

City of Culver City

Development Impact Fees Report Pursuant to the Mitigation Fee Act

Fiscal Year Ended June 30, 2023

Residential Development Park Dedication and In-Lieu Fee

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 mitigate impact of development activity and ensure that the public interest requisite of three acres of community parks or recreation facilities for each 1,000 persons within the City is maintained. The fees shall be used solely for the acquisition of new and rehabilitation of existing community parks and recreation facilities.

Culver City Municipal Code Section #15.06.300 Residential Development Park Dedication and in-lieu Parkland Fees. This fee was established in April of 1996. Funds are accounted for in a separate Parks Facilities Fund #419.

(B) *The amount of the fee.*

Project	Fee
Residential (dwelling unit)	
Single Family Detached	based on density factor of 2.75 persons per unit, see CCMC Section 15.06.310 for more details
Single Family Attached	based on density factor of 2.44 persons per unit, see CCMC Section 15.06.310 for more details
Multi Family Residential < 4 units	based on density factor of 2.31 persons per unit, see CCMC Section 15.06.310 for more details
Multi Family Residential > 4 units	based on density factor of 2.00 persons per unit, see CCMC Section #15.06.310 for more details.
Mobile Home	based on density factor of 1.78 persons per unit, see CCMC Section #15.06.310 for more details
Non-Residential (sq. ft.)	
N/A	N/A

(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	\$ 1,170,578	\$ 167,242	\$ 13,297	\$ 136,792	\$ 1,214,325

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(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.

Project # - Name	Amount
PP013 - Culver City Park Fields	17,014
PP016 - Playground Equipment Repair	25,169
PZ612 - Upgrade Park Irrigation Systems	238,224
PZ640 - Resurface/Restripe Sports Courts	319,658
PZ876 - Veterans Memorial Park Building	66,839
PZ899 - Park Facilities Improvements	484,466
PF007 - Senior Center Courtyard	109,784
PP006 - Tellefson Park Playground	259,511
PZ132 - Building Repairs	22,000
PZ551 - Interpretive Nature Trail	51,904
PZ594 - Fencing Replacements at Parks	91,175
PZ830 - Skateboard Park	203,416
PZ835 - Culver West Park Rehab	46,749
PZ850 - Reconstruction Plunge Building	25,300
PZ898 - Playground Equipment Repairs at Parks	156,275
PZ958 - Fox Hills Rehab	80,000
PZ447 - Playground Equipment at Veterans Memorial Park	143,180
PZ470 - Culver West Rec Building Design	18,801
PZ507 - Returf Four Playgrounds	7,073
PZ568 - Culver City Park Night Lights	3,089
PZ639 - Little League Field	152,579
PZ662 - Replace Irrigation System	7,152
PZ682 - Roof Replacement Plunge	33,115
PZ731 - Lindberg Park	74,941
PZ790 - Tellefson Park Rehab	19,267
PZ814 - Carlson Park Rehab	5,850
PZ819 - Teen Center Remodel	172,620
PZ827 - El Marino Ceramics Hut Rehab	7,839
PZ866 - Winter Storm Repair 2005	594
PZ905 - Drainage Swale Culver City Park	15,320
TOTAL	2,858,904

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 Status
PP010 - Upgrade Veterans Memorial Park Baseball Field Lighting	Replaced the old baseball field 1,000 watt bulbs at Veteran's Park, Syd Kronenthal Park, and converted them to the energy efficient LED light fixture system
PP013- Culver City Park Fields	Ongoing project to level the frequently shifting sports field at Culver City Park
PP015 - Media Park Construction Drawings	Funds for the preparation of design documents related to the enhancement of Media Park.

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PP016- Playground Equipment Repair Cleanup	Ongoing project to replace broken playground equipment parts
PZ594- Fencing Replacement at Parks	Ongoing project for replacement and installation of fencing
PZ612- Upgrade Park Irrigation Systems	Ongoing project for the upgrade of the park irrigation system to meet current standards
PZ640- Resurface/Restripe Sports Courts	Ongoing project to repair and upgrade courts for various sports
PZ731 - Lindberg Park	Upgrade HVAC unit at Linberg Park Building (the Stonehouse) and install replacement picnic shelter in park.
PZ876- Veterans Memorial Park Building Refurbish	Ongoing to repair Vets Memorial Building
PZ899- Park Facilities Improvements	Ongoing to repair facilities at all parks
PZ922 - Booster Pump Replacement	Funds will be used for the installation of two booster pumps, a central control system and an enclosure. Phase I Booster pump replacement was completed. The final phase of the project is to install a Master Valve and Flow sensor connected to the booster pump system.
PF007 - Senior Center Courtyard	Project completed FY 2017-18. Rehabilitate park picnic area field, play areas, and create a jogging trail and distinctive entrance to the park.
PP006 - Tellefson Park Playground	Project completed FY 2020-21. Rehabilitate park, picnic, turf, irrigation, restroom and play areas.
PZ132 - Building Repairs	Project completed FY 2020-21. Project related to maintenance repair projects that were prioritized and completed per the recommendations in the Citywide Facilities Assessment report that was completed in FY 2018-19.
PZ551 - Interpretive Nature Trail	Project completed FY 2018-19
PZ594 - Fencing Replacements at Parks	Project completed FY 2014-15. Project related to the fence replacement and installation at various parks as needed
PZ830 - Skateboard Park	Project completed FY 2019-20. Project related to the complete shade structure over the skatepark and replacement of existing bleachers.
PZ835 - Culver West Park Rehab	Project completed FY 2017-18. Project related to the rehabilitation of the park picnic area field, play areas, and creation of a jogging trail and distinctive entrance to the park.
PZ850 - Reconstruction Plunge Building	Project completed FY 2014-15
PZ898 - Playground Equipment Repairs at Parks	Project completed FY 2021-22. Project related to the repairs to playground equipment at various parks throughout the City to address recommendations included in the Parks Master Plan as well as to increase safety standards in compliance with California safety regulations.
PZ958 - Fox Hills Rehab	Project completed FY 2014-15. Project related to the design and installation of new playground equipment units. Replaced all landing surfaces. Installed new sand ring. Added shade structure over the 2-5 year old playground area.
PZ447 - Playground Equipment at Veterans Memorial Park	Project completed FY 1998-99. Repair and replace various equipment at Veterans Memorial Park.
PZ470 - Culver West Rec Building Design	Project completed FY 1999-00
PZ507 - Returf Four Playgrounds	Project completed FY 2000-01

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PZ568 - Culver City Park Night Lights	Project completed FY 1998-99
PZ639 - Little League Field	Project completed FY 2000-01. Filing and regrading due to ongoing subsidence. Replacement of the Babe Ruth and Little League Field's snack bar and restrooms, night lighting, field fencing, and new playground equipment and rubberized surfacing.
PZ662 - Replace Irrigation System	Project completed FY 2000-01
PZ682 - Roof Replacement Plunge	Project completed FY 1998-99
PZ731 - Lindberg Park	Project completed FY 2007-08. Replacement of playground equipment at Lindberg Park. Performed building improvements including repairs to wood floor, kitchen, restrooms, and patio. Rehabilitation of Stone House, small recreation hut, lighting, and park and play areas.
PZ790 - Tellefson Park Rehab	Project completed FY 2005-06. Rehabilitation of park, picnic, turf, irrigation, restroom and play areas.
PZ814 - Carlson Park Rehab	Project completed FY 2006-07. Rehabilitation of park, picnic pavilion, and restroom repairs.
PZ819 - Teen Center Remodel	Project completed FY 2008-09. Rehabilitation of old Senior Center to accommodate the use for Teen Center programs and activities.
PZ827 - El Marino Ceramics Hut Rehab	Project completed FY 2007-08. Rehabilitation of El Marino Park Ceramics Hut. Design and install new playground units for 6-12 year old children. Installation of new sand ring. Remove and replace handball court surface.
PZ866 - Winter Storm Repair 2005	Project completed FY 2005-06. Various repairs to park facilities due to storm damage that occurred in February 2005.
PZ905 - Drainage Swale Culver City Park	Project completed FY 2008-09. Replacement of drainage swales at several locations on the south and west facing slopes at Culver City Park. The work included placing concrete slurry to fill the voids, removed and replaced the drainage swales.

(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.

For the purpose of compliance with Government Code subsection 66001(d), the following information regarding AB 1600 fees is presented:

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 mitigate the impact of development activity and ensure that the public interest requisite of three acres of community parks or recreational facilities for each 1,000 persons within the City is maintained. The fees shall be used solely for the acquisition of new and rehabilitation of existing community parks and recreation facilities.

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(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 residential development. These studies and other information show a certainty that new residential development generates additional impact upon the demand for the public parks infrastructure, and so long as new development continues to occur, the functional nexus between development and these impacts and demands upon the public park infrastructure will continue to accrue, expand, and/or increase. The public interest, convenience, health, welfare, and safety require neighborhood and community park and recreational facilities must be provided for the enhancement of the quality of life of the City's residents. The public interest requires three acres of community park or recreational facilities for each 1,000 persons within the City shall be provided and maintained for community parks and recreational purposes. There continues to be a deficiency in the City's community park and recreational facilities and land because the requisite three acres per 1,000 persons is not provided. This deficiency is caused by residential construction without adequate community park and recreational facilities and land for residents. Therefore, the development of new and rehabilitation of existing community parks and recreational facilities should be financed by applicants for developments which are served by public recreational facilities. The fee promotes the general welfare by requiring all developers of residential units to pay a share of the cost of developing a new, and rehabilitating existing, community park and recreational facilities which continue to serve the residents of the development. All new residential developments of more than one unit, and addition of one or more units to an existing residential development, shall be subject to the park dedication requirement, or payment of fees in lieu thereof, established by CCMC Subchapter 15.06.310.

(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
PP010 - Upgrade Veterans Memorial Park Ball Field Lighting	\$350,000	Funds Available	420 Fund \$100,000	N/A
PP013- Culver City Park Fields	\$183,511	Funds Available	420 Fund \$827,371	N/A
PP015 - Media Park Construction	\$110,000	Funds Available	N/A	N/A
PP016- Playground Equipment Repair	\$5,287	Funds Available	N/A	N/A
PZ594- Fencing Replacement at Parks	\$11,663	Funds Available	420 Fund \$35,000	N/A
PZ612- Upgrade Park Irrigation Systems	\$90,386	Funds Available	420 Fund \$78,762	N/A
PZ640- Resurface/Restripe Sports Courts	\$253,052	Funds Available	420 Fund \$10,000	N/A
PZ731 - Lindberg Park	\$25,726	Funds Available	N/A	423 Fund \$202,505
PZ876- Veterans Memorial Park Building Refurbish	\$67,461	Funds Available	413 Fund \$87,330 420 Fund \$17,537	N/A
PZ899- Park Facilities Improvements	\$53,172	Funds Available	420 Fund \$33,192	N/A
PZ922 - Booster Pump Replacement	\$50,000	Funds Available	420 Fund \$950	N/A
TOTAL	\$ 1,200,258			