

City of Culver City
Development Impact Fees Report Pursuant to the Mitigation Fee Act
Fiscal Year Ended June 30, 2025

Residential Development Park Dedication and In-Lieu Parkland 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 2024-25	\$ 1,164,722	\$ 157,315	\$ 55,416	\$ 67,016	\$ 1,310,437

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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	FY 2024-25 Expenditures	% Funded by DIF
PP016 - Playground Equipment Repair	67,016	100%
TOTAL	67,016	

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	This project will replace the old baseball field 1,000 watt bulbs at Veteran's Park, Syd Kronenthal Park, and convert them to the energy efficient LED light fixture system. Estimated project completion in FY 2025-26.
PP013- Culver City Park Fields	Project scope will level the frequently shifting sports field at Culver City Park. Estimated project completion in FY 2026-2027.
PP015 - Media Park Construction Drawings	Funds for the preparation of design documents related to the enhancement of Media Park.
PP016- Playground Equipment Repair Cleanup	Project that will fund repairs to playground equipment at various parks throughout the City for compliance with California safety guidelines, laws, and standards per Citywide audits performed by Department staff. This project is a multiple phase project checking compliance on all playgrounds. Estimated project completion is FY 2027-2028.
PP025 - Community Garden	The project will fund the development of two new community gardens, one at Syd Kronenthal Park and the other at Veteran's Memorial Park. The Veterans Memorial Park Community Garden has an estimated project completion in FY 2026-2027.
PP026 - MWELO Consultant	This project will fund a consultant to evaluate the City's compliance in parks, parkways, and medians with AB-1881 California's Model Water Efficient Landscape Ordinance and create an action plan. With the action plan, the project will begin to roll-out necessary landscape upgrades and changes. Estimated project completion in FY 2027-28.
PZ594- Fencing Replacement at Parks	Project for replacement and installation of fencing throughout the City's parks. The system is divided into target areas for fencing analysis. Estimated project completion in FY 2027-28.
PZ612- Upgrade Park Irrigation Systems	This project will replace outdated components of existing irrigation systems at various parks including electronic controls with state-of-the-art technology; install master valves and flow sensors; emergency shut-offs; low-pressure compensating sprinkler heads. This is a phased project over three years. The estimated project completion is FY 2027-2028.
PZ640- Resurface/Restripe Sports Courts	This project involves the striping, resurfacing, and restriping of sports courts at Fox Hills, Lindberg, Kronenthal, El Marino, Culver West Alexander, Blair Hills, and Veteran's Memorial Park. Sports courts includes tennis, paddle tennis, handball, and basketball courts. Estimated project completion in FY 2025-26.
PZ876- Veterans Memorial Park Building Refurbish	Refurbish urgent needs of the Veteran's Memorial Building. This includes the renovation of two restrooms, replace carpeting and painting in registration office, repair fountain lighting, and repair roof in the Rotunda Room.
PZ899- Park Facilities Improvements	This project will address repairs and maintenance needs identified in the Parks Facilities Assessment Report. The final phase of this project includes the replacement of the bleachers throughout the park system. Estimated project completion in FY 2025-26.

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(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.

N/A; finding made in FY 2022-23 report. Next five-year finding will be included in FY 2027-28 report.

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

N/A; finding made in FY 2022-23 report. Next five-year finding will be included in FY 2027-28 report.

(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 - All Funding Sources Combined Total	Residential Development Park Dedication and In-Lieu Parkland Fee	Local Funds - General Fund (Fund #420 Capital Proj.)	Funding Source - Other
PP010 - Upgrade Veterans Memorial Park Baseball Field Lighting	\$1,200,000	\$350,000	\$850,000	\$0
PP013- Culver City Park Fields	\$989,850	\$162,479	\$827,371	\$0
PP015 - Media Park Construction Drawings	\$110,000	\$110,000	\$0	\$0
PP016- Playground Equipment Repair Cleanup	\$56,810	\$56,810	\$0	\$0
PP025 - Community Garden	\$75,000	\$75,000	\$0	\$0
PP026 - MWELO Consultant	\$85,000	\$85,000	\$0	\$0
PZ594- Fencing Replacement at Parks	\$46,663	\$11,663	\$35,000	\$0
PZ612- Upgrade Park Irrigation Systems	\$222,514	\$179,246	\$43,268	\$0

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PZ640- Resurface/Restripe Sports Courts	\$266,482	\$6,526	\$259,956	\$0
PZ876- Veterans Memorial Park Building Refurbish	\$502,328	\$67,461	\$317,537	\$117,330
PZ899- Park Facilities Improvements	<u>\$77,301</u>	<u>\$44,109</u>	<u>\$33,192</u>	<u>\$0</u>
TOTAL	\$3,631,948	\$1,148,294	\$2,366,324	\$117,330