



Parkland Acquisition and Park Facilities  
Development Impact Fee (Park Dwelling Fee)  
Annual Report Fiscal Year 2018-19

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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 2018-19 per Resolution 2019-25: \$12,020 per dwelling unit.

C. Beginning and Ending Balance of Park Dwelling Fund

1. Beginning Balance, July 1, 2018: \$4,811,005.54
2. Ending Balance, June 30, 2019: \$5,878,949.97

D. Amount of Fees Collected and Interest Earned

1. Fees Collect July 1, 2018 to June 30, 2019: \$3,858,420
2. Interest Earned July 1, 2018 to June 30, 2019: \$0.00

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 7/1/18 to 6/30/19

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 = \$2,790,475.57

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 7/1/18 to 6/30/19
3. Fullerton Municipal Code 21.12
4. City of Fullerton Resolution No. 2019-25 (pertaining to Park Dwelling Fee)

**CITY OF FULLERTON**  
**CAPITAL IMPROVEMENT PROGRAM**  
**PROJECT PRIORITY SCHEDULE**

DEPARTMENT: Public Works - Maintenance	Funding per Fiscal Year					Funding Total
	2018-19	2019-20	2020-21	2021-22	2022-23	
<b>PUBLIC FACILITIES PROJECTS</b>						
<b><u>Resilient and Vital Neighborhoods and Districts, Policy P1.13</u></b>						
<del><b>1. Project #55038 - ADA Transition Plan Update</b></del>						
<del>Update City's current ADA Transition Plan and self-evaluation.</del>						
<del>Funding Source:</del>						
<del>CDBG Fund</del>						<del>100,000</del>
<del>Completion date: Summer 2019</del>						
<b><u>Community Development &amp; Design, Policy P1.5</u></b>						
<b>2. Project # 54038 - Community Center Pool Acid Room</b>						
Construct new outside platform for the acid containment to treat pool facilities.						
Funding Source:						
Park Dwelling Fund						94,000
Completion date: Fall 2018						
<del><b>3. Project #50012 - Fire Station 1 Painting</b></del>						
<del>Interior and exterior painting at Fire Station 1.</del>						
<del>Funding Source:</del>						
<del>Facility Capital Repair Fund</del>						<del>75,000</del>
<del>Completion date: Summer 2018</del>						
<b><u>Community Development &amp; Design, Policies P1.5 &amp; P9.8</u></b>						
<del><b>4. Project #56015 - New Fire Suppression System in Information Technology</b></del>						
<del>Replace obsolete halon fire suppression system in Information Technology area.</del>						
<del>Funding Source:</del>						
<del>IT Fund</del>						<del>78,700</del>
<del>Completion date: Fall 2018</del>						

CIP-45

**CITY OF FULLERTON**  
**CAPITAL IMPROVEMENT PROGRAM**  
**PROJECT PRIORITY SCHEDULE**

DEPARTMENT: Public Works - Maintenance	Funding per Fiscal Year					Funding Total
	2018-19	2019-20	2020-21	2021-22	2022-23	
<del> <b>13. Project #XXXXX - Fencing and Vegetation at Public Works Maintenance Facility</b>  Remove old fencing and install approximately 1,000 lineal feet of new chain link fencing along the Public Works Maintenance Yard.   Funding Source:  Facility Capital Repair Fund   Completion date: Fall 2019 </del>		<del>119,000</del>				<del>119,000</del>
<del> <b>14. Project #XXXXX - Replace Carpet at Fire Stations 2, 5, and 6</b>  Install new flooring and carpeting at Fire Stations 2, 5 and 6.   Funding Source:  Facility Capital Repair Fund   Completion date: Fall 2019 </del>		<del>75,000</del>				<del>75,000</del>
<del> <b>15. Project #XXXXX - Replace Carpet at Fire Station 1</b>  Replace carpeting in Fire Station 1.   Funding Source:  Facility Capital Repair Fund   Completion date: Winter 2019 </del>		<del>55,000</del>				<del>55,000</del>
<del> <b>16. Project #XXXXX - Paint Exterior City Hall &amp; Police Station</b>  Paint exterior of City Hall and all three Police Department facilities.   Funding Source:  Facility Capital Repair Fund   Completion date: Winter 2019 </del>		<del>156,300</del>				<del>156,300</del>
<b>17. Project #XXXXX - Paint Exterior of Muckenthaler Center</b>  Paint exterior of Muckenthaler Center.  Funding Source: Facility Capital Repair Fund Park Dwelling Fund  Completion date: Spring 2020		43,750				43,750
		43,750				43,750
		87,500				87,500

**CITY OF FULLERTON**  
**CAPITAL IMPROVEMENT PROGRAM**  
**PROJECT PRIORITY SCHEDULE**

DEPARTMENT: Parks and Recreation	Funding per Fiscal Year					Funding Total
	2018-19	2019-20	2020-21	2021-22	2022-23	
<b>PARK PROJECTS</b>						
<b><u>Parks &amp; Recreation, Policy P15.2</u></b>						
<b>1. Project #54018 - Union Pacific Park Reconstruction</b>						
Project to study future uses of the Union Pacific park site.						
Funding Source:						
Park Dwelling Fund						25,000
6. Project #54039 - Acacia Park & Completion date: Fall 2019						25,000
<b>2. Project #54035 - Pacific Drive Park Improvements</b>						
Project to redesign and construct playground, picnic areas, and other park amenities.						
Funding Source:						
Park Dwelling Fund						675,000
Completion date: Fall 2019						675,000
<b>3. Project #54490 - Park Facilities Replacement</b>						
A multiyear project to repair and replace amenities in City parks and trails.						
Funding Source:						
Park Dwelling Fund						100,000
Completion date: Ongoing						100,000
100,000						100,000
100,000						100,000
100,000						500,000
<b>4. Project #54011 - Playground Improvements &amp; Safety Surfacing</b>						
A multiyear project to replace playgrounds and repair safety surfacing in various City parks.						
Funding Source:						
Park Dwelling Fund						30,000
Completion date: Ongoing						30,000
30,000						30,000
30,000						30,000
30,000						150,000

CIP-56

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

From 7/1/2018 to 6/30/2019

		<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	4,811,005.54	5,640,278.43	4,572,334.00	5,878,949.97
	Total for Assets	4,811,005.54	5,640,278.43	4,572,334.00	5,878,949.97
	Fund Equities				
	3001 Fund Balance	-4,811,005.54	0.00	0.00	-4,811,005.54
	Total for Fund Equities	-4,811,005.54	0.00	0.00	-4,811,005.54
	Revenues				
	Total for Revenues	0.00	0.00	0.00	0.00
	Transfers Out				
	3166 Trf To Capital Project Fd (74)	0.00	4,572,334.00	1,781,858.43	2,790,475.57
	Total for Transfers Out	0.00	4,572,334.00	1,781,858.43	2,790,475.57
	3100 Revenues	0.00	0.00	3,858,420.00	-3,858,420.00
	3190 Expenses	0.00	0.00	0.00	0.00
	Net Income (Loss)	0.00	0.00	3,858,420.00	-3,858,420.00
	Net Change in Fund Balance	0.00	0.00	3,858,420.00	-3,858,420.00
<b>Total 39 - Park Dwelling Fund</b>		<b>0.00</b>	<b>10,212,612.43</b>	<b>10,212,612.43</b>	<b>0.00</b>



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. 2019-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
FULLERTON, CALIFORNIA, ESTABLISHING FEES AND  
CHARGES FOR MUNICIPAL SERVICES FOR FISCAL YEAR  
2019-20 AND REPEALING RESOLUTION NO. 2018-29

THE CITY COUNCIL OF THE CITY OF FULLERTON HEREBY RESOLVES AS  
FOLLOWS:

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 the service; and

WHEREAS, it is necessary from time to time to revise the amounts charged for economical or other reasons; and

WHEREAS, many City fees not covering the current cost of providing these services; and

WHEREAS, it is recommended that fees be adjusted to prevent the City from further subsidizing costs; and

WHEREAS, a public hearing was duly noticed and held on June 4, 2019 prior to adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fullerton as follows:

Section 1. All fees set forth in this Resolution are hereby adopted and will take effect immediately.

Section 2. The City Clerk shall certify to the adoption of this Resolution.

ADOPTED BY THE FULLERTON CITY COUNCIL ON JUNE 4, 2019.

  
\_\_\_\_\_  
Jesus J. Silva, Mayor

ATTEST:

  
\_\_\_\_\_  
Lucinda Williams, City Clerk

June 11, 2019  
\_\_\_\_\_  
Date

RESOLUTION 2019-25  
INDEX OF ATTACHMENTS

1. General and Administrative Fees
  - Payment Fees
  - Business Registration Fees
  - Publication and Duplication Fees
  - Miscellaneous Fees
  - Fireworks Fees
  - Alarm Permit Fees
  - Filming Fees
2. Animal Control Services Fees
  - Animal Licenses Fees
  - Animal Business Licenses Fees
  - Animals Impounded Fees
3. Fire Department Fees
  - Permit, Inspection and Hazardous Materials Disclosure Fees
  - Paramedic Fees
4. Police Department Fees
  - Miscellaneous Fees
  - Permit Fees
  - Parking Fees
5. Library Department Fees
  - Miscellaneous Charges
  - Meeting Room Charges
6. Public Works Fees
  - Engineering Fees
  - Water Utility Fees
  - Sewer Service Fees
  - Airport Fees
7. Community Development Department
  - Mechanical, Plumbing and Electrical Permit Fees
  - Building Permit Fees
  - Zoning and Planning Fees
8. Parks and Recreation Department Fees
  - Activities and Programs
  - Facilities, Parks and Athletic Fields
  - Fullerton Community Center
  - Maple Community Center
  - Fullerton Museum Center
  - Fullerton Downtown Plaza
  - Park Dwelling Fees

Exhibit G

CITY OF FULLERTON  
PARKS AND RECREATION DEPARTMENT

2019-20  
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

2019-20 = \$12,020 per dwelling unit

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

City of Fullerton

RESOLUTION CERTIFICATION

STATE OF CALIFORNIA    )  
COUNTY OF ORANGE    ) SS  
CITY OF FULLERTON     )

RESOLUTION NO. 2019-25

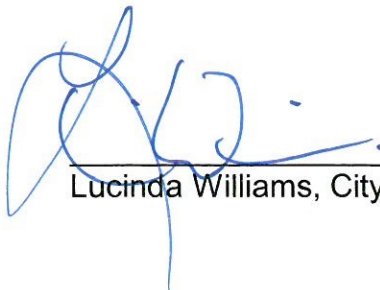
I, Lucinda Williams, City Clerk and ex-officio Clerk of the City Council of the City of Fullerton, California, hereby certify that the whole number of the members of the City Council of the City of Fullerton is five and that the above and foregoing Resolution No. 2019-25 was adopted at the June 4, 2019 City Council regular meeting by the following vote:

COUNCIL MEMBER AYES:                   Silva, Fitzgerald, Flory, Zahra

COUNCIL MEMBER NOES:                 Whitaker

COUNCIL MEMBER ABSTAINED:         None

COUNCIL MEMBER ABSENT:             None

  
\_\_\_\_\_  
Lucinda Williams, City Clerk