

City of Culver City

Development Impact Fees Report Pursuant to the Mitigation Fee Act

Fiscal Year Ended June 30, 2023

New Development Impact Fee - All Areas (1, 2, and 3)

For the purpose of compliance with Government Code subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) A brief description of the type of fee in the account or fund.

The purpose of this fee is to provide a method for the financing of public works capital improvements made necessary by permitting new development for nonresidential use. Fees from each new development shall be appropriated and disbursed only for street improvements, traffic controls and traffic management projects which are made necessary by the development and are: (A) located within the area from which the fees were collected; or (B) located within the impact zone of the new development as determined pursuant to 15.06.040; or (C) Found pursuant to 15.06.045 to benefit the new development and mitigate its traffic impact.

Culver City Municipal Code Section #15.06.005 New Development Impact Fees. This fee was established in August of 1983. Funds are accounted for in a separate Community Development Fund #417.

(B) The amount of the fee.

Project	Fee
Residential (dwelling unit)	
N/A	N/A
Non-Residential (sq. ft.)	
construction of non-residential development > 5,000 sq ft.	\$1 per square foot, see CCMC Section 15.06.020 for more details.

(C) The beginning and ending balance of the account or fund and (D) The amount of the fees collected and the interest earned.

FISCAL YEAR	BEGINNING FUND BALANCE	FEES COLLECTED	INTEREST EARNED	EXPENDITURES	ENDING FUND BALANCE
FY 2022-23	\$ 982,401	\$ 1,690	\$ 11,684	\$ 33,689	\$ 962,086

(E) Identification of each public improvement on which fees were expended 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. Note: The percentage will be reported upon completion of the project/s.

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Project # - Name	Expenditures through FY 2022-23
PS005 - Arterial Street Pavement Rehab	\$ 643,251
PZ546 - Pavement Management Masterplan	\$ 164,428
PZ554 - Minor Pavement & Concrete Improvements	\$ 29,944
PZ599 - Neighborhood Traffic Mgmt. Program	\$ 50,000
PZ942 - Sawtelle Blvd Resurfacing	\$ 124,982
PZ956 - Jefferson/Hetzler Traffic Signal	\$ 215,518
PZ607 - Reconstruction Foot Bridge	\$ 73,211
PZ726 - Green Valley Circle Rehab.	\$ 57,109
PZ900 - Ballona Creek Replacement	\$ 29,898
PZ728 - Buckingham Parkway Rehab	\$ 136,875
TOTAL	\$ 1,525,216

F) An approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

Project Name	Project Description and Progress
PZ942 - Sawtelle Blvd Resurfacing	Project completed FY 2015-16. This project provided funding to resurface Sawtelle Blvd. from Braddock Drive to Washington Place, and Washington Place between Zanja Street and Frances Avenue.
PZ956 - Jefferson/Hetzler Traffic Signal	Project completed FY 2012-13. This project was related to the new traffic signal installation at Jefferson and Hetzler.
PZ607 - Reconstruction Foot Bridge	This project was related to the construction of a new steel bridge that was completed in FY 2003-04. The project also involved the removal of the existing wood bridge and piers which was completed in FY 2004-05.
PZ726 - Green Valley Circle Rehab.	Project completed on FY 2004-05.
PZ900 - Ballona Creek Replacement	This project was related to the hardscape, landscape and user amenity improvements adjacent to and including the Ballona Creek bike path between Overland Avenue and the pedestrian bridge. The project was completed in FY 2010-11.
PZ728 - Buckingham Parkway Rehab	Project completed FY 2003-04.
PS005 - Arterial Street Pavement Rehab	Annual street pavement rehabilitation project that includes various residential streets and arterial streets, including: FY 2020-21 and FY 2021-22 - rehabilitation of Jefferson Blvd and Sepulveda Blvd to City Limits/405 Freeway, and Centinela Blvd from Bristol Parkway to City Limits. FY 2022-23 - Sepulveda Blvd. from Venice Blvd to Franklin Avenue. FY 2023-24 - Washington Blvd from Ince Blvd. to National Blvd.

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PZ546 - Pavement Management Masterplan	Pavement management masterplan that prioritizes street improvements on a triennial basis as recommended by the Pavement Management System (PMS) program. The last update to the PMS was completed in FY 2021-22.
PZ554 - Minor Pavement & Concrete Improvements	Funds used for minor repairs of streets, alley asphalt and concrete throughout the City.
PZ599 - Neighborhood Traffic Mgmt. Program (NTMP)	Funds for traffic engineering data collection, analysis, studies, and tools for the NTMP City Council adopted criteria. Funds will be used to purchase and install traffic data collection equipment, contract engineering consultant assistance, traffic studies, and trial mitigation measures.

(G) 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 fund will receive on the loan.

No loans made during the fiscal year.

(H) The amount of refunds made pursuant to subdivision (e) of Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.

No refunds were made during the fiscal year.

Every fifth year the local agency shall make all of the following findings with respect to that portion of the account or fund remaining unexpended, whether committed or uncommitted:

(A) Identify the purpose to which the fee is to be put.

The purpose of this fee is to provide a method for the financing of public works capital improvements made necessary by permitting new development for nonresidential use. Fees from each new development shall be appropriated and disbursed only for street improvements, traffic controls and traffic management projects which are made necessary by the development and are: (a) located within the area from which the fees were collected; or (b) located within the impact zone of the new development as determined pursuant to 15.06.040; or (c) found pursuant to 15.06.045 to benefit the new development and mitigate its traffic impact.

(B) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged

The City and other governmental agencies have conducted numerous studies which indicate the nature and cost of the burden and impact placed on City facilities by new development. These studies and other information show a certainty that new commercial and industrial developments generate additional requirements for traffic control and management projects and street improvements requiring capital investment by the City which may be translated into cost burden per square foot of new development, and this burden and impact is found to be not less than \$1.00 per square foot of any new development. A fee of \$1.00 per square foot for new commercial and industrial developments in excess of 5,000 square feet bears a reasonable relationship to the capital needs generated by the traffic caused by new developments and these developments benefit directly for identifiable traffic control and management projects and street improvement. The new development impact fee shall not be construed as a substitution for any City-required dedication and or public improvement adjoining a new development or subdivision, but shall be construed as a fee towards mitigating the impact of providing traffic controls, traffic management projects, and street improvements made necessary by permitting the development.

(C) Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements identified in paragraph (2) of subdivision (a); and (D) Identify the approximate date on which the funding referred to in item C is expected to be deposited in the appropriate account or fund.

Project Name	Spending Plan	Funding Source - Impact Fee	Funding Source - Local Funds	Funding Source - Misc. Grants
PS005 - Arterial Street Pavement Rehab	\$781,780	Funds Available	202 Fund \$100,000 418 Fund \$2,636,776 420 Fund \$3,285,562 431 Fund \$411,380	423 Fund \$70,100
PZ546 - Pavement Management	\$2,882	Funds Available	N/A	N/A
PZ554 - Minor Pavement & Concrete	\$20,056	Funds Available	420 Fund \$129,794	N/A
PZ599 - Neighborhood Traffic Mgmt.	\$150,000	Funds Available	420 Fund \$237,773	N/A
TOTAL	954,718			