in this Resolution shall repeal or affect any fee, charge, tax, assessment or levy of any kind not shown on the Schedule of Fees and Charges.

Resolution No. 2024-034

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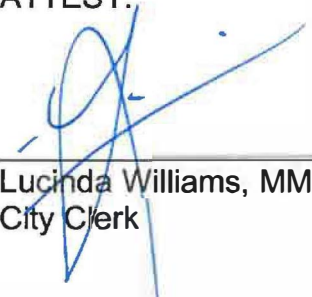
5. The City Clerk shall certify adoption of this Resolution.

ADOPTED BY THE FULLERTON CITY COUNCIL ON JUNE 4, 2024.



Nicholas Dunlap
Mayor

ATTEST:



Lucinda Williams, MMC
City Clerk

Date

June 14, 2024

Attachments:

- Attachment 1- Fee Schedule

Exhibit G

CITY OF FULLERTON
PARKS AND RECREATION DEPARTMENT

2024-25
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

2024-25 = \$12,020 per dwelling unit

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