



**Interim Development Impact Fee Program  
Annual Report for Fiscal Year 2020-2021**

## Overview

The City of Carson adopted the city-wide Interim Development Impact Fee (IDIF) Program under Ordinance No. 19-1931 on April 16, 2019, which is incorporated into the Carson Municipal Code under Article XI. The adopted impact fees are incorporated into the City's 2019 Uniform Comprehensive Schedule Fees under Resolution No. 19-068.

Impact fees are one-time charges on new development to either fully or partially recover the costs of providing the public infrastructure. These fees are typically calculated and collected at the time of permit issuance. Additionally, impact fees are subject to the requirements of the Mitigation Fee Act set forth under Government Code section 66000 *et seq.*

### **Annual and 5-Year Reporting Requirements**

The Interim Development Impact Fee Program Annual Report for Fiscal Year 2019-2020 (Annual Report) contains information on the City of Carson's interim development impact fees for Fiscal Year 2019-2020 based on preliminary unaudited activities. This information is presented to comply with the reporting requirements contained under the Carson Municipal Code and Government Code section 66000 *et seq.* The Annual Report is not a budget document. It is not intended to represent a full picture of currently planned projects as it only reports project information, revenues, and expenditures for Fiscal Year 2020-2021. More information is available through the nexus study and will be made available through other documents such as budgets.

Government Code Section 66006 requires local agencies to submit annual and five-year reports detailing the status of development impact fees. The Annual Report must be made available to the public within 180 days after the last day of the fiscal year and must be presented to the public agency (City Council) at least 15 days after it is made available to the public.

This Annual Report summarizes the following annual reporting information for each of the fee component of the IDIF Program:

1. A brief description of the fee program.
2. Schedule of fees.
3. Beginning and ending balances of the fee program.
4. Amount of fees collected, interest earned, and transfers/loans.
5. An 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.
6. A description of each interfund transfer or loan, the date the loan will be repaid, the rate of interest, and a description of the public improvement on which the transferred or loaned fees will be expended.
7. The estimated date when projects will begin if sufficient revenues are available to construct the project.
8. The amount of refunds made to property owners.

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#### IDIF Program IDIF Annual Report for Fiscal Year 2020-2021

The City's IDIF Program (Fund 289) contains six separate and distinct fees. These fees are collected from new development projects and are restricted to funding costs for the following six capital improvement components: (1) Traffic, (2) Parks, (3) Beautification, (4) General Government Facilities, (5) Transportation Infrastructure, and (6) Utilities and Sustainability. The following is a description of each fee category:

- i. **General Government Facilities (4944)** – To finance the expansion, design, and construction of governmental facilities such as City Hall and Corporate Yard improvements.
- ii. **Transportation Infrastructure and Facilities (4945)** – To finance the expansions, design, and construction of transportation infrastructure and facilities such as roads, bridges, public transit, bikeways, and pedestrian walkways.
- iii. **Utilities and Sustainability (4946)** – To finance the expansion, design, and construction of utilities and sustainable facilities such as green streets and renewable energy projects.
- iv. **Beautification (4943)** – To finance the expansion, design, and construction of citywide beautification infrastructure and facilities including signage and street furniture that assist in reducing congestion and associated pollution.
- v. **Parks and Related Facilities (4942)** – To finance the land acquisition and infrastructure costs to meet the demand for park space attributable to new development.
- vi. **Traffic Facilities (4941)** – To finance traffic improvements necessary to accommodate the increase in traffic generated by new development.

In addition to the six IDIF Program fees, an *Administration Fee (4940)* is collected to offset the cost of managing the IDIF Program. The administration fees are included in the City's adopted IDIF rates and pay for staff time and legal fees for tasks such as record keeping, financial reporting, public information handouts, fee calculations and legal consultation.

#### Short Term Interim Development Impact Fee

**Short Term IDIF.** Prior to adoption of the IDIF program, the City charged development projects a "Short-Term Interim Development Impact Fee" (Short Term IDIF) at \$2.00 square foot for industrial, \$807.56 per truck parking space for truck yards, \$10,000 per residential units and/or some other agreed upon rate. As presented in this Annual Report, the Short-Term IDIF received are converted in proportion to the appropriate fee type category based on the current IDIF Program. These projects include Mobile Mini at 22632 S. Alameda Street (Initial amount of \$50,000), Alpert & Alpert at 21900 S.

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Wilmington Ave (\$823,680), CalPak at 17706 Main Street (\$205,862) and Alere at 200 E. Alondra Blvd (\$293,872).

**Exception to Short Term IDIF.** Unlike the aforementioned impact fees, the Short Term IDIF amount collected from the Harbor Land Company project (\$75,000.00) was not converted in proportion to the fee type category based on the current IDIF Program. The impact fee was collected for traffic impact mitigation under Resolution No. 17-125 in Fiscal Year 2017-2018. Since fees were designated specifically for traffic impact mitigation, the amounts received were entirely allocated under the traffic impact fee category and have not been converted to any other IDIF Program fee category.

#### **Other Fees (Restricted)**

Impact fees that have specified use outside of the six IDIF Program fee categories are not converted in proportion to the fee type category under the IDIF Program. Instead, these fees are accounted for separately in accordance with each individual project's agreement.

Included in this section of the Annual Report are other fees collected by the City with a specified designated and restricted use. In general, any fees that are required by the City to provide for an improvement construction to serve a development project, and that is imposed by the City as a condition of approving the development project are subject to reporting under Government Code Section 66006. These fees are included in the report.

- 1. MBK Homes Apartment / Evolve Southbay (11-Acre) Residential Project** - Pursuant to Settlement Agreement (dated October 2016) by and between Cardinal Cavalry LLC, Carson Holdings, LLC, Carson Reclamation Authority, City of Carson, Carson Successor Agency and Carson Public Financing Authority, this 11-acre project is subject to fees and project public improvements summarized in the Settlement Agreement. The bases for these fees and public improvements are established on previous Development Agreement, Specific Plan, and/or Mitigation Measures. A subsequent Partial Assignment Agreement between Carson Holdings LLC and MBK Rental Living LLC in the summer of 2017 further clarifies the use of each fee summarized as follows:

- **Library** – A fee amounting to \$858,951 in Fiscal Year 2019-2020 was collected for improvements to library facilities in Carson. The City is working with LA County Public Library to use these funds for improvements to library facilities in Carson.
- **Shuttle Service (Carson North-South Shuttle and Shuttle Service to Major Activity Centers)**
  - In accordance with project mitigation measures, a fee amounting to \$9,251.14 was collected in Fiscal Year 2018-2019 to pay for a fair share contribution for a low emission shuttle service between the project site and other major activity centers within the project vicinity (i.e., the MetroRail Blue Line station at Del Amo Boulevard and Santa Fe and the Carson Transfer Station at the South Bay Pavilion).

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- **Public Art** – A fee amounting to \$202,368.60 in Fiscal Year 2018-2019 was collected pay for public art within the Specific Plan project area.
  - **Traffic** - A fee amounting to \$750,000.00 was collected in Fiscal Year 2018-2019 for traffic mitigation impacts in connection with the project.
2. **Porsche Experience Center.** An impact fee amounting to \$38,088.75 was collected from the Porsche Experience Center project to pay for its fair share of fire impact fees in Fiscal Year 2016-2017. These fees are set aside for the Los Angeles County Fire Department. The Los Angeles County Fire Department used these fees to fund site investigation (environmental and geotechnical conditions) on 20820 Main Street to determine the viability of a new fire station for the site. The study was completed on December 24, 2019, and the collected fee amount was subsequently paid to the Los Angeles County Fire Department.

**IDIF Program (Fund 289) – Revenue Summary Table**

Based on preliminary unaudited activities, as of June 30, 2021, the revenue collected for each of the six fees including administration for the IDIF Program are as follows:

| Fiscal Year  | Administration<br>(4940) | Traffic<br>(4941)    | Parks<br>(4942)        | Beautification<br>(4943) | Gov. Facilities<br>(4944) | Transportation<br>(4945) | Utilities &<br>Sustainability<br>(4946) | Total Collected<br>(Fund 289) |
|--------------|--------------------------|----------------------|------------------------|--------------------------|---------------------------|--------------------------|---|-------------------------------|
| FY 16-17     | N/A                      | N/A                  | N/A                    | N/A                      | N/A                       | N/A                      | N/A                                     | N/A                           |
| FY 17-18     | \$ 36,828.69             | \$ 170,177.40        | \$ 114,295.81          | \$ 3,049.95              | \$ 21,861.81              | \$ 44,533.70             | \$ 28,121.64                            | \$ 418,869.00                 |
| FY 18-19     | \$ 110,263.95            | \$ 273,446.36        | \$ 323,276.19          | \$ 10,089.51             | \$ 72,273.85              | \$ 147,224.51            | \$ 92,967.64                            | \$ 1,029,542.00               |
| FY 19-20     | \$ 2,251.77              | \$ -                 | \$ -                   | \$ -                     | \$ -                      | \$ 120,000.00            | \$ -                                    | \$ 122,251.77                 |
| FY 20-21     | \$ 162,364.29            | \$ 302,909.67        | \$ 759,750.27          | \$ 7,480.02              | \$ 53,774.70              | \$ 194,552.39            | \$ 69,149.99                            | \$ 1,549,981.33               |
| <b>TOTAL</b> | <b>\$ 311,708.70</b>     | <b>\$ 746,533.43</b> | <b>\$ 1,197,322.27</b> | <b>\$ 20,619.48</b>      | <b>\$ 147,910.36</b>      | <b>\$ 506,310.59</b>     | <b>\$ 190,239.27</b>                    | <b>\$ 3,120,644.10</b>        |

As the IDIF Program was not adopted until the end of Fiscal Year 18-19, the amounts that were collected prior (i.e., Short-Term Interim Development Impact Fee) were proportionally converted based on the adopted IDIF Program allocation.

**Other Fees (Restricted) – Revenue Summary Table**

Based on preliminary unaudited activities, as of June 30, 2021, the total revenue collected of all other fees collected for specific project uses are as follows:

| Fiscal Year  | Other Fees<br>(Restricted) | Notes  |
|--------------|----------------------------|--|
| FY 2016-2017 | \$ 38,088.75               | Collected from the Porsche Experience Center project for fire related infrastructure. Fees collected on behalf of the LA County Fire Department for its use.         |
| FY 2017-2018 | \$ -                       |  |
| FY 2018-2019 | \$ 961,619.74              | Collected from MBK Homes project for Shuttle Service, Public Art, and Traffic.   |
| FY 2019-2020 | \$ 858,951.00              | Collected from MBK Homes for library infrastructure. Fees collected on behalf of LA County Library for use towards improvements to the library facilities in Carson. |
| FY 2020-2021 | \$ -                       |  |
| <b>TOTAL</b> | <b>\$ 1,858,659.49</b>     |  |

**Expenditure Summary**

As of June 30, 2021, \$38,088.75 of restricted fees were expended for geotechnical and soil investigation for a fire station on 20820 S. Main Street. There are no other expenditures.

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| IDIF PROGRAM ANNUAL REPORT - IDIF PROGRAM ADMINISTRATION (4940) |   |  |                      |
|---|---|--|----------------------|
| #   | Item Description (C.M.C. §11601)  | IDIF Program Information   |                      |
| 1   | A brief description of the type of fee in each account or fund.   | A fee for the administration of the Interim Development Impact Fee Program including contract and project management, annual reporting, public information, and related ongoing program administration expenses. |                      |
| 2   | The amount of the fee.  | Residential MFR Studio / 1 Bedroom (per unit)  | \$ 1,293.19          |
|   |   | Residential MFR All Other (per unit)   | \$ 1,616.49          |
|   |   | Commercial (per 1,000 sq. ft.)   | \$ 504.81            |
|   |   | Office (per 1,000 sq. ft.)   | \$ 350.19            |
|   |   | Dormitory (per bed)  | \$ 112.55            |
|   |   | Hotel (per room)   | \$ 185.38            |
|   |   | Truck Yard (per truck space)   | \$ 80.22             |
|   |   | Recreational (per 1,000 sq. ft.)   | \$ 504.44            |
|   |   | Industrial / Business Park (per 1,000 sq. ft.)   | \$ 281.66            |
| 3   | The beginning and ending balance of the account or fund.  | Beginning Balance (07/01/20)   | \$ 149,344.41        |
|   |   | <b>Ending Balance (06/30/21)</b>   | <b>\$ 311,708.70</b> |
| 4   | The amount of the fees collected, and the interest earned.  | Amount of Fees Collected (FY 20-21)  | \$ 162,364.29        |
|   |   | Interest Earned  | \$ -                 |
|   |   | Other  | \$ -                 |
|   |   | <b>Total Revenues (FY 20-21)</b>   | <b>\$ 162,364.29</b> |
| 5   | An identification of each Public Facility* on which fees were expended and the amount of each expenditure, including the total percentage of the cost of the Public Facility that was funded with fees.   | No expenditures for Fiscal Year 20-21.   |                      |
| 6   | An identification of an approximate date by which the construction of the Public Facility will commence if the City determines that sufficient funds have been collected to complete financing on an incomplete Public Facility and the Public Facility remains incomplete.             | N/A. Program Administration is ongoing.  |                      |
| 7   | A description of any interfund transfer or loan, and the Public Facility on which the transferred funds 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 utilizing these funds.  |                      |
| 8   | The amount of any refunds made and any allocations of unexpended fees that are not refunded.  | No refunds were made during the fiscal year.   |                      |

Comments: N/A

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| <b>IDIF PROGRAM ANNUAL REPORT - TRAFFIC FEE (4941)</b> |   |   |                      |
|--|---|---|----------------------|
| <b>#</b>   | <b>Item Description (C.M.C. §11601)</b>   | <b>IDIF Program Information</b>   |                      |
| 1  | A brief description of the type of fee in each account or fund.   | A fee for traffic facilities and related facilities is established to finance traffic improvements necessary to accommodate the increase in traffic generated by new development. |                      |
| 2  | The amount of the fee.  | Residential MFR Studio / 1 Bedroom (per unit)   | \$ 406.10            |
|  |   | Residential MFR All Other (per unit)  | \$ 286.82            |
|  |   | Commercial (per 1,000 sq. ft.)  | \$ 2,471.28          |
|  |   | Office (per 1,000 sq. ft.)  | \$ 1,182.81          |
|  |   | Dormitory (per bed)   | \$ 195.00            |
|  |   | Hotel (per room)  | \$ 801.93            |
|  |   | Truck Yard (per truck space)  | \$ 256.43            |
|  |   | Recreational (per 1,000 sq. ft.)  | \$ 4,121.34          |
|  |   | Industrial / Business Park (per 1,000 sq. ft.)  | \$ 698.18            |
| 3  | The beginning and ending balance of the account or fund.  | Beginning Balance (07/01/20)  | \$ 443,623.76        |
|  |   | <b>Ending Balance (06/30/21)</b>  | <b>\$ 746,533.43</b> |
| 4  | The amount of the fees collected, and the interest earned.  | Amount of Fees Collected (FY 20-21)   | \$ 302,909.67        |
|  |   | Interest Earned   | \$ -                 |
|  |   | Other   | \$ -                 |
|  |   | <b>Total Revenues (FY 20-21)</b>  | <b>\$ 302,909.67</b> |
| 5  | An identification of each Public Facility on which fees were expended and the amount of each expenditure, including the total percentage of the cost of the Public Facility that was funded with fees.  | No expenditures for Fiscal Year 20-21.  |                      |
| 6  | An identification of an approximate date by which the construction of the Public Facility will commence if the City determines that sufficient funds have been collected to complete financing on an incomplete Public Facility and the Public Facility remains incomplete.             | Sufficient funds have not been collected. Once sufficiently collected, City will evaluate construction options of Public Facility.  |                      |
| 7  | A description of any interfund transfer or loan, and the Public Facility on which the transferred funds 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 utilizing these funds.   |                      |
| 8  | The amount of any refunds made and any allocations of unexpended fees that are not refunded.  | No refunds were made during the fiscal year.  |                      |

**Comments:**

- # 2** The entire traffic impact fee for Harbor Land Company of \$75,000 is included in this category. Fee amount set for by Resolution No. 17-125.

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| IDIF PROGRAM ANNUAL REPORT - PARKS & RELATED FACILITIES FEE (4942) |   |  |                        |
|--|---|--|------------------------|
| #  | Item Description (C.M.C. §11601)  | IDIF Program Information   |                        |
| 1  | A brief description of the type of fee in each account or fund.   | A fee for parks and related facilities is established to finance the land acquisition and infrastructure costs to meet the demand for park space attributable to new development.  |                        |
| 2  | The amount of the fee.  | Residential MFR Studio / 1 Bedroom (per unit)  | \$ 9,221.44            |
|  |   | Residential MFR All Other (per unit)   | \$ 11,723.16           |
|  |   | Commercial (per 1,000 sq. ft.)   | \$ 868.59              |
|  |   | Office (per 1,000 sq. ft.)   | \$ 868.59              |
|  |   | Dormitory (per bed)  | \$ 660.61              |
|  |   | Hotel (per room)   | \$ 660.61              |
|  |   | Truck Yard (per truck space)   | \$ 329.76              |
|  |   | Recreational (per 1,000 sq. ft.)   | \$ -                   |
|  |   | Industrial / Business Park (per 1,000 sq. ft.)   | \$ 825.49              |
| 3  | The beginning and ending balance of the account   | Beginning Balance (07/01/20)   | \$ 437,572.00          |
|  |   | <b>Ending Balance (06/30/21)</b>   | <b>\$ 1,197,322.27</b> |
| 4  | The amount of the fees collected, and the interest earned.  | Amount of Fees Collected (FY 20-21)  | \$ 759,750.27          |
|  |   | Interest Earned  | \$ -                   |
|  |   | Other  | \$ -                   |
|  |   | <b>Total Revenues (FY 20-21)</b>   | <b>\$ 759,750.27</b>   |
| 5  | An identification of each Public Facility on which fees were expended and the amount of each expenditure, including the total percentage of the cost of the Public Facility that was funded with fees.  | No expenditures for Fiscal Year 20-21.   |                        |
| 6  | An identification of an approximate date by which the construction of the Public Facility will commence if the City determines that sufficient funds have been collected to complete financing on an incomplete Public Facility and the Public Facility remains incomplete.             | <p>The FY 2021-2022 adopted budget capital improvement projects list includes the funding or partial funding of the following:</p> <p><u>Approximate commencement FY 21-22.</u></p> <p><b>Mills Park shade structure, outdoor exercise equipment, unisex restrooms, and monument sign:</b> \$537,000, including other funding sources.</p> <p><b>Dominguez Park Pool:</b> \$260,000, including other funding sources.</p> <p><b>Demolition of wading pools (Anderson, Calas, and Veteran's Park):</b> \$200,000, including other funding sources.</p> <p><u>Approximate commencement FY 22-23.</u></p> <p><b>Carson Pool Shade Structure:</b> \$80,000, DIF funding only.</p> <p><b>Stevenson Park, Removal of bungalow "North End":</b> \$60,000 DIF fund only.</p> |                        |
| 7  | A description of any interfund transfer or loan, and the Public Facility on which the transferred funds 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 utilizing these funds.  |                        |
| 8  | The amount of any refunds made and any allocations of unexpended fees that are not refunded.  | No refunds were made during the fiscal year.   |                        |

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| IDIF PROGRAM ANNUAL REPORT - BEAUTIFICATION FEE (4943) |   |   |                     |
|--|---|---|---------------------|
| #  | Item Description (C.M.C. §11601)  | IDIF Program Information  |                     |
| 1  | A brief description of the type of fee in each account or fund.   | A fee for beautification is established to finance the expansion, design, and construction of citywide beautification infrastructure and facilities including signage and street furniture that assist in reducing congestion and associated pollution.   |                     |
| 2  | The amount of the fee.  | Residential MFR Studio / 1 Bedroom (per unit)   | \$ 35.89            |
|  |   | Residential MFR All Other (per unit)  | \$ 45.63            |
|  |   | Commercial (per 1,000 sq. ft.)  | \$ 27.07            |
|  |   | Office (per 1,000 sq. ft.)  | \$ 27.07            |
|  |   | Dormitory (per bed)   | \$ 2.56             |
|  |   | Hotel (per room)  | \$ 2.56             |
|  |   | Truck Yard (per truck space)  | \$ 2.56             |
|  |   | Recreational (per 1,000 sq. ft.)  | \$ 2.56             |
|  |   | Industrial / Business Park (per 1,000 sq. ft.)  | \$ 25.72            |
| 3  | The beginning and ending balance of the account or fund.  | Beginning Balance (07/01/20)  | \$ 13,139.46        |
|  |   | <b>Ending Balance (06/30/21)</b>  | <b>\$ 20,619.48</b> |
| 4  | The amount of the fees collected, and the interest earned.  | Amount of Fees Collected (FY 20-21)   | \$ 7,480.02         |
|  |   | Interest Earned   | \$ -                |
|  |   | Other   | \$ -                |
|  |   | <b>Total Revenues (FY 20-21)</b>  | <b>\$ 7,480.02</b>  |
| 5  | An identification of each Public Facility* on which fees were expended and the amount of each expenditure, including the total percentage of the cost of the Public Facility that was funded with fees.   | No expenditures for Fiscal Year 20-21.  |                     |
| 6  | An identification of an approximate date by which the construction of the Public Facility will commence if the City determines that sufficient funds have been collected to complete financing on an incomplete Public Facility and the Public Facility remains incomplete.             | As part of the Capital Improvement Plan (CIP) update process, the City is currently evaluating Public Facility construction options based on the funds that have been collected to date. Public Facility construction projects identified in the CIP will be incorporated into the following FY 21-22 IDIF Program Annual Report. |                     |
| 7  | A description of any interfund transfer or loan, and the Public Facility on which the transferred funds 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 utilizing these funds.   |                     |
| 8  | The amount of any refunds made and any allocations of unexpended fees that are not refunded.  | No refunds were made during the fiscal year.  |                     |

Comments:

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| IDIF PROGRAM ANNUAL REPORT - GENERAL GOVERNMENT FACILITIES FEE (4944) |   |   |                      |
|---|---|---|----------------------|
| #   | Item Description (C.M.C. §11601)  | IDIF Program Information  |                      |
| 1   | A brief description of the type of fee in each account or fund.   | A fee for general government facilities is established to finance the expansion, design, and construction of governmental facilities such as City Hall and Corporate Yard improvements.   |                      |
| 2   | The amount of the fee.  | Residential MFR Studio / 1 Bedroom (per unit)   | \$ 257.49            |
|   |   | Residential MFR All Other (per unit)  | \$ 327.35            |
|   |   | Commercial (per 1,000 sq. ft.)  | \$ 194.25            |
|   |   | Office (per 1,000 sq. ft.)  | \$ 194.25            |
|   |   | Dormitory (per bed)   | \$ 18.45             |
|   |   | Hotel (per room)  | \$ 18.45             |
|   |   | Truck Yard (per truck space)  | \$ 18.45             |
|   |   | Recreational (per 1,000 sq. ft.)  | \$ 18.45             |
|   |   | Industrial / Business Park (per 1,000 sq. ft.)  | \$ 184.54            |
| 3   | The beginning and ending balance of the account or fund.  | Beginning Balance (07/01/20)  | \$ 94,135.66         |
|   |   | <b>Ending Balance (06/30/21)</b>  | <b>\$ 147,910.36</b> |
| 4   | The amount of the fees collected, and the interest earned.  | Amount of Fees Collected (FY 20-21)   | \$ 53,774.70         |
|   |   | Interest Earned   | \$ -                 |
|   |   | Other   | \$ -                 |
|   |   | <b>Total Revenues (FY 20-21)</b>  | <b>\$ 53,774.70</b>  |
| 5   | An identification of each Public Facility on which fees were expended and the amount of each expenditure, including the total percentage of the cost of the Public Facility that was funded with fees.  | No expenditures for Fiscal Year 20-21.  |                      |
| 6   | An identification of an approximate date by which the construction of the Public Facility will commence if the City determines that sufficient funds have been collected to complete financing on an incomplete Public Facility and the Public Facility remains incomplete.             | As part of the Capital Improvement Plan (CIP) update process, the City is currently evaluating Public Facility construction options based on the funds that have been collected to date. Public Facility construction projects identified in the CIP will be incorporated into the following FY 21-22 IDIF Program Annual Report. |                      |
| 7   | A description of any interfund transfer or loan, and the Public Facility on which the transferred funds 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 utilizing these funds.   |                      |
| 8   | The amount of any refunds made and any allocations of unexpended fees that are not refunded.  | No refunds were made during the fiscal year.  |                      |

Comments:

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| IDIF PROGRAM ANNUAL REPORT - TRANSPORTATION INFRASTRUCTURE FEE (4945) |   |   |                      |
|---|---|---|----------------------|
| #   | Item Description (C.M.C. §11601)  | IDIF Program Information  |                      |
| 1   | A brief description of the type of fee in each account or fund.   | A fee for transportation infrastructure and facilities is established to finance the expansions, design, and construction of transportation infrastructure and facilities such as roads, bridges, public transit, bikeways, and pedestrian walkways.  |                      |
| 2   | The amount of the fee.  | Residential MFR Studio / 1 Bedroom (per unit)   | \$ 524.58            |
|   |   | Residential MFR All Other (per unit)  | \$ 666.89            |
|   |   | Commercial (per 1,000 sq. ft.)  | \$ 395.74            |
|   |   | Office (per 1,000 sq. ft.)  | \$ 395.74            |
|   |   | Dormitory (per bed)   | \$ 37.59             |
|   |   | Hotel (per room)  | \$ 37.59             |
|   |   | Truck Yard (per truck space)  | \$ 37.59             |
|   |   | Recreational (per 1,000 sq. ft.)  | \$ 37.59             |
|   |   | Industrial / Business Park (per 1,000 sq. ft.)  | \$ 375.95            |
| 3   | The beginning and ending balance of the account or fund. *  | Beginning Balance (07/01/20)  | \$ 311,758.20        |
|   |   | <b>Ending Balance (06/30/21)</b>  | <b>\$ 506,310.59</b> |
| 4   | The amount of the fees collected, and the interest earned.  | Amount of Fees Collected (FY 20-21)   | \$ 194,552.39        |
|   |   | Interest Earned   | \$ -                 |
|   |   | Other   | \$ -                 |
|   |   | <b>Total Revenues (FY 20-21)</b>  | <b>\$ 194,552.39</b> |
| 5   | An identification of each Public Facility on which fees were expended and the amount of each expenditure, including the total percentage of the cost of the Public Facility that was funded with fees.  | No expenditures for Fiscal Year 20-21.  |                      |
| 6   | An identification of an approximate date by which the construction of the Public Facility will commence if the City determines that sufficient funds have been collected to complete financing on an incomplete Public Facility and the Public Facility remains incomplete.             | As part of the Capital Improvement Plan (CIP) update process, the City is currently evaluating Public Facility construction options based on the funds that have been collected to date. Public Facility construction projects identified in the CIP will be incorporated into the following FY 21-22 IDIF Program Annual Report. |                      |
| 7   | A description of any interfund transfer or loan, and the Public Facility on which the transferred funds 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 utilizing these funds.   |                      |
| 8   | The amount of any refunds made and any allocations of unexpended fees that are not refunded.  | No refunds were made during the fiscal year.  |                      |

**Comments:**

- # 2 The entire impact fee (Heavy Transit Fee) for Sywest is included in this category. Fee amount set for by Resolution No. 17-120.

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| IDIF PROGRAM ANNUAL REPORT - UTILITIES & SUSTAINABILITY FEE (4946) |   |   |                      |
|--|---|---|----------------------|
| #  | Item Description (C.M.C. §11601)  | IDIF Program Information  |                      |
| 1  | A brief description of the type of fee in each account or fund.   | A fee for utilities and sustainability is established to finance the expansion, design, and construction of utilities and sustainable facilities such as green streets and renewable energy projects.   |                      |
| 2  | The amount of the fee.  | Residential MFR Studio / 1 Bedroom (per unit)   | \$ 331.08            |
|  |   | Residential MFR All Other (per unit)  | \$ 420.90            |
|  |   | Commercial (per 1,000 sq. ft.)  | \$ 249.77            |
|  |   | Office (per 1,000 sq. ft.)  | \$ 249.77            |
|  |   | Dormitory (per bed)   | \$ 23.72             |
|  |   | Hotel (per room)  | \$ 23.72             |
|  |   | Truck Yard (per truck space)  | \$ 23.72             |
|  |   | Recreational (per 1,000 sq. ft.)  | \$ 23.72             |
|  |   | Industrial / Business Park (per 1,000 sq. ft.)  | \$ 237.28            |
| 3  | The beginning and ending balance of the account or fund.  | Beginning Balance (07/01/20)  | \$ 121,089.28        |
|  |   | <b>Ending Balance (06/30/21)</b>  | <b>\$ 190,239.27</b> |
| 4  | The amount of the fees collected, and the interest earned.  | Amount of Fees Collected (FY 20-21)   | \$ 69,149.99         |
|  |   | Interest Earned   | \$ -                 |
|  |   | Other   | \$ -                 |
|  |   | <b>Total Revenues (FY 20-21)</b>  | <b>\$ 69,149.99</b>  |
| 5  | An identification of each Public Facility on which fees were expended and the amount of each expenditure, including the total percentage of the cost of the Public Facility that was funded with fees.  | No expenditures for Fiscal Year 20-21.  |                      |
| 6  | An identification of an approximate date by which the construction of the Public Facility will commence if the City determines that sufficient funds have been collected to complete financing on an incomplete Public Facility and the Public Facility remains incomplete.             | As part of the Capital Improvement Plan (CIP) update process, the City is currently evaluating Public Facility construction options based on the funds that have been collected to date. Public Facility construction projects identified in the CIP will be incorporated into the following FY 21-22 IDIF Program Annual Report. |                      |
| 7  | A description of any interfund transfer or loan, and the Public Facility on which the transferred funds 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 utilizing these funds.   |                      |
| 8  | The amount of any refunds made and any allocations of unexpended fees that are not refunded.  | No refunds were made during the fiscal year.  |                      |

Comments:

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| IDIF PROGRAM ANNUAL REPORT - OTHER FEES (RESTRICTED USE) |   |   |                        |
|--|---|---|------------------------|
| #  | Item Description (Government Code §66006)   | Other Fees (Restricted Use) Information   |                        |
| 1  | A brief description of the type of fee in each account or fund.   | <p><b>Porsche Experience Center.</b> Fee was set aside for the Los Angeles County Fire Department (LA Co. Fire). Funds are currently designated for a geotechnical and soil study for a possible future fire station site.</p> <p><b>MBK Homes.</b> Fees collected are for project public improvements summarized in the October 2016 Settlement Agreement. Refer to page 3 of this Annual Report for additional information.</p>   |                        |
| 2  | The amount of the fee.  | Individual Agreements   | Flat Fee               |
|  |   | Porsche Experience Center (Fire Station)  | \$ 38,088.75           |
|  |   | MBK Homes (Shuttle Service)   | \$ 9,251.14            |
|  |   | MBK Homes (Public Art)  | \$ 202,368.60          |
|  |   | MBK Homes (Traffic)   | \$ 750,000.00          |
|  |   | MBK Homes (Library)   | \$ 858,951.00          |
| 3  | The beginning and ending balance of the account or fund.  | Beginning Balance (07/01/20)  | \$ 1,858,659.49        |
|  |   | <b>Ending Balance (06/30/21)</b>  | <b>\$ 1,820,570.74</b> |
| 4  | The amount of the fees collected, and the interest earned.  | Amount of Fees Collected (FY 20-21)   | \$ -                   |
|  |   | Interest Earned   | \$ -                   |
|  |   | Other   | \$ -                   |
|  |   | <b>Total Revenues (FY 20-21)</b>  | <b>\$ -</b>            |
| 5  | An identification of each public improvement on which fees were expended and the amount of each expenditure, including the total percentage of the cost of the public improvement that was funded with fees.  | \$38,088.75 was paid to LA County Fire for a geotechnical and soil study to determine if property at 20820 S. Main Street is viable for fire station. 100% of DIF amount was used. Remaining funding was covered by LA County Fire Department.  |                        |
| 6  | An identification of an approximate date by which the construction of the public improvement will commence if the City determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete.    | <p><b>Porsche Experience Center Fire Station.</b> Geotechnical and Soil Study to commence July 2019 and end January 2020. An amount up to \$38,088.75 is subject to reimbursement to the Los Angeles County Fire Department pursuant to a Limited License to Enter Agreement, dated May 2019. This amount was paid by City in FY 20-21.</p> <p><b>MBK Homes (Shuttle Service, Public Art, Traffic, Library).</b> No funds were expended for FY 20-21. City evaluating construction options of eligible Public Facility. City initiated discussions with LA County Library regarding capital improvement scope for library facilities in Carson.</p> |                        |
| 7  | A description of any interfund transfer or loan, and the Public Facility on which the transferred funds 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 utilizing these funds.   |                        |
| 8  | The amount of any refunds made and any allocations of unexpended fees that are not refunded.  | No refunds were made during the fiscal year.  |                        |

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**Comments:**

**#2, #6** Harbor Land Company is included in Traffic Impact Fees category and is therefore not listed here. Fees listed above are designated for specified designated and restricted use pursuant to their individual agreements and/or conditions of approval.