



*Development Impact Fee
Annual Report
for
Period Ending
June 30, 2023*

December 12, 2023

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, 2022 and ending June 30, 2023.

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, 2022, through June 30, 2023, 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 development impact fee 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 13, 2023, 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 July 1, 2022, 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)	\$ 5,181
1 bedroom	\$ 8,027
2 bedrooms	\$11,038
3 bedrooms	\$13,517
4 bedrooms	\$16,895
>4 per add'l bedroom	\$ 3,115

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

Beginning Balance - July 1, 2022 \$56,220,860

Ending Balance - June 30, 2023 \$61,753,849

4. *Fees Collected and Interest Earned:* The total of the fees collected, and interest earned on the fund during the period from July 1, 2022, through June 30, 2023, was:

Fees Collected: \$4,849,928

Interest Earned: \$ 734,907

5. *Identification of Funded Improvements:* No parkland was purchased in fiscal year July 1, 2022 through June 30, 2023. The City hired a real estate broker/firm to assist with analysis of potential park land purchase opportunities. A net expenditure in the amount of \$51,846 was expensed to this fund during this fiscal year.

Parkland Impact Fees through June 30, 2023				
Name of Project	Amount of Impact Fee Expensed in FY 22/23	Amount of Fee Proceeds in Project	Total Project Cost	% of Project Funded from Fee: Amount of Fee Proceeds / Total Project Cost Funded
Development Impact Fee Review	\$ 5,405	\$ 729,975	\$ 4,573,087	16%
Parkland Acq Admin Support	\$ 46,441	\$ 200,000	\$ 200,000	100%
	\$ 51,846			

6. *Outstanding Projects (as of June 30, 2023):* 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 hired 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, 2022 through June 30, 2023.

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 July 1, 2022, 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)	\$ 6,158
1 bedroom	\$ 9,236
2 bedrooms	\$12,932
3 bedrooms	\$16,011
4 bedrooms	\$19,706
>4 per bedroom	\$ 3,694

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

Beginning Balance - July 1, 2022 \$46,833,580

Ending Balance - June 30, 2023 \$48,409,859

4. *Fees Collected and Interest Earned:* The total of the fees collected, and interest earned on the fund during the period from July 1, 2022 through June 30, 2023 was:

Fees Collected: \$5,634,359

Interest Earned: \$ 670,352

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5. *Identification of Funded Improvements:* Fee proceeds were expended on 28 public improvement and administrative programs during the period from July 1, 2022, through June 30, 2023. These projects, the cost per project, and the percentage of costs paid by fees are included in the chart below:

Park Facility Impact Fees through June 30, 2023				
Name of Project	Impact Fee Expended in FY 22/23 Expenditures	Amount of Fee Proceeds in Project	Total Project Cost	% of Project Funded from Fee: Amount of Fee Proceeds / Total Project Cost Funded
Park Planning	\$ 274,453	\$ 3,195,000	\$ 4,729,528	68%
CIP Preparation	\$ 29,613	\$ 90,000	\$ 2,951,880	3%
Centerville Community Park Improvements	\$ 188,487	\$ 11,198,469	\$ 12,248,588	91%
Dusterberry Park Development	\$ 2,106,726	\$ 6,326,412	\$ 10,326,412	61%
Security for Parks	\$ 9,775	\$ 500,000	\$ 700,000	71%
Palm Ave Park	\$ 8,176	\$ 15,900,000	\$ 15,900,000	100%
Cal Nursery Master Plan	\$ 895,365	\$ 18,596,652	\$ 20,614,562	90%
Municipal Parcel Startup Design	\$ 128,956	\$ 1,500,000	\$ 10,668,970	14%
Central Pk Trail/Loop Parking Lot	\$ 430	\$ 988,300	\$ 1,013,300	98%
Central Pk Corp Picnic Area	\$ 7,241	\$ 5,910,900	\$ 8,079,570	73%
Shoreline Stab@Lake Elizabeth	\$ 25,390	\$ 177,000	\$ 2,078,913	9%
Central Park Skate Pk Picnic Area	\$ 5,935	\$ 331,000	\$ 331,000	100%
Update Parks & Rec Master Plan Doc	\$ 61,372	\$ 1,167,322	\$ 1,167,322	100%
Central Pk All Incl Exercise Equip	\$ 88,392	\$ 800,000	\$ 800,000	100%
Central Pk Cricket Field Shade	\$ 7,799	\$ 153,000	\$ 153,000	100%
Central Pk Path East Meadow	\$ 8,394	\$ 1,150,000	\$ 1,150,000	100%
Central Pk Path Sr Ctr to Lions Pic	\$ 44,711	\$ 224,046	\$ 224,046	100%
Central Pk Stevenson to Lake ACFC	\$ 5,298	\$ 1,170,000	\$ 1,170,000	100%
Central Pk Path FCC to Lions Picnic	\$ 71,152	\$ 300,000	\$ 300,000	100%
Central Pk Mammoth Picnic Area Upgr	\$ 396,034	\$ 559,308	\$ 645,308	87%
Northgate Comm Park close Roof Arbor	\$ 33,109	\$ 280,000	\$ 280,000	100%
Old Mission Comm Park close Roof Arbor	\$ 746	\$ 746	\$ 746	100%
Buena Vista Loop Trail	\$ 33,843	\$ 750,000	\$ 750,000	100%
Sylester Harvey Comm Pk Loop Trail	\$ 153,477	\$ 1,917,379	\$ 2,367,379	81%
Pickle Ball Ct Conv Throughout Parks	\$ 89,811	\$ 750,000	\$ 750,000	100%
Update Parks Standard & Trail Details	\$ 4,404	\$ 100,000	\$ 100,000	100%
Vallejo Mills Dog Park/Pickleball	\$ 42,982	\$ 50,000	\$ 50,000	100%
Development Impact Fee Review	\$ 6,361	\$ 1,478,657	\$ 4,214,907	35%
	\$ 4,728,432			

6. *Outstanding Projects (as of June 30, 2023)*: Sufficient funds have been collected to complete financing on 21 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)	Already Commenced
California Nursery Implementation	Already Commenced
Security in Parks (Bollards and New Fencing)	Already Commenced
Palm Avenue Park (New 12-acre park)	Spring 2024
Central Park Trail/Loop Parking Lot	On hold pending additional funding
Central Park Boat Dock & Babbling Brook Bridge Analysis	Already Commenced
Skate Park Picnic Area	Already Commenced
New Parks and Recreation Master Plan	Complete
All-inclusive Exercise Equipment at Central Park	Already Commenced
Cricket Field Shade	Already Commenced
Park Planning	Already Commenced
CIP Preparation	Already Commenced
Central Park Path at Lions Picnic Area	Already Commenced
Mammoth Picnic Area Upgrade	Complete
Central Park East Meadow Trail	Already Commenced
Northgate Community Park Roofed Arbor	Already Commenced
Buena Vista Loop Trail	Already Commenced
Pickleball Court Conversion	Already Commenced
Vallejo Mills Dog Park and Pickleball	Already Commenced
Sylvester Harvey CP Loop Trail	Already Commenced
Municipal Parcel (Pacific Commons)	Already Commenced
Central Park Picnic Area	Complete
MSJ Community Park Closed Roof Arbor	Complete
Update Park Standards and Details	Fall 2024
Central Park Path Stevenson to Lake	Already Commenced
Central Park Shoreline Stabilization	Already Commenced

7. *Interfund Activities*: There were no interfund loans or transfers during the period from July 1, 2022 through June 30, 2023.

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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 on the citywide transportation system attributable to increased trips generated by new development through 2035.

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 July 1, 2022, is set forth below:

<i>Land Use</i>	<i>Traffic</i>
0 bedrooms (studios)	\$ 2,540
1 bedroom	\$ 2,540
2 bedrooms	\$ 2,837
3 bedrooms	\$ 2,837
4 bedrooms	\$ 4,319
>4 per bedroom	See Note 4
Office (KSF)	\$ 6,309
Retail/Service (KSF)	\$ 8,638
Warehouse (KSF)	\$ 3,735
Light Industrial (KSF)	\$ 4,573
Manufacturing (KSF)	\$ 3,175
Research & Development (KSF)	\$ 4,530
Business Park (KSF)	\$ 5,335
Convalescent Home/Nursing Home (KSF)	\$ 4,277
Assisted Living/Congregate Care Facility (KSF)	\$ 848
Hospital (KSF)	\$ 4,866
Religious Facility (KSF)	\$ 3,981
Schools, all (K-12) (KSF)	\$ 8,976
School, Vocation/Trade/Collegian (KSF)	\$11,178
Hotel/Motel (Room)	\$ 2,583

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, 2022 \$10,550,603

Ending Balance - June 30, 2023 \$ 8,385,901

4. *Fees Collected and Interest Earned*: The total of the fees collected, and interest earned on the fund during the period from July 1, 2022 through June 30, 2023 was:

Fees Collected: \$1,562,926
 Interest Earned: \$ 179,887

5. *Identification of Funded Improvements*: Fee proceeds were expended on 29 public improvement projects and administrative programs during the period from July 1, 2022 through June 30, 2023, 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:

Traffic Impact Fees through June 30, 2023				
Description	Amount of Impact Fee Expensed in FY 22/23 Expenditures	Amount of Fee Proceeds in Project	Total Project Cost	% of Project Funded from Fee: Amount of Fee Proceeds / Total Project Cost Funded
Traffic Signal Various Locations	\$ 463,134	\$ 3,605,429	\$ 4,334,177	83%
Washington R/R Grade Sep	\$ 26,898	\$ 180,000	\$ 1,557,558	12%
CIP Preparation	\$ 100,000	\$ 296,000	\$ 2,951,880	10%
Kato Rd Widening @ Warren	\$ 5,318	\$ 500,000	\$ 766,325	65%
Fremont Imp South of Cushing	\$ 3,853	\$ 3,975,873	\$ 4,370,746	91%
Mowry/State Intersection Improvements	\$ 260	\$ 521,146	\$ 1,204,146	43%
Warm Springs Bridge Dev	\$ 31,219	\$ 3,649,638	\$ 35,010,167	10%
Bikeway Improvements	\$ 69	\$ 1,383,234	\$ 4,262,941	32%
Bike/Ped Bridge over I880	\$ 178,852	\$ 1,600,000	\$ 7,675,035	21%
Fremont Blvd Safe & Smart Corridor	\$ 1,300,775	\$ 2,762,195	\$ 12,550,695	22%
Traffic Signal Install Mission/Sullivan	\$ 38,373	\$ 950,000	\$ 950,000	100%
Traffic Signal Upgrade & Modernization	\$ 803,899	\$ 1,723,825	\$ 2,667,200	65%
Grimmer Blvd (Fremont to PPP)	\$ 435,872	\$ 2,700,000	\$ 5,700,000	47%
Measure BB Projects (City Staff participation)	\$ 1,418	\$ 836,790	\$ 3,479,691	24%
Pedestrian Improvements	\$ 52,975	\$ 385,326	\$ 1,662,838	23%
Complete Streets Upgrade of SR84	\$ 2,458	\$ 760,000	\$ 5,820,000	13%
State Route 262 Cross Connector	\$ 29,585	\$ 100,000	\$ 200,000	50%
Walnut Ave Protected Bikeway	\$ 1,056	\$ 925,590	\$ 7,310,314	13%
Sabercat Trail Extension Project	\$ 50,174	\$ 657,000	\$ 6,548,000	10%
I880 Bike & Ped Trail-Christy - So Grimmer	\$ 7,256	\$ 235,000	\$ 2,459,000	10%
I680 Interchange Modernization	\$ 24,379	\$ 150,000	\$ 10,375,000	1%
I880/Decoto Rd Interchange Modernization	\$ 15,939	\$ 75,000	\$ 3,200,000	2%
Decoto Rd Complete ST & Transit Priority	\$ 77,054	\$ 748,233	\$ 1,984,233	38%
Dumbarton Bridge to Quarry Lakes Tr	\$ 51,152	\$ 300,000	\$ 2,600,000	12%
Niles/Rancho Safe & Complete Streets	\$ 54,738	\$ 981,057	\$ 1,779,672	55%
Walnut Ave/Liberty Protected Inter	\$ 65,611	\$ 1,048,149	\$ 2,347,865	45%
Traffic Signal Mod Fremont/Walnut	\$ 35,771	\$ 315,000	\$ 2,660,888	12%
Centerville RR Safety Enhance Corr	\$ 46,866	\$ 54,669	\$ 255,525	21%
Development Impact Fee Review	\$ 2,561	\$ 1,147,368	\$ 4,573,087	25%
	\$ 3,907,515			

Planning or Program Activities Information during 2022/23 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) Implementation and monitoring of new traffic signal coordination timing (along Paseo Padre Parkway, Fremont Boulevard, Stevenson Boulevard, Mowry Avenue, and Warm Springs Boulevard).
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) Implementation of bikeway improvements on Guardino Drive, Niles Boulevard within the town center and on residential collectors roadways such as Bidwell Drive, Mattos Drive, San Pedro Drive, Sutter Drive, Sundale Drive, Starlite Way, and Mayten Way. 2) Implementation of buffered bike lanes on Mowry Avenue, Boyce Road, South Grimmer Boulevard, and Warm Springs Boulevard. 3) Design of new concrete curb separated bikeway at Fremont Boulevard/Stevenson Boulevard intersection.
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) Installation of new CCTV cameras at various major intersections in the City for on-going traffic monitoring purposes. 3) Design of a new Traffic Management Center at the City Development Services Center office.
Pedestrian Improvement Program (PWC8944)	<ol style="list-style-type: none"> 1) Design of the 2023 Pedestrian Crossing Enhancement Project and providing local matching funds for the secured Highway Safety Improvement Program (HSIP) grant for the project. The project will implement enhanced pedestrian crossings with pedestrian actuated beacons at Fremont Boulevard/Clough Avenue, Fremont Boulevard/Papazian Way, Fremont Boulevard/Adams Avenue, Fremont Boulevard/Crestwood Street, Fremont Boulevard/Michael Avenue, Fremont Boulevard/Doane Street, Paseo Padre Parkway/Dorne Place, and Paseo Padre Parkway/Mento Drive intersections.

6. Outstanding Projects (as of June 30, 2023): Sufficient funds have been collected to complete financing on 6 outstanding projects. These projects and the anticipated construction commencement dates are listed below:

Project Name	Anticipated Construction Start Date
Mission / Sullivan Traffic Signal (PWC8930)	Spring 2024
Fremont/Eugene and Fremont/ Grimmer Protected Intersection Project (PWC8932)	Fall 2023
2023 Pedestrian Crossing Enhancement Project (PWC8944)	Fall 2024
Centerville Complete Street Project (PWC8946)	Fall 2024
Walnut Avenue/Liberty Street Protected Intersection Project (PWC9037)	Fall 2023
Fremont Boulevard / Walnut Avenue Protected Intersection Project (PWC9044)	Fall 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, 2022 through June 30, 2023.

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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 July 1, 2022, is set forth below:

<i>Land Use</i>	<i>Fire Facilities</i>
0 bedrooms (studios)	\$273
1 bedroom	\$370
2 bedrooms	\$549
3 bedrooms	\$703
4 bedrooms	\$824
>4 per bedroom	\$163
Office (KSF)	\$673
Retail/Service (KSF)	\$400
Warehouse (KSF)	\$402
Light Industrial (KSF)	\$225
Manufacturing (KSF)	\$410
Research & Development (KSF)	\$520
Business Park (KSF)	See Note 5
Convalescent Home/Nursing Home (KSF)	\$225
Assisted Living/Congregate Care Facility (KSF)	\$225
Hospital (KSF)	\$225
Religious Facility (KSF)	\$581
Schools, all (K-12) (KSF)	\$581
School, Vocation/Trade/Collegian (KSF)	\$581
Hotel/Motel (Room)	\$128

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, 2022 \$660,669
 Ending Balance - June 30, 2023 \$986,256

4. Fees Collected and Interest Earned: The total of the fees collected, and interest earned on the fund during the period from July 1, 2022 through June 30, 2023, was:

Fees Collected: \$320,252
 Interest Earned: \$ 5,690

5. Identification of Funded Improvements: During fiscal year July 1, 2022 through June 30, 2023, \$355 of fire facilities fees was used to support the administrative costs associated with the Impact Fee program.

Fire Impact Fees through June 30, 2023				
Description	Amount of Impact Fee Expensed in FY 22/23	Amount of Fee Proceeds in Project	Total Project Cost	% of Project Funded from Fee: Amount of Fee Proceeds / Total Project Cost Funded
Development Impact Fee Review	\$ 355	\$ 130,848	\$ 4,573,087	3%
	\$ 355			

6. Outstanding Projects (as of June 30, 2023): 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: There were no interfund loans or transfers during the period from July 1, 2022 through June 30, 2023.

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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 July 1, 2022, is set forth below:

<i>Land Use</i>	<i>Capital Facilities</i>
0 bedrooms (studios)	\$1,456
1 bedroom	\$1,969
2 bedrooms	\$2,925
3 bedrooms	\$3,744
4 bedrooms	\$4,393
>4 per bedroom	\$ 869
Office (KSF)	\$1,136
Retail/Service (KSF)	\$ 675
Warehouse (KSF)	\$ 486
Light Industrial (KSF)	\$ 380
Manufacturing (KSF)	\$ 691
Research & Development (KSF)	\$ 876
Business Park (KSF)	See Note 5
Convalescent Home/Nursing Home (KSF)	\$ 380
Assisted Living/Congregate Care Facility (KSF)	\$ 380
Hospital (KSF)	\$ 380
Religious Facility (KSF)	\$ 979
Schools, all (K-12) (KSF)	\$ 979
School, Vocation/Trade/Collegian (KSF)	\$ 979
Hotel/Motel (Room)	\$ 216

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, 2022 \$1,616,747
 Ending Balance - June 30, 2023 \$1,620,213

4. Fees Collected and Interest Earned: The total of the fees collected, and interest earned on the fund during the period from July 1, 2022 through June 30, 2023 was:

Fees Collected: \$1,575,871
 Interest Earned: \$ 20,813

5. Identification of Funded Improvements: During fiscal year July 1, 2022 through June 30, 2023, \$591,379 of capital facilities impact fees were used to pay a portion of the acquisition costs for the Age Well Center at South Fremont, and \$1,839 was used to support the administrative costs associated with the Impact Fee program.

Capital Facility Impact Fees through June 30, 2023				
Description	Amount of Impact Fee Expensed in FY 22/23 Expenditures	Amount of Fee Proceeds in Project	Total Project Cost	% of Project Funded from Fee: Amount of Fee Proceeds / Total Project Cost Funded
Debt and Lease Payments	\$ 1,000,000			
Development Impact Fee Review	\$ 1,839	\$ 440,489	\$ 4,573,087	10%
Age Well Center Bldg Acq & Furniture/Fixtures	\$ 591,379	\$ 1,908,291	\$ 1,908,291	100%
	\$ 1,593,218			

6. Outstanding Projects (as of June 30, 2023): 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, 2022 through June 30, 2023, 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 July 1, 2022

This chart is provided to present the comprehensive listing of fees established for all fee categories, effective July 1, 2022.

<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)	\$ 1,456	\$ 273	\$ 2,540	\$ 5,181	\$ 6,158
1 bedroom	\$ 1,969	\$ 370	\$ 2,540	\$ 8,027	\$ 9,236
2 bedrooms	\$ 2,925	\$ 549	\$ 2,837	\$11,038	\$12,932
3 bedrooms	\$ 3,744	\$ 703	\$ 2,837	\$13,517	\$16,011
4 bedrooms	\$ 4,393	\$ 824	\$ 4,319	\$16,895	\$19,706
>4 per bedroom	\$ 869	\$ 163	See Note 4	\$ 3,114	\$ 3,694
Office (KSF)	\$ 1,136	\$ 673	\$ 6,309	-	-
Retail/Service (KSF)	\$ 675	\$ 400	\$ 8,638	-	-
Warehouse (KSF)	\$ 486	\$ 402	\$ 3,735	-	-
Light Industrial (KSF)	\$ 380	\$ 225	\$ 4,573	-	-
Manufacturing (KSF)	\$ 691	\$ 410	\$ 3,175	-	-
Research & Development (KSF)	\$ 876	\$ 520	\$ 4,530	-	-
Business Park (KSF)	See Note 5	See Note 5	\$ 5,335	-	-
Convalescent Home/Nursing Home (KSF)	\$ 380	\$ 225	\$ 4,277	-	-
Assisted Living/Congregate Care Facility (KSF)	\$ 380	\$ 225	\$ 848	-	-
Hospital (KSF)	\$ 380	\$ 225	\$ 4,866	-	-
Religious Facility (KSF)	\$ 979	\$ 581	\$ 3,981	-	-
Schools, all (K-12) (KSF)	\$ 979	\$ 581	\$ 8,976	-	-
School, Vocation/Trade/Collegian (KSF)	\$ 979	\$ 581	\$11,178	-	-
Hotel/Motel (Room)	\$ 216	\$ 128	\$ 2,583	-	-
Other Use Not Listed	Determined based on similar use				

Notes:

“-” = No applicable fee

“KSF” = thousand square feet

- 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.
- Residential uses pay all five fees listed above.
- Non-residential uses pay three fees, being: Capital Facilities; Fire Facilities; and Traffic fees.
- Under the Traffic fee, residential units with more than four bedrooms pay the fee applicable to a 4-bedroom unit.
- 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).
- 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.