

City of Santa Monica
Development Impact Fees Report Pursuant to the Mitigation Fee Act
Fiscal Year Ended June 30, 2023

Child Care Linkage 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.

Child Care Linkage Fee - The purpose of the Child Care Linkage Fee (CCLF) imposed and collected on development of commercial projects adding floor area of at least 7,500 square feet or multi-family residential projects development within the City since fiscal year 2011-2012 is to fund property acquisition, development, and construction of child care facilities in order to create new child care spaces.

(B) The amount of the fee.

Project	Fee
Residential	\$179.46 per unit
Hotel	\$4.28 per square foot
Retail	\$6.09 per square foot
Office	\$8.52 per square foot

(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	\$ 769,644	655,413	8,623	-	\$ 1,433,680

(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.

No expenditures were incurred during this reporting period.

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.

Staff are working on ways to make funds available. Future programs may include loans or grants for those looking to develop new, licensed child care in Santa Monica.

(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 interfund transfers or loans were made during the fiscal year from this fund.

(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.

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Transportation Impact 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.

Transportation Impact Fee - The City Council adopted an ordinance on February 26, 2013 that established a Transportation Impact Fee for new development and intensified land uses that will fund transportation network improvements such as new sidewalks, crosswalks, traffic signal upgrades, bus stops, transportation demand management, and bicycle facilities that are necessitated by the new trips associated with the land use change. The fees are based on a nexus study and calculated using residential units or commercial square footage. The fee is charged prior to issuance of building permits, unless state law requires the City to accept later fee payment. The Transportation Impact Fee reflects the costs associated with transportation network improvements and the amount of new auto trips that can be attributed to land use changes. □

(B) The amount of the fee.

Project	Fee
Residential (dwelling unit)	
Single Family, Area 1	\$9,427.39 per unit
Single Family, Area 2	\$9,675.48 per unit
Multi-Family, Area 1	\$3,225.16 per unit
Multi-Family, Area 2	\$4,093.47 per unit
Multi-Family, Area 3	\$3,225.64 per unit
Non-Residential (sq. ft.)	
Retail, Area 1	\$26.05 per square foot
Retail, Area 2	\$37.33 per square foot
Office, Area 1	\$12.03 per square foot
Office, Area 2	\$13.40 per square foot
Medical Office, Area 1	\$34.86 per square foot
Medical Office, Area 2	\$36.96 per square foot
Hospital, Area 1	N/A
Hospital, Area 2	\$18.24 per square foot
Lodging, Area 1	\$4.46 per square foot
Lodging, Area 2	\$4.46 per square foot
Industrial, Area 1	\$1.48 per square foot
Industrial, Area 2	\$1.62 per square foot
Auto Sales and Display Areas, Area 1	\$1.48 per square foot
Auto Sales and Display Areas, Area 2	\$1.62 per square foot

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(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	\$ 11,418,765	2,270,504	35,560	1,917,592	\$ 11,807,237

(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.

In FY 2022-23, \$1,917,592 of TIF funds were expended on capital improvement project delivery, including tools to analyze crash reports to determine safety countermeasures, project design, right of way, required studies, prevailing wage monitoring, utility coordination, and construction to implement Vision Zero improvements associated with the following projects:

- > 4th St Enhancements – Expo Linkages, Phase 2: \$433,343
- > Michigan Ave Greenway / 20th St Bike Connection: \$7,647
- > Pico Blvd / SMC Pedestrian Safety Improvements: \$752,693
- > Multimodal Signal Detection: \$24,548
- > Stewart and Pennsylvania Safety Enhancement Project: \$21,485
- > Project Management Support: \$26,187
- > Safe Routes at Four Schools: \$290,702
- > Safe Streets for 17th Street and Michigan Avenue: \$197,250
- > Construction Management Services: \$163,737

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 Progress
Michigan Avenue Greenway 20th Street Bike Connection	Ongoing
4th Street Enhancements - Expo Linkages, Phase 2	Ongoing
Pearl Street Preliminary Design	FY24-25
Citywide Vision Zero Improvements via Annual Repaving Project (Wilshire Boulevard Safety Improvements - Phase 1, Ocean Avenue Protected Bikeway, Crosswalk Renewal Program, Vision Zero Priority Intersections)	Ongoing
Broadway Protected Bikeway - 5th Street to 26th Street	Ongoing
14th Street Bikeway - Plans, Specification, and Estimates	FY25-26
Memorial Park Multi-Use Path	FY25-26
Olympic Blvd First/Last Mile Improvements to Bergamot Station	FY23-24
Wilshire Boulevard Safety Improvements - Phase 2	FY24-25
Stewart-Pennsylvania Safety Enhancement Project	FY23-24
Santa Monica Blvd Safety Improvements	FY24-25

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Transportation Impact Fee

(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 interfund transfers were 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.

Additional Information is being provided regarding this fee:

(1) Identification of the purpose to which the reportable fees are to be put.

The Transportation Impact Fee was established to ensure that new development pays its fair share of the costs of providing the transportation infrastructure necessary to implement the no net increase in vehicle trips originating or ending within the City during the PM peak hour goal of the Plan. By supporting this goal, it also supports Santa Monica's goals established in the adopted Land Use and Circulation Element of reducing vehicle trips and promoting walking, bicycling, carpooling, and use of public transit, in order to accommodate some desired growth and development.

(2) Demonstration of a reasonable relationship between the reportable fees and the purposes for which they are charged.

The Transportation Impact Fee funds capital improvements projects including the completion of the sidewalk network, and enhanced pedestrian crossings along major boulevards, striping and signage of new bike lanes, bike paths, and bike boulevards, and installation of new bus pads, bus benches and transit only lanes.

(3) Identification of all City sources and amounts of funding to complete financing of the projects as identified by the City.

Project	Transportation Impact Fee	Local Funds	Misc. Grants Fund
Michigan Avenue Greenway 20th Street Bike Connection	\$1,171,058	\$17,136	\$623,723
4th Street Enhancements - Expo Linkages, Phase 2	\$376,345	\$165,498	\$590,915
Pearl Street Preliminary Design	\$255,000	\$0	\$0
Citywide Vision Zero Improvements via Annual Repaving Project (Wilshire Boulevard Safety Improvements - Phase 1, Ocean Avenue Protected Bikeway, Crosswalk Renewal Program, Vision Zero Priority Intersections)	\$2,572,283	\$498,373	\$2,851,421
Broadway Protected Bikeway - 5th Street to 26th Street	\$1,331,000	\$0	\$569,758
14th Street Bikeway - Plans, Specification, and Estimates	\$650,000	\$0	\$0
Memorial Park Multi-Use Path - Plans, Specifications and Estimates	\$730,000	\$0	\$0
Olympic Blvd First/Last Mile Improvements to Bergamot Station	\$1,053,000	\$0	\$2,711,986
Wilshire Boulevard Safety Improvements - Phase 2	\$1,000,000	\$0	\$6,811,454
Stewart-Pennsylvania Safety Enhancement Project	\$500,000	\$0	\$4,000,000
Santa Monica Blvd Safety Improvements	\$680,000	\$0	\$522,327
Construction Management Services for TIF-Funded Capital Projects	\$808,000	\$0	\$0
Traffic Engineering Services for TIF-Funded Capital Projects	\$678,000	\$290,000	\$0
Total	\$11,804,686	\$971,007	\$18,681,584

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Transportation Impact Fee

(4) Identification of the approximate dates on which the funding referred to in item C is expected to be deposited into the appropriate account or fund.

Project	Transportation Impact Fee	Local Funds	Misc. Grants Fund
Michigan Avenue Greenway 20th Street Bike Connection	Funds Available	Funds Available	Funds Available
4th Street Enhancements - Expo Linkages, Phase 2	Funds Available	Funds Available	Funds Available
Pearl Street Preliminary Design	Funds Available	N/A	N/A
Citywide Vision Zero Improvements via Annual Repaving Project (Wilshire Boulevard Safety Improvements - Phase 1, Ocean Avenue Protected Bikeway, Crosswalk Renewal Program, Vision Zero Priority Intersections)	Funds Available	Funds Available	Funds Available
Broadway Protected Bikeway	Funds Available	N/A	Funds Available
14th Street Bikeway - Plans, Specification, and Estimates	Funds Available	N/A	N/A
Memorial Park Multi-Use Path	Funds Available	N/A	N/A
Olympic Blvd Pedestrian Improvements	Funds Available	N/A	Funds Available
Wilshire Boulevard Safety Improvements - Phase 2	Funds Available	N/A	FY24-25
Stewart-Pennsylvania Safety Enhancement Project	Funds Available	N/A	Funds Available
Santa Monica Blvd Safety Improvements	Funds Available	N/A	FY23-24
Construction Management Services for TIF-Funded Capital Projects	Funds Available	N/A	N/A
Traffic Engineering Services for TIF-Funded Capital Projects	Funds Available	Funds Available	N/A

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Parks and Recreation Development Impact 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.

Parks and Recreation Development Impact Fee - The purpose of the fee is to provide a direct funding source from new residential and commercial development to be used solely for the acquisition and development of open space, parkland, and recreation facilities to meet demand generated by occupants and users of the new development.

(B) The amount of the fee.

Project	Fee
Single Family Residential	\$9,841.95
Multi-Family Residential - Studio/1 Bedroom	\$5,333.41 per unit
Multi-Family Residential - 2+ Bedrooms	\$8,590.44 per unit
Retail	\$1.93 per square foot
Office	\$2.98 per square foot
Medical Office	\$1.64 per square foot
Lodging	\$4.01 per square foot
Industrial	\$1.67 per square foot

(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	\$ 4,037,185	2,551,908	42,907	246,410	\$ 6,385,590

(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.

In FY 2022-23, Parks and Recreation Development Impact Fees were expended on the following public improvements:

- > \$150,210 was spent on playground safety upgrades at Marine Park - This project is ongoing.
- > \$440 was spent on the Marine Park basketball court - This project is ongoing.
- > \$50,680 was spent on the Park Condition Assessment - This project is ongoing.
- > \$75 was spent on Douglas Park - This project is ongoing.
- > \$42 was spent on Beach Park #1 - This project is ongoing.
- > \$44,963 was spent to expand the Community Gardens at Marine Park - This project is complete and used 27% Parks and Recreation Development Impact Fee funds.

(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.

In the City's FY 2023-25 CIP Biennial Budget, Parks and Recreation Development Impact Fees have been allocated for use on two projects:

- > \$414,700 allocated for the reconstruction of two basketball courts at Marine Park - expected construction to start Summer 2024, completion anticipated Summer 2024.
- > \$250,000 allocated to address repairs and deferred maintenance in parks, identified by the priorities identified in the Park Condition Assessment. Repairs and construction are anticipated to begin in Summer 2024.

(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 interfund transfers or loans were made during the fiscal year from this fund.

(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 this fiscal year.

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Affordable Housing Commercial Linkage 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.

Affordable Housing Commercial Linkage Fee - A fee paid to the City by an applicant for approval of certain development projects to contribute to the creation of affordable housing production or preservation to offset additional need for affordable housing generated by new commercial development.

(B) The amount of the fee.

Project	Fee
Retail	\$12.56 per square foot
Office	\$14.44 per square foot
Hotel/Lodging	\$3.96 per square foot
Hospital	\$7.92 per square foot
Industrial	\$9.71 per square foot
Creative Office	\$12.36 per square foot
Medical Office	\$8.88 per square foot
Institutional	\$13.18 per square foot

(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	\$ 1,284,476	1,023,326	14,432	-	\$ 2,322,234

(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.

No expenditures were incurred during this reporting period.

(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.

There are no projects underway that utilize these funds. The City is in the process of identifying eligible projects. □

(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 interfund transfers or loans were made during the fiscal year from this fund.

(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.

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Water Demand Mitigation 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 Water Demand Mitigation Fee - A one-time fee the City charges new development to mitigate the total daily water consumption rate projected for the development. The total daily water demand for the project is calculated using standard water demand factors which have been developed by City staff. The water demand mitigation fee is set at \$3.00 for each gallon of daily water demand which must be mitigated. Effective, July 1, 2017, the Water Demand Mitigation Fee was replaced with the Water Neutrality Fee. The City will continue to collect Water Demand Mitigation revenues for permit applications submitted prior to July 1, 2017 with the following exception: Any new development applications for a building permit filed on or before November 27, 2018, that only results in a change of use of less than 6,000 square feet and/or an addition of less than 1,500 square feet, will be required to pay the water demand mitigation fee in effect as of November 27, 2018.

This fee is required when:

- Single-Family Residence -- for construction of a new residence or whenever adding 50% or greater to the square footage.
- Multi-Family -- for construction of a new building or whenever new units are added.
- Non-Residential -- for construction of a new building or whenever there is a change of use, changing or adding plumbing fixtures, or adding restaurant seats or square footage.

(B) The amount of the fee.

Project	Fee
Single-Family	\$990.00
Multi-Family (condominium fees same as apartments):	
Studio/Single Apartment:	\$315.00
1 Bedroom Apartment:	\$375.00
2 Bedroom Apartment:	\$570.00
3 Bedroom Apartment:	\$750.00
Duplex (2 Apartments):	\$900.00
Non-Residential:	To be determined by the Civil Engineering Plan Checker

(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	\$ 320,894	0	0	552	\$ 320,342

(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.

In FY 2022-23, \$552 of Water Demand Mitigation Fees were expended on the Recycled Water Main Expansion Project.

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.

\$1,127,540 was appropriated to the Recycled Water Main Expansion Project. Construction began December 2020 and is expected to be completed mid 2024.

(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 interfund transfers or loans were made during the fiscal year from this fund.

(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.