



*Development Impact Fee
Annual Report
for
Period Ending
June 30, 2022*

December 06, 2022

Development Impact Fee Annual Report

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Overview and Legal Requirements for Development Impact Fee Reporting

This report is intended to fulfill the annual requirements set forth in the Mitigation Fee Act (Government Code Section 66000 et seq.) with respect to the City of Fremont's Development Impact Fees. The City has five Development Impact Fees:

- Parkland Fee
- Park Facilities Fee
- Traffic Facilities Fee
- Fire Facilities Fee
- Capital Facilities Fee

The City has established separate funds for each of these five fees. When a developer pays a development impact fee, the payment is credited to the appropriate fund. Interest earned on the money in a fund is credited to that fund. Each fund is available only for the purpose for which its associated development impact fee was charged, and expenditures cannot be made from a fund for any other purpose.

For each development impact fee fund, the following information is provided in this Report:

A. Annual Reporting Information (Required by Gov't Code Sec. 66006)

(This information is provided for the fiscal year beginning July 1, 2021 and ending June 30, 2022.

1. A brief description of the type of fee in the fund.
2. The rate of the fee.
3. The beginning and ending balance in the fund for the fiscal year.
4. The amount of fees collected, and interest earned during the fiscal year.
5. An identification of each public improvement on which fees were expended during the fiscal year and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.
6. If both (i) sufficient funds have been collected to complete financing on an incomplete public improvement that was identified at the time the fee was imposed and (ii) the public improvement remains incomplete, an identification of an approximate date by which the construction of the public improvement will commence.
7. A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or funds will receive on the loan.

Note that, during Fiscal Year July 1, 2021, through June 30, 2022, no refunds pursuant to Government Code Section 66001(e) or allocations pursuant to Government Code Section 66001(f) were made in connection with any of the DIF accounts.

All projections regarding future use of City funds for public improvements are made with reference to the most recent Capital Improvement Program of the City adopted by the City Council on June 15, 2020, as amended and updated from time to time.

All fees are administered pursuant to Chapter 18.290 of the Fremont Municipal Code.

Parkland Fee

Annual Information

1. ***Brief Description of the Fee:*** The parkland fee is levied on all new residential development to pay for new development's share of the cost of acquiring land for parks.

For further information on the fee calculation methodology, please refer to the *Parkland and Park Facilities Fee Technical Report, May 17, 2021*, and the *Comprehensive Development Impact Fee Background Report, May 17, 2021*, prepared by Willdan Financial Services, report available: <https://www.fremont.gov/government/departments/community-development/planning-building-permit-services/fees>.

2. ***Fee Rate:*** The rate of the fee effective August 2, 2021, per dwelling unit, based on the number of bedrooms in the dwelling unit, is set forth below:

<i>Land Use</i>	<i>Parkland</i>
0 bedrooms (studios)	\$4,859
1 bedroom	\$7,529
2 bedrooms	\$10,353
3 bedrooms	\$12,678
4 bedrooms	\$15,846
>4 per add'l bedroom	\$2,921

3. ***Fund Balance:*** The balance of the parkland fee fund as of the following dates was:

Beginning Balance - July 1, 2021 \$52,947,933
 Ending Balance - June 30, 2022 \$56,220,860

4. ***Fees Collected and Interest Earned:*** The total of the fees collected, and interest earned on the fund during the period from July 1, 2021, through June 30, 2022, was:

Fees Collected: \$4,227,019
 Interest Earned: \$ (914,132)

5. ***Identification of Funded Improvements:*** No parkland was purchased in fiscal year July 1, 2021, through June 30, 2022. The City began recruitment of a real estate broker/firm to assist with analysis of potential park land purchase opportunities. A net expenditure in the amount of \$39,960 was expensed to this fund during this fiscal year.

Name of Project	Amount of Impact Fee Expensed in FY 21/22	Amount of Fee Proceeds in Project	Total Project Cost	% of Project Funded From Fee: Amount of Fee Proceeds / Total Project Cost
Park Acquisition - 94 Acres	25	2,773,000	2,933,731	95%
Development Impact Fee Review	21,503	663,475	4,214,907	16%
Parkland Acq Admin Support	18,433	200,000	200,000	100%
	\$ 39,960	-	-	-

6. Outstanding Projects (as of June 30, 2022): Sufficient funds have not been collected to complete financing on an incomplete public improvement that was identified at the time the fee was imposed and which remains incomplete at this time. The City continually seeks to identify available parcels of land that can be purchased for a prudent price, are available for purchase, in compliance with the Parks and Recreation Master Plan, and meets the City’s parkland needs. The City has recruited for a real estate broker/firm to assist with analysis of potential parkland purchase opportunities.
7. Interfund Activities: There were no interfund loans or transfers during the period from July 1, 2021, through June 30, 2022.

For more information about the parkland program, reference is made to:

- (i) [Parkland and Park Facilities Fee Technical Report, May 17, 2021](#)
- (ii) [Comprehensive Development Impact Fee Background Report, May 17, 2021](#)

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Park Facilities Fee

Annual Information

1. ***Brief Description of the Fee:*** The fee is levied to fund construction of park facilities that are needed to serve new residential development.

For further information on the fee calculation methodology, see *Parkland and Park Facilities Fee Technical Report, May 17, 2021*, and the *Comprehensive Development Impact Fee Background Report, May 17, 2021*, prepared by Willdan Financial Services, report available: <https://www.fremont.gov/government/departments/community-development/planning-building-permit-services/fees>

2. ***Fee Rate:*** The rate of the fee effective August 2, 2021, per dwelling unit, based on the number of bedrooms in the dwelling unit, is set forth below:

<i>Land Use</i>	<i>Park Facilities</i>
0 bedrooms (studios)	\$5,776
1 bedroom	\$8,663
2 bedrooms	\$12,129
3 bedrooms	\$15,017
4 bedrooms	\$18,482
>4 per bedroom	\$3,465

3. ***Fund Balance:*** The balance of the park facilities fee funds as of the following dates was:

Beginning Balance - July 1, 2021 \$52,190,750

Ending Balance - June 30, 2022 \$46,833,580

4. ***Fees Collected and Interest Earned:*** The total of the fees collected, and interest earned on the fund during the period from July 1, 2021, through June 30, 2022 was:

Fees Collected: \$4,920,787

Interest Earned: \$ (795,069)

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5. Identification of Funded Improvements: Fee proceeds were expended on 24 public improvement and administrative programs during the period from July 1, 2021, through June 30, 2022. These projects, the cost per project, and the percentage of costs paid by fees are included in the chart below:

Name of Project	Amount of Impact Fee Expended in FY 21/22	Amount of Fee Proceeds in Project	Total Project Cost	% of Project Funded From Fee: Amount of Fee Proceeds / Total Project Cost
Park Planning	93,104	2,845,000	4,379,528	65%
CIP Preparation	7,127	78,000	2,797,000	3%
Centerville Community Park Improvements	65,372	11,198,469	12,248,588	91%
Dusterberry Park Development	353,433	8,326,412	12,326,412	68%
Warm Springs Park Restroom Replacement	53	451,191	1,369,335	33%
Civic Park in Downtown	526,510	3,000,000	3,000,000	100%
Cal Nursery Master Plan	7,406,273	16,596,652	18,614,562	89%
Municipal Parcel Startup Design	790	5,500,000	14,668,970	37%
Central Pk Trail/Loop Parking Lot	75,076	4,988,300	5,013,300	100%
Central Pk Corp Picnic Area	6,344	5,920,900	8,089,570	73%
Cent Pk Boat Dock/Babbling Brook	55,952	218,000	236,000	92%
Park Signs	5,506	1,365,925	1,365,925	100%
Central Park Skate Pk Picnic Area	22,457	331,000	331,000	100%
Update Parks & Rec Master Plan Doc	342,869	1,495,000	1,495,000	100%
Central Pk All Incl Exercise Equip	59,814	800,000	800,000	100%
Central Pk Cricket Field Shade	14,574	153,000	153,000	100%
Central Pk Path East Meadow	75,878	1,150,000	1,150,000	100%
Central Pk Path Sr Ctr to Lions Pic	67,118	224,046	224,046	100%
Central Pk Stevenson to Lake ACFC	77,318	1,170,000	1,170,000	100%
Central Pk Path FCC to Lions Picnic	5,027	300,000	300,000	100%
Central Pk Mammoth Picnic Area Upgr	104,553	559,308	559,308	100%
Sylester Harvey Comm Pk Loop Trail	109,020	1,370,000	1,370,000	100%
Update Parks Standard & Trail Details	733	100,000	100,000	100%
Development Impact Fee Review	7,987	1,478,657	4,214,907	35%
	\$ 9,482,888	-	-	-

6. Outstanding Projects (as of June 30, 2022): Sufficient funds have been collected to complete financing on 19 outstanding projects. These projects and the anticipated construction/commencement dates are listed below:

Project Name	Anticipated Construction/Commencement Date
Dusterberry Neighborhood Park (New 4.25-acre park)	Already Commenced
Centerville Community Park (Expand existing park by 10 acres)	Winter 2023
California Nursery Implementation	Already Commenced
Security in Parks (Bollards and New Fencing)	Already Commenced
Palm Avenue Park (New 12-acre park)	Fall 2024
Central Park Trail/Loop Parking Lot	Fall 2023
Central Park Boat Dock & Babbling Brook Bridge Analysis	Already Commenced
Skate Park Picnic Area	Spring 2023
New Parks and Recreation Master Plan	Already Commenced

All-inclusive Exercise Equipment at Central Park	Already Commenced
Cricket Field Shade	Spring 2023
Park Planning	Already Commenced
CIP Preparation	Already Commenced
Central Park Path at Lions Picnic Area	Already Commenced
Mammoth Picnic Area Upgrade	Already Commenced
Central Park East Meadow Trail	Already Commenced
Northgate Community Park Roofed Arbor	Fall 2023
Buena Vista Loop Trail	Already Commenced
Pickleball Court Conversion	Spring 2024

7. Interfund Activities: There were no interfund loans or transfers during the period from July 1, 2021, through June 30, 2022.

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Traffic Impact Fee

Annual Information

1. *Brief Description of the Fee:* The traffic impact fee is assessed on new development for its proportionate share of the costs of traffic improvements attributable to increased trips generated by new development through 2035 on the citywide transportation system.

For further information on the fee calculation methodology, please refer to the *Traffic Impact Fee Technical Report, May 17, 2021* and the *Comprehensive Development Impact Fee Background Report, May 17, 2021*, prepared by Willdan Financial Service, report available: <https://www.fremont.gov/government/departments/community-development/planning-building-permit-services/fees>

2. *Fee Rate* – The rate of the fee effective August 2, 2021, is set forth below:

<i>Land Use</i>	<i>Traffic</i>
0 bedrooms (studios)	\$2,382
1 bedroom	\$2,382
2 bedrooms	\$2,661
3 bedrooms	\$2,661
4 bedrooms	\$4,051
>4 per bedroom	See Note 4
Office (KSF)	\$5,917
Retail/Service (KSF)	\$8,102
Warehouse (KSF)	\$3,503
Light Industrial (KSF)	\$4,289
Manufacturing (KSF)	\$2,978
Research & Development (KSF)	\$4,249
Business Park (KSF)	\$5,004
Convalescent Home/Nursing Home (KSF)	\$4,011
Assisted Living/Congregate Care Facility (KSF)	\$795
Hospital (KSF)	\$4,564
Religious Facility (KSF)	\$3,734
Schools, all (K-12) (KSF)	\$8,419
School, Vocation/Trade/Collegian (KSF)	\$10,484
Hotel/Motel (Room)	\$2,423

4. Under the Traffic fee, residential units with more than four bedrooms pay the fee applicable to a 4-bedroom unit.

3. *Fund Balance:* The balance of the traffic impact fee fund as of the following dates was:

Beginning Balance - July 1, 2021 \$15,246,927
 Ending Balance - June 30, 2022 \$10,550,603

4. Fees Collected and Interest Earned: The total of the fees collected, and interest earned on the fund during the period from July 1, 2021, through June 30, 2022 was:

Fees Collected: \$1,063,887

Interest Earned: \$ (194,407)

5. Identification of Funded Improvements: Fee proceeds were expended on 30 public improvement projects and administrative programs during the period from July 1, 2021, through June 30, 2022, as noted in the charts below. These projects, the cost per project, and the percentage of cost paid by fees are included in the chart below:

Project #	Description	Amount of Impact Fee Expended in FY 21/22	Amount of Fee Proceeds in Project	Total Project Cost	% of Project Funded From Fee: Amount of Fee Proceeds / Total Project Cost
7953	Traffic Signal Various Locations	296,630	3,472,751	4,564,177	76%
8156	Washington R/R Grade Sep	128,535	180,000	1,637,558	11%
8460	Niles Blvd Bridge Repl	50,000	52,176	7,850,542	1%
8493	Kato Rd Widening @ Warren	95,133	500,000	500,000	100%
8661	Fremont Imp South of Cushing	1,846	3,975,873	4,370,746	91%
8677	Mowry/State Intersection Imps	203,662	1,456,146	3,906,146	37%
8804	Warm Springs Bridge Dev	4,569	3,649,638	35,010,167	10%
8828	Quite Zones (Nursery Ave)	(11,091)	734,500	3,047,465	24%
8874	Bikeway Imps	333,408	1,383,234	3,972,941	35%
8880	Warm Springs Dev Infrastructure	6,878	820,051	1,610,766	51%
8907	Bike/Ped Bridge over I880	268,952	1,050,000	6,645,035	16%
8922	Fremont Blvd Safe & Smart Corridor	656,981	2,762,195	12,550,695	22%
8927	Fremont/Mowry/Stevenson Protected	375,161	1,955,000	3,552,203	55%
8930	Traffic Signal Install Mission/Sullivan	24,600	950,000	950,000	100%
8931	Traffic Signal Upgrade & Modernization	650,006	1,923,825	2,567,200	75%
8932	Grimmer Blvd (Fremont to PPP)	246,037	2,700,000	5,700,000	47%
8944	Pedestrian Imps	168,185	285,326	1,362,838	21%
8946	Complete Streets Upgrade of SR84	266,950	760,000	4,370,000	17%
8947	State Route 262 Cross Connector	9,405	100,000	200,000	50%
8959	Walnut Ave Protected Bikeway	5,403	989,986	7,374,709	13%
8977	Sabercat Trail Extension Project	26,659	407,000	6,092,000	7%
8978	I880 Bike & Ped Trail-Christy - So Grimmer	70,661	635,000	2,859,000	22%
9021	I680 Interchange Modernization	54,242	150,000	10,375,000	1%
9022	I880/Decoto Rd Interchange Modernization	10,161	75,000	1,100,000	7%
9025	Decoto Rd Complete ST & Transit Priority	422,797	609,233	1,634,233	37%
9026	Dumbarton Bridge to Quarry Lakes Tr	73,741	300,000	2,600,000	12%
9033	Niles/Rancho Safe & Complete Streets	765,779	1,110,000	1,908,615	58%
9037	Walnut Ave/Liberty Protected Inter	265,884	350,000	1,441,000	24%
9044	Traffic Signal Mod Fremont/Walnut	50,000	50,000	100,000	50%
8315	Development Impact Fee Review	44,628	1,100,368	4,214,907	26%
Totals		\$ 5,565,804	-	-	-

Planning or Program Activities Information-during 2021/22 is provided below:

Name of Program or Planning Activity	Notes
Traffic Signal; Major Improvements (PWC7953)	<ol style="list-style-type: none"> 1) Installation of enhanced traffic signal equipment, including new signal controllers, video detection cameras, CCTV traffic monitoring cameras, and touchless pedestrian push buttons. (Citywide). 2) Development of new traffic signal coordination timing (along Stevenson Boulevard, Mowry Avenue, Warm Springs Boulevard, Thornton Avenue, Blacow Road, and Central Avenue).
Development Impact Fee Update (PWC8315)	General administration of the City's Traffic Impact Fee Program.
Bikeway & Pedestrian Program (PWC8875)	<ol style="list-style-type: none"> 1) Design and construction of the Year 3 Bikeway Striping project. 2) Upgrade of existing bike lane separation bollards along Paseo Padre Parkway between Fremont Boulevard and Chaucer Driver.
Traffic Signals: Upgrades & Modernization (PWC8931)	<ol style="list-style-type: none"> 1) Construction management and contract administration for the Fremont Boulevard Safe/Smart Corridor Project. The project scope includes the installation of new traffic signal heads, reflective backplates, signal controllers, signal cabinet upgrades, intersection analytics systems, adaptive signal coordination, signal performance measure systems, Bluetooth travel time devices, touchless pedestrian push buttons, smart street lighting, video detection camera systems, roadside communication units, and the installation of new fiber communication along the entire length of Fremont Boulevard between the two I-880 interchanges. 2) Upgrade of existing fiber communication conduit along Warm Springs Boulevard near Mayten Way.
Pedestrian Improvement Program (PWC8944)	<ol style="list-style-type: none"> 1) Design and construction of the 2022 Pedestrian Crossing Enhancement Project, which installs ADA ramps, high visibility crosswalks, and RRFB flashing beacons at pedestrian crossings at Walnut/Godfrey, Paseo Padre Parkway/Onondaga Way, and Mission Boulevard (in front of Ohlone College). crosswalk beacon at Driscoll Road/Mission Creek Trail crossing. 2) Matching funds for the secured HSIP grant for the 2023 Pedestrian Crossing Enhancement Project.

6. *Outstanding Projects (as of June 30, 2022):* Sufficient funds have been collected to complete financing on 7 outstanding projects. These projects and the anticipated construction commencement dates are listed below:

Project Name	Anticipated Construction Start Date
Fremont Boulevard Safe/Smart Corridor Project (PWC8922)	January 2022
Mission / Sullivan Traffic Signal (PWC8930)	Summer 2023
Fremont/Eugene and Fremont/ Grimmer Protected Intersection Project (PWC8932)	Spring 2023
2023 Pedestrian Crossing Enhancement Project (PWC8944)	Late Fall 2023

Centerville Complete Street Project (PWC8946)	Fall 2023
Walnut Avenue/Liberty Street Protected Intersection Project (PWC9037)	Spring 2023
Fremont Boulevard / Walnut Avenue Protected Intersection Project. (PWC9044)	Spring 2023

Sufficient funds have not been collected to complete financing on the I-880/Innovation Bridge which remains incomplete at this time. The City continually seeks to identify grant funds available to support this project.

7. Interfund Activities: There were no interfund loans or transfers during the period from July 1, 2021, through June 30, 2022.

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Fire Facilities Fee

Annual Information

1. *Brief Description of the Fee:* The fire facilities fee is assessed on new residential, commercial, and industrial development to pay for its proportionate share of land and construction costs for fire stations and the acquisition cost of fire apparatus and equipment that will be needed to provide adequate fire protection and emergency services for new development.

For further information on the fee calculation methodology, see *Fire Facilities Impact Fee Technical Report, May 17, 2021*, and the *Comprehensive Development Impact Fee Background Report, May 17, 2021*, prepared by Willdan Financial Services, report available: <https://www.fremont.gov/government/departments/community-development/planning-building-permit-services/fees>

2. *Fee Rate:* The rate of the fee effective August 2, 2021, is set forth below:

<i>Land Use</i>	<i>Fire Facilities</i>
0 bedrooms (studios)	\$256
1 bedroom	\$347
2 bedrooms	\$515
3 bedrooms	\$659
4 bedrooms	\$773
>4 per bedroom	\$153
Office (KSF)	\$631
Retail/Service (KSF)	\$375
Warehouse (KSF)	\$377
Light Industrial (KSF)	\$211
Manufacturing (KSF)	\$385
Research & Development (KSF)	\$488
Business Park (KSF)	See Note 5
Convalescent Home/Nursing Home (KSF)	\$211
Assisted Living/Congregate Care Facility (KSF)	\$211
Hospital (KSF)	\$211
Religious Facility (KSF)	\$545
Schools, all (K-12) (KSF)	\$545
School, Vocation/Trade/Collegian (KSF)	\$545
Hotel/Motel (Room)	\$120

Note 5. For uses paying the Traffic fee as a Business Park, the most applicable Capital Facilities and Fire Facilities fees would also apply (e.g., office, manufacturing).

3. Fund Balance: The balance of the fire facilities fee fund as of the following date was:

Beginning Balance - July 1, 2021 \$3,538,332

Ending Balance - June 30, 2022 \$ 660,669

4. Fees Collected and Interest Earned: The total of the fees collected, and interest earned on the fund during the period from July 1, 2021, through June 30, 2022, was:

Fees Collected: \$303,971

Interest Earned: \$ (12,343)

5. Identification of Funded Improvements: During fiscal year July 1, 2021, through June 30, 2022, \$2,168,870 of fire facilities fees was used to purchase fire apparatus and \$421 was used to support the administrative costs associated with the Impact Fee program.

Project #	Description	Amount of Impact Fee Expensed in FY 21/22	Amount of Fee Proceeds in Project	Total Project Cost	% of Project Funded From Fee: Amount of Fee Proceeds / Total Project Cost
8930	Development Impact Fee Review	421	115,568	4,214,907	3%
8931	Purchase of Fire Vehicles	2,168,870	2,168,870	2,168,870	100%
Totals		\$ 2,169,291	-	-	-

6. Outstanding Projects (as of June 30, 2022): Sufficient funds have not been collected to complete financing on an incomplete public improvement that was identified at the time the fee was imposed and which remains incomplete at this time.

7. Interfund Activities: During the period from July 1, 2021, through June 30, 2022, there were no interfund loans, but \$1 million was transferred to the general fund to pay a portion of the debt service on the City's 2017B Lease Revenue Bonds and 2019 Lease Revenue Bonds. These debt issues funded the following facilities, which were designed to accommodate future development: fire station land acquisition, construction and furnishings, and fire apparatus. The amount of debt service funded by the interfund transfer did not exceed the proportion of project cost (principal and interest) that is allocable to new/future development.

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Capital Facilities Fee

Annual Information

1. ***Brief Description of the Fee:*** The purpose of the capital facilities impact fee is to fund the capital facilities needed to serve new development, including city administration, police, animal shelter, and library facilities.

For information on the fee calculation methodology and a list of planned facilities, see Table A.3 of the *Capital Facilities Fee Technical Report, May 17, 2021*, also background information is provided in the *Comprehensive Development Impact Fee Background Report, May 17, 2021*, both reports prepared by *Willdan Financial Services*, report available:

<https://www.fremont.gov/government/departments/community-development/planning-building-permit-services/fee>

2. ***Fee Rate:*** The rate of the fee effective August 2, 2021, is set forth below:

<i>Land Use</i>	<i>Capital Facilities</i>
0 bedrooms (studios)	\$1,366
1 bedroom	\$1,847
2 bedrooms	\$2,743
3 bedrooms	\$3,512
4 bedrooms	\$4,120
>4 per bedroom	\$815
Office (KSF)	\$1,065
Retail/Service (KSF)	\$633
Warehouse (KSF)	\$456
Light Industrial (KSF)	\$356
Manufacturing (KSF)	\$648
Research & Development (KSF)	\$822
Business Park (KSF)	See Note 5
Convalescent Home/Nursing Home (KSF)	\$356
Assisted Living/Congregate Care Facility (KSF)	\$356
Hospital (KSF)	\$356
Religious Facility (KSF)	\$918
Schools, all (K-12) (KSF)	\$918
School, Vocation/Trade/Collegian (KSF)	\$918
Hotel/Motel (Room)	\$203

Note 5. For uses paying the Traffic fee as a Business Park, the most applicable Capital Facilities and Fire Facilities fees would also apply (e.g., office, manufacturing).

3. ***Fund Balance:*** The balance of the capital facilities fee fund as of the following date was:

Beginning Balance - July 1, 2021 \$2,377,060

Ending Balance - June 30, 2022 \$1,616,747

4. Fees Collected and Interest Earned: The total of the fees collected, and interest earned on the fund during the period from July 1, 2021, through June 30, 2022 was:

Fees Collected: \$1,590,929

Interest Earned: \$ (31,388)

5. Identification of Funded Improvements: During fiscal year July 1, 2021, through June 30, 2022, \$1,316,912 of capital facilities fees were used to pay a portion of the acquisition costs for the Age Well Center at South Fremont, and \$2,942 was used to support the administrative costs associated with the Impact Fee program.
6. Outstanding Projects (as of June 30, 2022): Sufficient funds have not been collected to complete financing on an incomplete public improvement that was identified at the time the fee was imposed and which remains incomplete at this time.
7. Interfund Activities: During the period from July 1, 2021, through June 30, 2022, there were no interfund loans, but \$1 million was transferred to the general fund to pay a portion of the debt service on the City's 2017B Lease Revenue Bonds and 2019 Lease Revenue Bonds.

These debt issues funded the following facilities, which were designed to accommodate future development: city hall, police administration center, police detention facility, maintenance center, development services center, main library, family resource center, animal shelter, and senior center expansion.

The amount of debt service funded by the interfund transfer did not exceed the proportion of project cost (principal and interest) that is allocable to new/future development.

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Comprehensive List Development Impact Fees Effective August 2, 2021

This chart is provided to present the comprehensive listing of fees established for all fee categories, effective 8/2/2021:

<i>Land Use</i>	<i>Capital Facilities</i>	<i>Fire Facilities</i>	<i>Traffic</i>	<i>Parkland</i>	<i>Park Facilities</i>
0 bedrooms (studios)	\$1,120	\$162	\$2,280	\$4,921	\$5,528
1 bedroom	\$1,681	\$243	\$2,280	\$7,383	\$8,292
2 bedrooms	\$2,353	\$340	\$2,547	\$10,335	\$11,609
3 bedrooms	\$2,912	\$420	\$2,547	\$12,794	\$14,373
4 bedrooms	\$3,585	\$518	\$3,877	\$15,747	\$17,689
>4 per bedroom	\$672	\$97	See Note 4	\$2,952	\$3,316
Office (KSF)	\$1,037	\$349	\$5,663	---	---
Retail/Service (KSF)	\$618	\$207	\$7,754	---	---
Warehouse (KSF)	\$444	\$150	\$1,711	---	---
Light Industrial (KSF)	\$347	\$117	\$4,105	---	---
Manufacturing (KSF)	\$631	\$212	\$2,850	---	---
Research & Development (KSF)	\$801	\$270	\$4,066	---	---
Business Park (KSF)	See Note 5	See Note 5	\$4,790	---	---
Convalescent Home/Nursing Home (KSF)	\$347	\$117	\$3,839	---	---
Assisted Living/Congregate Care Facility (KSF)	\$347	\$117	\$760	---	---
Hospital (KSF)	\$347	\$117	\$4,368	---	---
Religious Facility (KSF)	\$894	\$300	\$3,573	---	---
Schools, all (K-12) (KSF)	\$894	\$300	\$8,058	---	---
School, Vocation/Trade/Collegian (KSF)	\$894	\$300	\$10,035	---	---
Hotel/Motel (Room)	\$197	\$67	\$2,319	---	---
Other Use Not Listed	Determined based on similar use				

<i>Land Use</i>	<i>Capital Facilities</i>	<i>Fire Facilities</i>	<i>Traffic</i>	<i>Parkland</i>	<i>Park Facilities</i>
0 bedrooms (studios)	\$1,120	\$162	\$2,280	\$4,921	\$5,528
1 bedroom	\$1,681	\$243	\$2,280	\$7,383	\$8,292
2 bedrooms	\$2,353	\$340	\$2,547	\$10,335	\$11,609
3 bedrooms	\$2,912	\$420	\$2,547	\$12,794	\$14,373
4 bedrooms	\$3,585	\$518	\$3,877	\$15,747	\$17,689
>4 per bedroom	\$672	\$97	See Note 4	\$2,952	\$3,316
Office (KSF)	\$1,037	\$349	\$5,663	---	---
Retail/Service (KSF)	\$618	\$207	\$7,754	---	---
Warehouse (KSF)	\$444	\$150	\$1,711	---	---
Light Industrial (KSF)	\$347	\$117	\$4,105	---	---
Manufacturing (KSF)	\$631	\$212	\$2,850	---	---
Research & Development (KSF)	\$801	\$270	\$4,066	---	---

Business Park (KSF)	See Note 5	See Note 5	\$4,790	---	---
Convalescent Home/Nursing Home (KSF)	\$347	\$117	\$3,839	---	---
Assisted Living/Congregate Care Facility (KSF)	\$347	\$117	\$760	---	---
Hospital (KSF)	\$347	\$117	\$4,368	---	---
Religious Facility (KSF)	\$894	\$300	\$3,573	---	---
Schools, all (K-12) (KSF)	\$894	\$300	\$8,058	---	---
School, Vocation/Trade/Collegian (KSF)	\$894	\$300	\$10,035	---	---
Hotel/Motel (Room)	\$197	\$67	\$2,319	---	---
Other Use Not Listed	Determined based on similar use				

Notes:

“...” = No applicable fee

“KSF” = thousand square feet

1. Definitions application to land use categories from the Comprehensive Development Impact Fee Update Background Technical Report shall be used in applying the fees above and are attached for convenience.
2. Residential uses pay all five fees listed above.
3. Non-residential uses pay three fees, being: Capital Facilities; Fire Facilities; and Traffic fees.
4. Under the Traffic fee, residential units with more than four bedrooms pay the fee applicable to a 4-bedroom unit.
5. For uses paying the Traffic fee as a Business Park, the most applicable Capital Facilities and Fire Facilities fees would also apply (e.g., office, manufacturing).
6. Any qualifying project with deed-restricted affordable housing units shall pay Traffic, Parkland, and Park Facilities fees at a rate that is 50% of the rate shown above. Capital and Fire Facilities fees shall be paid at the full rate shown above.