Public Hearing on Development Impact Fees (DIFs)

February 3, 2026

*Note: This PowerPoint presentation is intended solely as a visual aid to an oral staff presentation of an agenda report topic. In the event of any differences between the presentation and the agenda report, the information in the agenda report prevails."

Agenda

1. Background and Overview on DIFs
2. Public Outreach and Timeline
3. Data and Methods Used in Nexus Study
4. Anticipated Growth Factors
5. Breakdown of Proposed Fees
6. Fee Scenarios Based on Different Project Types
7. Impact Fees in Other Cities
8. Fiscal Impacts
9. Public Hearing and Recommendation

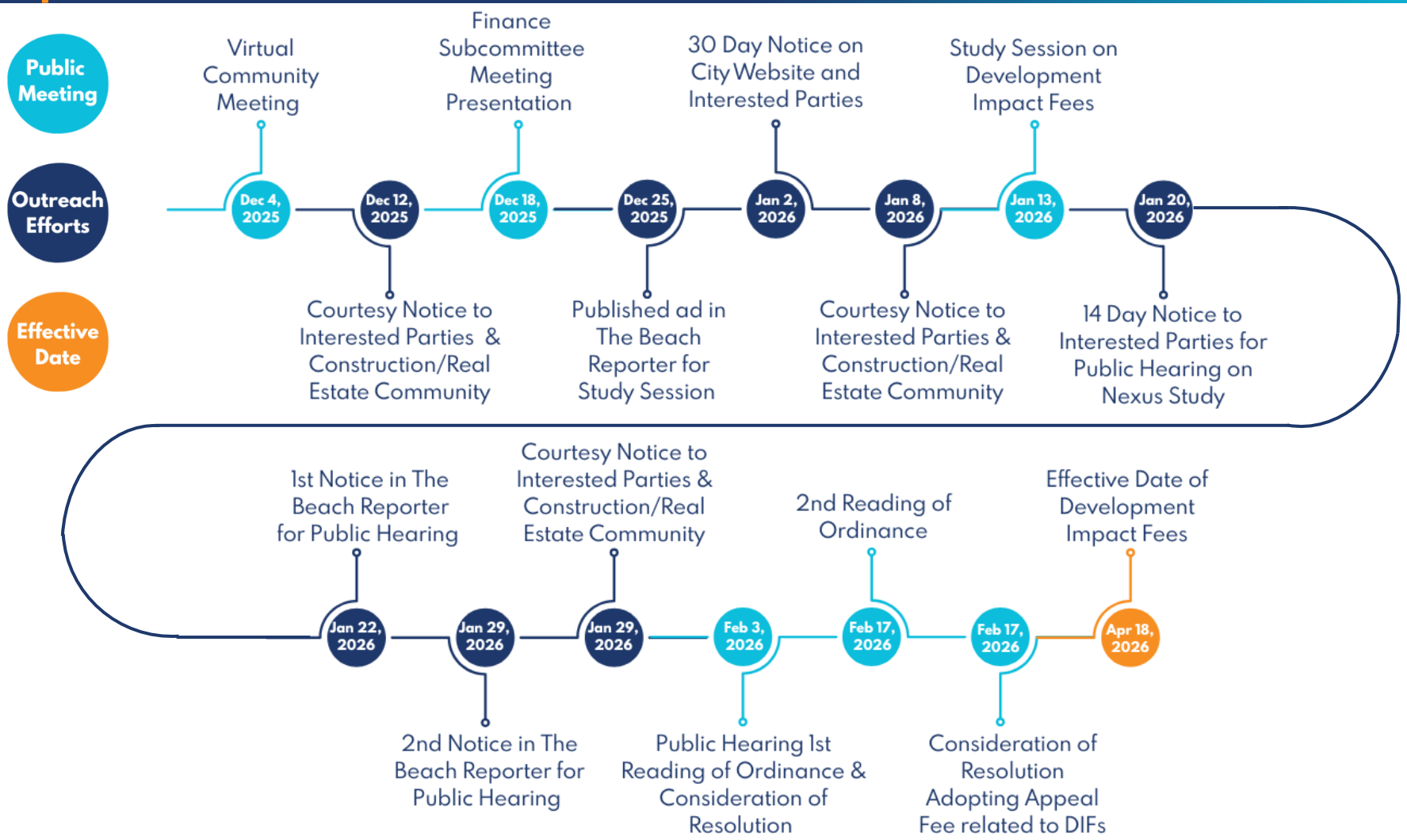
Background

- Collective increase in projects will significantly impact City infrastructure, capital needs and demand on City systems
- Aging commercial development throughout the City expected to evolve and create greater impacts on infrastructure
- Impact fees are designed for new developments to pay their fair share of capital and infrastructure costs burdened by the City
- Anticipated growth factors through 2040 show that over 2,300 residential units could be added to the City's housing supply

Background

- Current fees assessed:
  - Residential Unit Fee - $700 per new residential unit
  - Park and Recreation Fee (for subdivisions only) - $1,817 per unit/lot
  - Public Art Fee - 1% of the total building valuation for the project excluding land acquisition and off-site improvement expenses

Timeline & Public Outreach



Impact Fee Overview

- Development Impact Fees (DIFs) are governed by the Mitigation Fee Act (GC 66000)
  - DIFs are a one-time fee on new development and significant redevelopment to mitigate their impacts
  - Only includes cost attributable to new development and significant redevelopment, including expansions
  - Fees can only fund capital costs
  - Fees cannot fund existing deficiencies, ongoing maintenance or salaries
  - Funds must be used for the projects for which they were intended
- AB 602 (July 2022) introduced new requirements

Factors and Assumptions of Study

A variety of factors and assumptions are used to perform the Nexus Study, including evaluating:

1. Existing City Facility, Property and Equipment Valuations
2. Existing Funded CIP Plan covering FY 2026 – FY 2030
3. Unfunded CIP Needs List, including infrastructure, equipment and capital needs due to increased development
4. Master Plans related to Water, Sewer and Storm Drain
5. Growth Factors based on development trends and 6th Cycle Housing Element as well as commercial redevelopment

Development Impact Fee Nexus Study

City of Manhattan Beach
Draft – January 2026

Prepared for:

Prepared by:

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Anticipated Future Development

Land Use (1)	Acres	Quantity	Unit of Measure
Residential			
Single Family	12.52	127	Dwelling Units
Multi-Family	48.82	2,199	Dwelling Units
Non-Residential			
Commercial	3.08	134,323	Square Feet
Office	2.45	106,717	Square Feet
Industrial	0.00	0	Square Feet

Notes:

1 Future development assumptions provided by the City of Manhattan Beach Community Development Department on May 8th, 2025. The land use projections are calculated using the City's 6th Cycle Housing Element.

Source:

City of Manhattan Beach 6th Cycle Housing Element (2021-2029).
City of Manhattan Beach Community Development Department.

Anticipated Future Population

Existing Service Population

Category	Total Persons	Weighting Factor [3]	Service Population
Residents [1]	34,051	1.00	34,051
Workers [2]	19,829	0.37	7,337
Total	**53,880**		**41,388**

Future Anticipated Service Population

Category	Future Persons (Horizon Year)	Total Persons at (Horizon Year)	Weighting Factor [5]	Future (Buildout) Service Population	Service Population at (Buildout)
Residents [1][2]	4,552	38,603	1.00	4,552	38,603
Workers [3][4]	244	20,073	0.37	90	7,427
Total	**4,796**	**58,676**		**4,642**	**46,030**

Notes:

1 Resident population based on State of California Department of Finance E-5 Population and Housing Estimates for Cities, Counties, and the State, dated January 1st , 2025.

2 Future resident population derived from development projections in the City of Manhattan Beach General Plan (2003) and 6th Cycle Housing Element.

3 Employment data for the City of Manhattan Beach derived from the United States Census Bureau's On the Map Database.

4 Future employment data derived from development projections in the City of Manhattan Beach General Plan (2003) and 6th Cycle Housing Element.

5 Workers are weighted at 0.37 based on a 45 hour work week relative to a resident's time of 123 hours (168 hours per week less 45 work hours).

Source:

California Department of Finance E-5 Population and Housing Estimates.
United States Census Bureau On the Map Database.
City of Manhattan Beach 6th Cycle Housing Element (2021-2029).
City of Manhattan Beach General Plan (2003).

Impact Fee Methodologies

Methodology	Basis of Calculation	Best Used When	Key Advantage	Key Consideration
Existing Inventory Method	Existing facility-to-population ratio	No long-range plan exists	Maintains current service standards	May perpetuate low service levels if existing facilities are underbuilt relative to actual demand
Planned Facilities Method	Ratio of planned facilities to new development demand - Based on CIP or master plan	Defined long-range plan with specific projects and cost estimates	Reflects actual future facility needs	Needs regular updates as project lists and costs evolve
System Plan Method	Total cost of existing + planned facilities allocated across full buildout	Integrated systemwide facilities	Fair cost sharing across all development for systemwide facilities	Requires robust data on both existing and planned infrastructure

Impact Fee Methodology Summary

Methodology	General Govt Facilities Fee	Police Protection Fee	Fire Protection Fee	Transport-ation Fee	Waste-water (Sewer) Fee	Storm Drainage Fee	Water Fee	Admin Fee
Existing Inventory Method	✓	✓	✓					5% of each fee
Planned Facilities Method								
System Plan Method				✓	✓	✓	✓	

Proposed Impact Fee Summary

General Government Facilities, Police Protection, Fire Protection, Transportation and Wastewater (Sewer)

Land Use	General Government Facilities	Police	Fire	Transportation	Sewer	Administration (5%)[1]	Total
Residential (Fee per Square Foot)							
Single Family	$ 1.02	$ 0.52	$ 0.48	$ 0.78	$ 3.03	$ 0.29	**$ 6.12**
Multi-Family	$ 3.14	$ 1.61	$ 1.48	$ 1.87	$ 6.69	$ 0.74	**$ 15.53**
Non-Residential (Fee per 1,000 Square Feet)							
Commercial	$ 1,068.83	$ 547.55	$ 503.18	$ 6,043.21	$ 1,145.91	$ 465.43	**$ 9,774.11**
Office	$ 2,349.08	$ 1,203.40	$ 1,105.88	$ 5,118.96	$ 1,145.91	$ 546.16	**$ 11,469.39**
Industrial	$ 234.91	$ 120.34	$ 110.59	$ 1,208.64	$ 2,299.90	$ 198.72	**$ 4,173.10**

Notes:

1 The administration fee is collected to offset the fee programs impact on City Staff and is anticipated to be expended for (1) legal, accounting, and other administrative support and (2) development impact fee program administration costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis.

(Impact Fees are assessed based on a per Square Foot basis for Residential projects and on a per 1,000 Square Foot basis for Non-Residential projects)

Proposed Impact Fee Summary – Storm Drainage

Land Use	Storm Drainage	Administration (5%)[1]	Total
Residential (Fee per Acre)			
Single Family	$ 51,158.96	$ 2,557.95	**$ 53,716.91**
Multi-Family	$104,754.06	$ 5,237.70	**$ 109,991.76**
Non-Residential (Fee per Acre)			
Commercial	$115,716.70	$ 5,785.84	**$ 121,502.54**
Office	$110,844.42	$ 5,542.22	**$ 116,386.64**
Industrial	$110,844.42	$ 5,542.22	**$ 116,386.64**

Notes:

1 The administration fee is collected to offset the fee programs impact on City Staff and is anticipated to be expended for (1) legal, accounting, and other administrative support and (2) development impact fee program administration costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis.

(Impact Fees are assessed per Acre of impervious land)

Proposed Impact Fee Summary - Water

Meter Size	Water	Administration (5%)[1]	Total
Single Family Residential			
Single Family Residential	$ 40,196.24	$ 2,009.81	$ 42,206.05
Multi-Family Residential and Non-Residential			
5/8-Inch Meter	$ 26,797.49	$ 1,339.87	$ 28,137.36
3/4-Inch Meter	$ 40,196.24	$ 2,009.81	$ 42,206.05
1-Inch Meter	$ 66,993.73	$ 3,349.69	$ 70,343.42
1 1/2-Inch Meter	$ 133,987.47	$ 6,699.37	$ 140,686.84
2-Inch Meter	$ 214,379.95	$ 10,719.00	$ 225,098.95
3-Inch Meter	$ 401,962.40	$ 20,098.12	$ 422,060.52
4-Inch Meter	$ 669,937.33	$ 33,496.87	$ 703,434.20
6-Inch Meter	$ 1,339,874.67	$ 66,993.73	$ 1,406,868.40
8-Inch Meter	$ 2,143,799.47	$ 107,189.97	$ 2,250,989.44
10-Inch Meter	$ 3,081,711.73	$ 154,085.59	$ 3,235,797.32

Notes:

1 The administration fee is collected to offset the fee programs impact on City Staff and is anticipated to be expended for (1) legal, accounting, and other administrative support and (2) development impact fee program administration costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis.

(Impact Fees are assessed per Water Meter)

Methodology Used & Proposed Fee Schedule

Q & A

General Government Facilities

Existing Level of Service (LOS)

Description		Value
Existing General Governmental Facilities		
Administration	$	17,721,537.00
Public Works	$	10,177,658.00
General Public	$	35,592,512.00
Vehicles & Equipment	$	2,200,465.00
Subtotal General Government Facilities [1]	*$*	*65,692,172.00*
Existing Service Population		41,388
Total Existing Level of Service per Resident	**$**	**1,587.23**
Total Existing Level of Service per Worker [2]	**$**	**587.27**

Notes:

1 General Government Facilities and Vehicle & Equipment valuations derived from property list provided by the City of Manhattan Beach Finance Department on June 19th, 2025.

2 Workers are weighted at 0.37 based on a 45 hour work week relative to a resident's time of 123 hours (168 hours per week less 45 work hours).

Source:

City of Manhattan Beach Finance Department.

General Government Facilities Fee Summary

Land Use	Cost Per Capita	Density	Subtotal Fee	Average Unit Size (SF)	Fee/SF
Residential			(per Unit)		
Single Family	$ 1,587.23	2.77	$ 4,396.63	4,294	$ 1.02
Multi-Family	$ 1,587.23	1.91	$ 3,031.61	967	$ 3.14
Non- Residential			(per 1,000 SF)		
Commercial	$ 587.27	1.82	$ 1,068.83		
Office	$ 587.27	4.00	$ 2,349.08		
Industrial	$ 587.27	0.40	$ 234.91		

General Government Facilities Fee Revenue

Land Use	Proposed Fee	Anticipated Growth	Anticipated Growth	Anticipated Fee Collection at Buildout [1]
Residential	(per SF)	(Units)	(Total SF)	
Single Family	$ 1.02	127	545,338	$ 556,244.76
Multi-Family	$ 3.14	2,199	2,126,433	$ 6,676,999.62
Non-Residential	(per 1000 SF)	(1,000 SF)		
Commercial	$ 1,068.83	134.00		$ 143,223
Office	$ 2,349.08	107.00		$ 251,352
Industrial	$ 234.91	0.00		$ -
Total				**$ 7,627,819.38**

Notes:

1 Total anticipated fee revenue may differ slightly from cost attributable to fee program due to rounding.

General Government Facilities Fee CIP

Facility		Cost [1,2]	Planned Timing [1,2]
General Government Facilities Improvements			
City Hall Renovations	$	17,421,950.00	FY 2030
City-Owned Refuse Enclosures Improvements	$	250,000.00	FY 2030
Solar Power Installation at City Facilities	$	450,000.00	FY 2030
Upgrade Main Electrical Feed to Public Works Yard	$	450,000.00	FY 2030
Voter Center ADA Improvements	$	700,000.00	FY 2026
City Yard Expansion	$	7,000,000.00	FY 2030
Subtotal General Government Facilities Improvements	*$*	*18,571,950.00*	

Notes:

1 Construction costs and anticipated start dates are subject to change and may be revised in the City's annual impact fee reports.

2 Construction costs and anticipated construction start dates identified by the City of Manhattan Beach staff and in the City's adopted Capital Improvement Plan.

Source:

City of Manhattan Beach Public Works Department.
City of Manhattan Beach Parks Department.
City of Manhattan Beach Police Department.
City of Manhattan Beach Fire Department.
City of Manhattan Beach Finance Department.

General Government Facilities Fee

Q & A

Police Fee

Existing Level of Service (LOS)

Description		Value
Existing Police Facilities		
Police Facilities	$	30,056,015
Vehicles & Equipment	$	3,596,745
Subtotal Police Facilities (1)	*$*	*33,652,760*
Existing Service Population		41,388
Total Existing Level of Service per Resident	**$**	**813.10**
Total Existing Level of Service per Worker (2)	**$**	**300.85**

Notes:

1 Police Facilities and Vehicle & Equipment valuations derived from property list provided by the City of Manhattan Beach Finance Department on June 19th, 2025.

2 Workers are weighted at 0.37 based on a 45 hour work week relative to a resident's time of 123 hours (168 hours per week less 45 work hours).

Source:

City of Manhattan Beach Finance Department.

Police Fee Summary

Land Use	Cost Per Capita	Density	Subtotal Fee	Average Unit Size (SF)	Fee/SF
Residential			(per Unit)		
Single Family	$ 813.10	2.77	$ 2,252.29	4,294	$ 0.52
Multi-Family	$ 813.10	1.91	$ 1,553.02	967	$ 1.61
Non- Residential			(per 1,000 SF)		
Commercial	$ 300.85	1.82	$ 547.55		
Office	$ 300.85	4.00	$ 1,203.40		
Industrial	$ 300.85	0.40	$ 120.34		

Police Fee Revenue

Land Use	Proposed Fee	Anticipated Growth (units)	Anticipated Growth	Anticipated Fee Collection at Buildout [1]
Residential	(per SF)		(Total SF)	
Single Family	$ 0.52	127	545,338	$ 283,575.76
Multi-Family	$ 1.61	2,199	2,126,433	$ 3,423,557.13
Non-Residential	(per 1000 SF)	(1,000 SF)		
Commercial	$ 547.55	134.32		$ 73,548
Office	$ 1,203.40	106.72		$ 128,423
Industrial	$ 120.34	0.00		$ -
Total				**$ 3,909,103.89**

Notes:

1 Total anticipated fee revenue may differ slightly from cost attributable to fee program due to rounding.

Police Fee CIP

Based on Unfunded CIP List necessary to meet needs of future development

Facility	Cost [1,2]	Planned Timing [1,2]
Police Facilities & Equipment		
Drone as First Responder Program	$ 250,000.00	FY 2027
Public Safety Radios	$ 3,000,000.00	FY 2026
New Police Substation/Training Facility	$ 20,000,000.00	FY 2030
Real Time Crime Center	$ 900,000.00	FY 2028
Crime Negotiation Vehicle	$ 150,000.00	FY 2030
Mobile Command Center	$ 350,000.00	FY 2030
Security Camera Trailers (3)	$ 285,000.00	FY 2027
Fixed ALPR Cameras	$ 300,000.00	FY 2027
Patrol Mobile Data Computers Replacement	$ 200,000.00	FY 2028
Subtotal Police Facilities & Equipment	*$ 25,435,000.00*	

Notes:

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2 Construction costs and anticipated construction start dates identified by the City of Manhattan Beach staff and in the City's adopted Capital Improvement Plan.

Source:

City of Manhattan Beach Public Works Department.
City of Manhattan Beach Parks Department.
City of Manhattan Beach Police Department.
City of Manhattan Beach Fire Department.
City of Manhattan Beach Finance Department.

Police Protection Fee

Q & A

Fire Protection Fee

Existing Level of Service (LOS)

Description		Value
Existing Fire Facilities		
Fire Facilities	$	25,494,465
Vehicles & Equipment	$	5,431,228
Subtotal Fire Facilities [1]	*$*	*30,925,693*
Existing Service Population		41,388
Total Existing Level of Service per Resident [2]	**$**	**747.21**
Total Existing Level of Service per Worker	**$**	**276.47**

Notes:

1 Fire Facilities and Vehicle & Equipment valuations derived from property list provided by the City of Manhattan Beach Finance Department on June 19th, 2025.

2 Workers are weighted at 0.37 based on a 45 hour work week relative to a resident's time of 123 hours (168 hours per week less 45 work hours).

Source:

City of Manhattan Beach Finance Department.

Fire Protection Fee Summary

Land Use	Cost Per Capita	Density	Subtotal Fee	Average Unit Size (SF)	Fee/SF
Residential			(per Unit)		
Single Family	$ 747.21	2.77	$ 2,069.77	4,294	$ 0.48
Multi-Family	$ 747.21	1.91	$ 1,427.17	967	$ 1.48
Non- Residential			(per 1,000 SF)		
Commercial	$ 276.47	1.82	$ 503.18		
Office	$ 276.47	4.00	$ 1,105.88		
Industrial	$ 276.47	0.40	$ 110.59		

Fire Protection Fee Revenue

Land Use	Proposed Fee	Anticipated Growth (units)	Anticipated Growth	Anticipated Fee Collection at Buildout [1]
Residential	(per SF)		(Total SF)	
Single Family	$ 0.48	127	545,338	$ 261,762
Multi-Family	$ 1.48	2,199	2,126,433	$ 3,147,121
Non-Residential	(per 1000 SF)	(1,000 SF)		
Commercial	$ 503.18	134.32		$ 67,588
Office	$ 1,105.88	106.72		$ 118,016
Industrial	$ 110.59	0.00		$ -
Total				**$ 3,594,487**

Notes:

1 Total anticipated fee revenue may differ slightly from cost attributable to fee program due to rounding.

Fire Protection Fee CIP

Based on Unfunded CIP List necessary to meet needs of future development

Facility	Cost [1,2]	Planned Timing [1,2]
Fire Facilities & Equipment		
New Ladder Truck - 107' Quint Tiller	$ 2,200,000.00	FY 2026
Rescue Ambulance	$ 475,000.00	FY 2028
Highrise Equipment Inventory	$ 100,000.00	FY 2028
Breathing, Light & Rehab Unit	$ 500,000.00	FY 2028
Utility Vehicle for Fire Prevention	$ 70,000.00	FY 2028
Training Tower/Public Safety Training Facility	$ 2,000,000.00	FY 2030
Subtotal Fire Facilities & Equipment	*$ 5,345,000.00*	

Notes:

1 Construction costs and anticipated start dates are subject to change and may be revised in the City's annual impact fee reports.

2 Construction costs and anticipated construction start dates identified by the City of Manhattan Beach staff and in the City's adopted Capital Improvement Plan.

Source:

City of Manhattan Beach Public Works Department.
City of Manhattan Beach Parks Department.
City of Manhattan Beach Police Department.
City of Manhattan Beach Fire Department.
City of Manhattan Beach Finance Department.

Fire Protection Fee

Q & A

Transportation Fee Future Trip Generation

Land Use	ITE Trip Rate [1]	Units	Peak PM Trips
Residential		Units	
Single Family	0.94	11,748	11,043.12
Multi-Family	0.51	5,607	2,859.57
Subtotal Residential			*13,902.69*
Non-Residential		SF	
Commercial	1.70	6,850,457	11,645.78
Office	1.44	2,241,050	3,227.11
Industrial	0.34	3,165,889	1,076.40
Subtotal Non-Residential			*15,949.29*
Total Buildout Peak PM Trips			**29,851.98**

Notes:

1 Institute of Transportation Engineers common Trip Generation Rates (PM Trip Rate) sourced from the ITE Trip Generation Manual, 11th Edition.

Source:

ITE Trip Generation Manual, 11th Edition.

Transportation Fee Cost Per Trip

Description		Cost / Value
Estimated Future Project Costs [1]		
Roadway Improvements	$	4,460,190
Transit System Improvements	$	1,750,000
Traffic Signal Improvements	$	15,996,936
Accessibility Improvements	$	163,361
Subtotal Future Facilities	*$*	*22,370,487*
Existing Transportation System	$	83,748,246
Existing Fund Balance [2]	$	-
Total Transportation Network Costs	***$***	***106,118,733***
Total Buildout Peak PM Trips [3]		**29,851.98**
Cost per Peak PM Trip	**$**	**3,554.83**

Notes:

1 Projects and costs sourced from the City of Manhattan Beach adopted Capital Improvement Plan (2026-2030).

2 There is no existing fund balance for the Transportation Development Impact Fee as this is a new proposed fee.

3 Total Buildout Peak PM Trips is derived by summing the existing land use Peak PM Trips and the future development Peak PM Trips.

Source:

ITE Trip Generation Manual, 11th Edition.

Transportation Fee Summary

Land Use	Cost Per Trip	Trips per Unit	Subtotal Fee	Average Unit Size (SF)	Fee/SF
Residential			(per Unit)		
Single Family	$ 3,554.83	0.94	$ 3,341.54	4,294	$ 0.78
Multi-Family	$ 3,554.83	0.51	$ 1,812.96	967	$ 1.87
Non-Residential			(per 1,000 SF)		
Commercial	$ 3,554.83	1.70	$ 6,043.21		
Office	$ 3,554.83	1.44	$ 5,118.96		
Industrial	$ 3,554.83	0.34	$ 1,208.64		

Transportation Fee Revenue

Land Use	Proposed Fee	Anticipated Growth (units)	Anticipated Growth	Anticipated Fee Collection at Buildout [1]
Residential	(per SF)		(Total SF)	
Single Family	$ 0.78	127	545,338	$ 425,363.64
Multi-Family	$ 1.87	2,199	2,126,433	$ 3,976,429.71
Non-Residential	(per 1000 SF)	(1,000 SF)		
Commercial	$ 6,043.21	134.32		$ 811,740
Office	$ 5,118.96	106.72		$ 546,278
Industrial	$ 1,208.64	0.00		$ -
Total				**$ 5,759,811.76**

Notes:

1 Total anticipated fee revenue may differ slightly from cost attributable to fee program due to rounding.

Transportation CIP

Facility	Construction Cost [1]	Total Cost
Roadway Improvements		
Intersection Improvements Project (Cycle 1 HSIP) - Highland Ave & 40th St	$ 220,500	$ 220,500
Artestia & Aviation SB Right-Turn Improvement	$ 1,044,618	$ 1,044,618
Aviation Blvd & 33rd Missing Sidewalk	$ 150,000	$ 150,000
Manhattan Beach Blvd & Pacific Ave Improvements	$ 1,098,661	$ 1,098,661
Manhattan Beach Blvd Pavement Rehabilitation - Sepulveda Blvd to Dianthus St.	$ 1,546,411	$ 1,546,411
Ocean Drive Walk Street Crossings	$ 400,000	$ 400,000
Subtotal Roadway Improvements	*$ 4,460,190*	$ 4,460,190
Transit System Improvements		
Rosecrans Bike Lane Improvements	$ 1,750,000	$ 1,750,000
Subtotal Transit System Improvements	*$ 1,750,000*	*$ 1,750,000*
Traffic Signal Improvements		
Manhattan Beach Advanced Traffic Signal (MBATS) System	$ 15,996,936	$ 15,996,936
Subtotal Traffic Signal Improvements	*$ 15,996,936*	*$ 15,996,936*
Accessibility Improvements		
ADA Transition Plan within Public Rights of Way	$ 163,361	$ 163,361
Subtotal Accessibility Improvements	*$ 163,361*	*$ 163,361*
Total Improvements		**$ 22,370,487**

Notes:

1 Projects and costs sourced from the City of Manhattan Beach adopted Capital Improvement Plan (2026-2030).

Source:

City of Manhattan Beach Adopted Capital Improvement Plan (2026-2030).

Transportation Fee

Q & A

Wastewater Fee Buildout EDUs

Land Use	Estimated Sewer Flow Factors (GPD/AC) [1]	EDU Factor	Total Acres [2,3]	Total Units [2,3]	DU/Acre [4]	Equivalent Dwelling Units (EDU)
Residential						
Single Family Residential	2,100.00	1.00	1,465.14	11,748.00	8.10	1,450.37
Multi-Family	2,840.00	1.35	119.82	5,607.00	22.00	344.07
Subtotal Residential						*1,794.44*
Non-Residential	**Estimated Sewer Flow Factors (GPD/AC) [1]**	**EDU Factor**	**Total Acres [2,3]**			**Equivalent Dwelling Units (EDU)**
Commercial	1,500.00	0.71	157.26			111.66
Office	1,500.00	0.71	51.45			36.53
Industrial	2,000.00	0.95	72.68			69.04
Subtotal Non-Residential						*217.23*
Total Buildout EDUs						**2,011.67**

Notes:

1 Sewer Demand Factors based on the City of Manhattan Beach Wastewater Master Plan adopted October 2010.

2 Existing land uses derived from the City of Manhattan 6th Cycle Housing Element (2021-2029).

3 Future development assumptions provided by the City of Manhattan Beach Community Development Department on August 5th, 2025. The land use projections are calculated

4 Dwelling units per acre assumptions sourced from the City of Manhattan Beach Water Master Plan (2021).

Source:

City of Manhattan Beach Wastewater Master Plan (2010).
City of Manhattan Beach Housing Element (2021).
City of Manhattan Beach Water Master Plan (2021).

Wastewater Fee Cost Per EDU

Based on Unfunded CIP List necessary to meet needs of future development

Description		Value
Estimated Future Project Costs[1]		
Wastewater Capital Improvement Projects	$	12,121,870
Gravity Sewer Rehabilitation & Replacement	$	31,471,553
Manhole Rehabilitation & Replacement	$	648,360
Collection System Capacity Deficiencies	$	1,494,382
Subtotal Future Facilities	*$*	*45,736,165*
Sewer Improvement Buy-In [2]	$	166,407,094
Existing Fund Balance [3]	$	-
Total Sewer System Costs		**212,143,259**
Total System EDUs [4]		**2,011.67**
Cost per EDU	**$**	**105,456.29**

Notes:

1 Future Facilities values sourced from the City of Manhattan Beach Wastewater Master Plan (2010) and escalated to 2025 dollars.

2 Existing facilities derived from GIS data provided by the City of Manhattan Beach Public Works Department and the City of Manhattan Beach Wastewater Master Plan (2010) and the property list provided by the City of Manhattan Beach Finance Department on June 19th, 2025.

3 There is no existing fund balance as the Sewer impact fee is a new proposed fee.

4 Total System EDUs is derived by summing the existing land use EDUs and the future development EDUs.

Source:

City of Manhattan Beach Wastewater Master Plan (2010).

City of Manhattan Beach Public Works Department.

Wastewater Fee Summary

Land Use	Cost Per EDU	EDU Factor	Subtotal Fee per Acre	Total Acres	Density/ FAR [1]	Total Fee	Average Unit Size (SF)	Fee/SF
Residential						(per Unit)		
Single Family	$ 105,456.29	1.00	$ 105,456.29	12.52	8.10	$ 13,019.30	4,294	$ 3.03
Multi-Family	$ 105,456.29	1.35	$ 142,365.99	48.82	22.00	$ 6,471.18	967	$ 6.69
Non- Residential						(per 1,000 SF)		
Commercial	$ 105,456.29	0.71	$ 74,873.97	3.08	1.50	$ 1,145.91		
Office	$ 105,456.29	0.71	$ 74,873.97	2.45	1.50	$ 1,145.91		
Industrial	$ 105,456.29	0.95	$ 100,183.48	0.00	1.00	$ 2,299.90		

Notes:

1 Residential densities are based on the same densities used in the City of Manhattan Beach Water Master Plan (2021).

Wastewater Fee Revenue

Land Use	Proposed Fee	Anticipated Growth	Average Unit Size (SF)	Anticipated Fee Collection at Buildout [1]
Residential	(per SF)	(Units)		
Single Family	$ 3.03	127	4,294	$ 1,652,374
Multi-Family	$ 6.69	2,199	967	$ 14,225,837
Non-Residential	(per 1,000 SF)	(per 1,000 SF)		
Commercial	$ 1,145.91	134		$ 153,922
Office	$ 1,145.91	107		$ 122,288
Industrial	$ 2,299.90	0		$ -
Total				**$ 16,154,421**

Notes:

1 Total anticipated fee revenue may differ slightly from cost attributable to fee program due to rounding.

Wastewater CIP

Facility	Project Cost (2010)[1]	Project Cost (2025)[1]
Wastewater Capital Improvement Projects		
Replace Poinsettia Pump Station	$ 2,700,000	$ 2,937,200
Replace Poinsettia Pump Station Force Main	$ 67,000	$ 72,886
Replace Pier Pump Station Force Main	$ 486,000	$ 528,696
Upgrade Pacific Pump Station	$ 540,000	$ 587,440
Replace Pacific Pump Station Force Main	$ 396,900	$ 431,768
Upgrade Voorhees Pump Station	$ 540,000	$ 587,440
Replace Voorhees Pump Station Force Main	$ 301,320	$ 327,792
Upgrade Meadows Pump Station	$ 540,000	$ 587,440
Replace Meadows Pump Station Force Main	$ 236,520	$ 257,299
Upgrade Bell Pump Station	$ 540,000	$ 587,440
Replace Bell Pump Station Force Main	$ 291,600	$ 317,218
Replace Palm Pump Station Force Main	$ 251,100	$ 273,160
Construct Emergency Storage for Pacific Pump Station	$ 1,134,000	$ 1,233,624
Construct Emergency Storage for Voorhees Pump Station	$ 992,250	$ 1,079,421
Construct Emergency Storage for Meadows Pump Station	$ 878,850	$ 956,059
Construct Emergency Storage for Bell Pump Station	$ 793,800	$ 863,537
Construct Emergency Storage for Palm Pump Station	$ 453,600	$ 493,450
Subtotal Wastewater Capital Improvement Projects	*$ 11,142,940*	*$ 12,121,870*
Gravity Sewer Rehabilitation & Replacement	$ 28,930,000	$ 31,471,553
Manhole Rehabilitation & Replacement	$ 596,000	$ 648,360
Collection System Capacity Deficiencies	$ 1,373,700	$ 1,494,382
Total Facilities	**$ 53,185,580**	**$ 57,858,035**

Notes:

1 Costs sourced from the City of Manhattan Beach Wastewater Master Plan (2010) and escalated using the 20 Cities Engineer's News Record Construction Cost Index from October 2010 to April 2025. 2010 Project Costs include a 35% markup that includes engineering, administration, and contingency costs.

Source:

City of Manhattan Beach Wastewater Master Plan (2010).

Wastewater (Sewer) Fee

Q & A

Storm Drainage Fee Buildout EDUs

Land Use	Total Acres	Impervious Factor (%)	Impervious Acres
Residential			
Single Family	1,465.14	42%	615.36
Multi-Family	119.82	86%	103.04
Non-Residential			
Commercial	157.26	95%	149.40
Office	51.45	91%	46.82
Industrial	72.68	91%	66.14
Total Buildout Impervious Acres			**980.76**

Notes:

1 Total Impervious Acres calculated using existing land use from the City of Manhattan Beach General Plan (2003), future land use as provided by the City of Manhattan Beach Community Development Department, and impervious percentages from the City of Manhattan Beach Storm Drainage Master Plan (2021).

Source:

City of Manhattan Beach Storm Drain Master Plan (2021).

Storm Drainage Fee Cost Per EDU

Description		Cost / Value
Estimated Future Project Costs [1]		
20-Year CIP Projects	$	9,300,000
Projects Beyond 20-Year CIP Horizon	$	10,400,000
City Multi-Benefit Projects	$	41,900,000
Water Quality Facilities Projects	$	8,100,000
2026-2030 CIP Projects [1]	$	4,442,740
Subtotal Future Facilities	*$*	*74,142,740*
Existing Storm Drainage System [2]	$	45,320,618
Existing Fund Balance [3]	$	-
Total Drainage Costs	***$***	***119,463,358***
Total Impervious Acres [4]		**980.76**
Cost per Impervious Acre	**$**	**121,807.05**

Notes:

1 Planned facilities identified in the City of Manhattan Beach Storm Drainage Master Plan (2021) and the City of Manhattan Beach adopted Capital Improvement Plan (2026-2030).

2 Costs for existing storm drain pipes were sourced from the City of Costa Mesa's Storm Drainage Master Plan (2024).

3 There is no existing fund balance as the Storm Drainage impact fee is a new proposed fee.

4 Total Impervious Acres calculated using existing land use from the City of Manhattan Beach General Plan (2003), future land use as provided by the City of Manhattan Beach Community Development Department, and impervious percentages from the City of Manhattan Beach Storm Drainage Master Plan (2021).

Source:
City of Manhattan Beach Storm Drainage Master Plan (2021)

Storm Drainage Fee Summary

Land Use	Fee per Impervious Acre	Impervious Factor [1]	Fee per Acre	5% Administration Fee	Total Fee per Acre
Residential					
Single Family	$ 121,807.05	42%	$ 51,158.96	$ 2,557.95	$ 53,716.91
Multi-Family	$ 121,807.05	86%	$ 104,754.06	$ 5,237.70	$ 109,991.76
Non-Residential					
Commercial	$ 121,807.05	95%	$ 115,716.70	$ 5,785.84	$ 121,502.54
Office	$ 121,807.05	91%	$ 110,844.42	$ 5,542.22	$ 116,386.64
Industrial	$ 121,807.05	91%	$ 110,844.42	$ 5,542.22	$ 116,386.64

Notes:

1 Impervious Factor identified in the City of Manhattan Beach Storm Drainage Master Plan (2021). The impervious factor represents an estimate of the percentage of surface area that will generate storm water run-off.

Source:

City of Manhttan Beach Storm Drainage Master Plan (2021).

Storm Drainage Fee Revenue

Description		Value
Total Improvements to be Funded		
20-Year CIP Projects	$	9,300,000
Projects Beyond 20-Year CIP Horizon	$	10,400,000
City Multi-Benefit Projects	$	41,900,000
Water Quality Facilities Projects	$	8,100,000
2026-2030 CIP Projects	$	4,442,740
Total Future Drainage Costs	***$***	***74,142,740***
Cost per Impervious Acre	**$**	**121,807**
Future Impervious Acres		**52.40**
Total Revenue Anticipated to be Collected	**$**	**6,382,547**
Costs to be Funded From Other Funding Sources	**$**	**67,760,193.09**

Storm Drainage CIP

Project Name [1]	Project Total Cost
Voorhees Ave Sump Infiltration Project	$ 5,000,000
19th & 14th Street Improvement Project	$ 2,700,000
Pacific Elementary School Field Facility Project	$ 7,600,000
North Meadows & 21st Street Improvement Project	$ 3,300,000
31st Street Improvement Project	$ 2,900,000
American Martyr's Elementary School Improvement Project	$ 3,900,000
Subtotal City Multi-Benefit Projects	*$ 41,900,000*
Water Quality Facilities Projects	
Citywide Parkway Bioswale Improvement Project	$ 8,100,000
Subtotal Water Quality Facilities Projects	*$ 8,100,000*
2026-2030 CIP Projects [2]	
Beach Cities Green Streets Stormwater Infiltration	$ 512,500
Golf Course Storm Drain Life Station Electrical Upgrades	$ 500,000
Peck Avenue Storm Drain Improvements	$ 870,240
Shelley Street Storm Drain Improvements	$ 1,930,000
Storm Drain Capital Best Management Practices (BMPs)	$ 630,000
Subtotal 2026-2030 CIP Facilities Projects	*$ 4,442,740*
Total Facilities	**74,142,740**

Notes:

1 Projects and costs identified in the City of Manhattan Beach Storm Drain Master Plan (2021).

2 These projects were sourced from the Storm Drain Requests section of the City of Manhattan Beach adopted Capital Improvement Plan (2026-2030).

Source:

City of Manhattan Beach Storm Drain Master Plan (2021).

City of Manhattan Beach adopted Capital Improvement Plan (FY 2026 - 2030).

Storm Drainage Fee

Q & A

Water Fee Buildout EDUs

Land Use	Estimated Average Water Demand (GPD/Unit) [1]	EDU Factor	Total Acres [2,3]	Total Units [2,3]	DU/Acre [1]	Equivalent Dwelling Units (EDU)
Residential						
Single Family	306.00	1.00	1,465.14	11,748	8.10	11,748.00
Multi-Family	41.00	0.13	119.82	5,607	22.00	728.91
Subtotal Residential						*12,476.91*
Non-Residential	**Estimated Average Water Demand (GPD/AC) [1]**	**EDU Factor**	**Total Acres [2,3]**			**Equivalent Dwelling Units (EDU)**
Commercial	2,197.00	7.18	157.26			1,129.16
Office	2,197.00	7.18	51.45			369.39
Industrial	2,995.00	9.79	72.68			711.53
Subtotal Non-Residential						*2,210.08*
Total Buildout EDUs						**14,686.99**

Notes:

1 Water Demand Factors and DU/AC assumptions based on the City of Manhattan Beach Water Master Plan adopted February 2022.

2 Existing land uses derived from the City of Manhattan 6th Cycle Housing Element (2021-2029).

3 Future development assumptions provided by the City of Manhattan Beach Community Development Department on August 5th, 2025. The land use projections are calculated using the City's Residential Overlay District and 6th Cycle Housing Element.

Source:

City of Manhattan Beach Water Master Plan (2021).

City of Manhattan Beach Housing Element (2021).

Water Fee Cost Per EDU

Description		Value
Estimated Project Costs		
Existing Water Facilities		
Water Improvement Buy-In [1]	$	528,158,492
Subtotal Existing Water Facilities	*$*	*528,158,492*
Future Water Facilities [2]		
Facility Improvement Projects	$	11,256,819
Fire Flow Improvement Projects	$	35,606,426
Pipe Replacement Program Projects	$	15,340,066
Subtotal Future Facilities	*$*	*62,203,311*
Existing Fund Balance [3]	$	-
Total Water System Costs	**$**	**590,361,803.00**
Total System EDUs [4]		**14,686.99**
Cost per EDU	**$**	**40,196.24**

Notes:

1 Existing facilities and costs derived from property list provided by the City of Manhattan Beach Finance Department on June 19th, 2025. Existing pipelines derived from GIS data provided by the City of Manhattan Beach Public Works Department on June 10th,2025. Costs listed in the City of Manhattan Beach Water Master Plan (2021).

2 Future Facilities values sourced from the City of Manhattan Beach Water Master Plan (2021) and escalated to 2025 dollars.

3 There is no existing fund balance as the Water impact fee is a new proposed fee.

4 Total System EDUs is derived by summing the existing land use EDUs and the future development EDUs.

Source:

City of Manhattan Beach Water Master Plan (2021).
City of Manhattan Beach Public Works Department.
City of Manhattan Beach Finance Department.

Water Fee Summary

Meter Size	Rated Maximum Flow (GPM) [1]	Hydraulic Capacity Factor[2]		Fee
Single Family Residential				
Single Family Residential	30.00	1.00	$	40,196.24
Multi-Family Residential and Non-Residential				
5/8 Inch	20.00	0.67	$	26,797.49
3/4 Inch	30.00	1.00	$	40,196.24
1 Inch	50.00	1.67	$	66,993.73
1 1/2 Inch	100.00	3.33	$	133,987.47
2 Inch	160.00	5.33	$	214,379.95
3 Inch	300.00	10.00	$	401,962.40
4 Inch	500.00	16.67	$	669,937.33
6 Inch	1,000.00	33.33	$	1,339,874.67
8 Inch	1,600.00	53.33	$	2,143,799.47
10 Inch	2,300.00	76.67	$	3,081,711.73

Notes:

1 Rated maximum flow rates derived from the American Water Works Association (AWWA) Manual M6 - Water Meters, 3rd Edition, dated 1986.

2 Hydraulic Capacity Factor is the ratio of rated flow capacity relative to a 3/4" meter.

Source:

AWWA Manual M6 - Water Meters, 3rd Edition, American Water Works Association (1986).

Water Fee Revenue

Land Use	Proposed Fee	Anticipated Growth (Units)	Anticipated Units per Acre	Anticipated Growth (EDUs)	Anticipated Fee Collection at Buildout [1]
Residential	(per EDU)	(Units)			
Single Family	$ 40,196.24	127	8	127	$ 5,104,922.48
Multi-Family	$ 40,196.24	2,199	22	286	$ 11,490,899.13
Non-Residential		(Bldg. SF)			
Commercial	$ 40,196.24	134,323		22	$ 889,944.75
Office	$ 40,196.24	106,717		18	$ 707,051.86
Industrial	$ 40,196.24	0		0	$ -
Total					**$ 18,192,818.22**

Notes:

1 Total anticipated fee revenue may differ slightly from cost attributable to fee program due to rounding.

Water CIP

Facility	Project Cost (2021)[1]	Project Cost (2025)[1]
Facility Improvement Projects		
Ground Storage Tank Valve Vault	$ 101,250	$ 110,145
Block 35 Pump Station Misc Electrical Improvements	$ 81,000	$ 88,116
Block 35 Pump Station Misc Mechanical Improvements	$ 168,750	$ 183,575
Block 35 Ground Storage Tank	$ 337,500	$ 367,150
Block 35 Elevated Tank	$ 337,500	$ 367,150
Phase 2 & 3 - New 12" Transmission Main in Rosecrans to Crest Dr	$ 4,596,750	$ 5,000,583
Block 35 Groundwater Treatment System	$ 4,725,000	$ 5,140,100
Subtotal Facility Improvement Projects	*$ 10,347,750*	*$ 11,256,819*
Fire Flow Improvement Projects		
Fire Flow Pipe Replacement Projects	$ 32,730,952	$ 35,606,426
Subtotal Fire Flow Improvement Projects	*$ 32,730,952*	*$ 35,606,426*
Pipe Replacement Program Projects		
Pipe Replacement Program Projects	$ 14,101,246	$ 15,340,066
Subtotal Pipe Replacement Program Projects	*$ 14,101,246*	*$ 15,340,066*
Total Facilities (Rounded)	**$ 57,179,948**	**$ 62,203,311**

Notes:

1 Costs sourced from the City of Manhattan Beach Water Master Plan (2021) and escalated using the 20 Cities Engineer's News Record Construction Cost Index from February 2022 to April 2025. All project costs shown include engineering, administrative, and contingency costs.

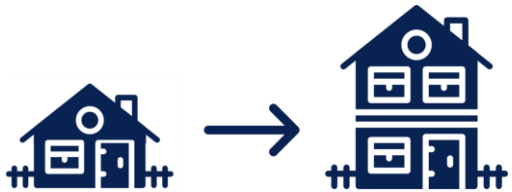
Source:

City of Manhattan Beach Water Master Plan (2021).

Water Fee

Q & A

Impact Fee Application Scenario No. 1

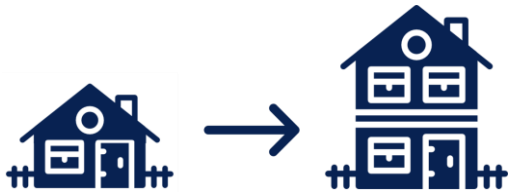


1 SFR to 1 SFR (expansion)

Description		Value
Proposed Impact Fees		
Existing Single Family Square Footage		2,000
Final Single Family Square Footage		4,000
Proposed Expansion		*2,000*
Impact Fees per Square Foot (Excluding Water & Storm Drainage)	$	6.12
Total Development Impact Fees for Scenario 1		**$12,240.00**

- A homeowner of a single-family residential home is proposing to expand their current home from 2,000 sq ft to 4,000 sq ft by adding a second story. It is assumed impervious area is not increasing
- No Impact Fees are collected for Water and Storm Drainage
- This project results in additional impact fees of $12,240

Impact Fee Application Scenario No. 2



1 SFR to 1 SFR (expansion)

Description		Value
Proposed Impact Fees		
Existing Single Family Square Footage		1,500
Final Single Family Square Footage		2,500
Proposed Expansion		*1,000*
Impact Fees per Square Foot (Excluding Water & Storm Drainage)	$	6.12
Total Development Impact Fees for Scenario 2	**$**	**6,120.00**

- A homeowner of a single story, single-family residential home is proposing to expand their current home from 1,500 sq ft to 2,500 sq ft by adding a second story. It is assumed impervious area is not increasing
- No Impact Fees are collected for Water and Storm Drainage
- This project results in additional impact fees of $6,120

Impact Fee Application Scenario No. 3

1 SFR to 2 SFR

Description	Value
Proposed Impact Fees	
Existing Single Family Square Footage	2,000
New Single Family Square Footage (1st Home)	3,000
Proposed Expansion	*1,000*
Impact Fees per Square Foot (Excluding Water & Storm Drainage)	$ 6.12
Development Impact Fees for Existing SFR Expansion	**$ 6,120.00**
New Single Family Square Footage (2nd Home)	3,000
Proposed Expansion	*3,000*
Impact Fees per Square Foot (Excluding Water & Storm Drainage)	$ 6.12
Water Impact Fee for Single Family Residential	$ 42,206.05
Storm Drainage Impact Fee for a 5,000 SF SFR	$ 6,165.85
Development Impact Fees due for Additional SFR	**$ 66,731.90**
Additional Development Impact Fees for Senario 3	**$ 72,851.90**

- A homeowner of a single-family residential home is proposing to subdivide an existing 10,000 sq ft lot and construct a new 3,000 sq ft single family home
- Also expanding existing home from 2,000 sq ft to 3,000 sq ft by adding a second story
- This project results in additional impact fees in the amount of $72,851.90

Impact Fee Application Scenario No. 4

Duplex to 1 SFR + ADU

Description		Value
Proposed Impact Fees		
Proposed Single Family Square Footage		4,000
Proposed Single Family ADU Square Footage		1,000
Total Proposed Square footage		5,000
SFR Impact Fees per Square Foot (Excluding Water & Storm Drainage)	$	6.12
Development Impact Fees for Proposed Single Family Residential Project	**$**	**30,600.00**
Existing Duplex Square Footage (2 Units x 1,500 Square Feet)		3,000
Impact Fees per Square Foot (Excluding Water & Storm Drainage)	$	15.53
Credit in Development Impact Fees for Existing Duplex	**$**	**(46,590.00)**
Total Development Impact Fees for Senario 4	**$**	**-**

- A homeowner of a duplex (2 multi-family residential homes) is proposing to demolish two existing 1,500 sq ft units and construct one new 4,000 sq ft single family home with a 1,000 sq ft ADU
- This project does not result in impact fees

Impact Fee Application Scenario No. 5

1 Commercial to 200 MFR

Description		Value
Proposed Impact Fees		
Proposed Multi-Family Residential Units		200
Proposed Square Footage per Unit		1,000
Proposed Expansion in total Square Footage		*200,000*
MFR Impact Fees per Square Foot (Excluding Water & Storm Drainage)	$	15.53
8-Inch Water Impact Fee	$	2,250,989.44
Development Impact Fees for Proposed Multifamily Residential Project	**$**	**5,356,989.44**
Existing Retail Square Footage		30,000
4-Inch Water Meter Fee	$	703,434.20
Impact Fees per 1,000 Square Foot (Excluding Water & Storm Drainage)	$	9,774.11
Credit in Development Impact Fees for Existing Retail Building	**$**	**(996,657.50)**
Additonal Development Impact Fees for Senario 5	**$**	**4,360,331.94**

- Developer is proposing to demolish existing 30,000 sq ft retail building on a 50,000 sq ft lot (building is currently served by a 4-inch water meter)
- Proposed project is to construct 200 multifamily residential units at 1,000 sq ft per unit (project will cover approximately 37,000 sq ft of the lot and be served by an 8-inch water meter)
- This project results in additional impact fees in the amount of $4,360,331.94

Impact Fee Application Scenario No. 6

1 Commercial to 1 Commercial (expansion)

Description	Value
Proposed Impact Fees	
Proposed Retail Square Footage	50,000
8-Inch Water Meter Fee	2,250,989
Impact Fees per 1,000 Square Foot (Excluding Water & Storm Drainage)	$ 9,774.11
Development Impact Fees for Proposed Multifamily Residential Project	**$ 2,739,694.94**
Existing Retail Square Footage	30,000
4-Inch Water Meter Fee	$ 703,434.20
Impact Fees per 1,000 Square Foot (Excluding Water & Storm Drainage)	$ 9,774.11
Credit in Development Impact Fees for Existing Retail Building	**$ (996,657.50)**
Additional Development Impact Fees for Senario 6	**$ 1,743,037.44**

- A developer is proposing to demolish an existing 30,000 sq ft commercial building that is currently served by a 4-inch water meter
- The proposed project is a 50,000 sq ft building covering approximately 37,000 sq ft of the lot and will be served by an 8-inch water meter
- This project results in additional impact fees in the amount of $1,743,037.44

Impact Fee Application Scenario No. 7

1 Commercial to 1 Commercial (expansion)

Description		Value
Proposed Impact Fees		
Proposed Hotel Square Footage		82,000
Proposed Office Square Footage		15,000
Commercial Impact Fees per 1,000 Square Foot (Excluding Water & Storm Drainage)	$	9,774.11
Office Impact Fees per 1,000 Square Foot (Excluding Water & Storm Drainage)	$	11,469.39
8-Inch Water Impact Fee	$	2,250,989.44
Development Impact Fees for Proposed Multifamily Residential Project	**$**	**3,224,507.31**
Existing Retail Square Footage		8,500
3-Inch Water Meter Fee	$	422,060.52
Impact Fees per 1,000 Square Foot (Excluding Water & Storm Drainage)	$	9,774.11
Credit in Development Impact Fees for Existing Retail Building	**$**	**(505,140.46)**
Additional Development Impact Fees for Senario 7	**$**	**2,719,366.86**

- A developer is proposing to demolish an existing 8,500 sq ft restaurant (commercial use) that is currently served by a 3-inch water meter
- The proposed project is an 82,000 sq ft hotel with 160 rooms (commercial use) and a 15,000 sq ft office building (office use) and will be served by an 8-inch water meter
- This project results in additional impact fees in the amount of $2,719,366.86

Impact Fee Scenarios

Q & A

Impact Fees in Other Cities

City	Santa Monica	El Segundo	Newport Beach	Huntington Beach	Torrance	Manhattan Beach (Proposed)
# of Impact Fees	5	11	5	5	5	8
Impact Fee Types	1)Transportation 2) Parks and Recreation 3) Cultural Arts Contribution 4) Childcare Linkage 5) Affordable Housing Linkage Fee	1) Law Enforcement 2) Fire Protection 3) Streets, Signals and Bridges 4) Storm Drainage 5) Water Distribution 6) Wastewater Collection 7) General Government Facilities 8) Library 9) Public Meeting 10) Aquatics Center 11) Parkland	1) Recreation Facilities 2) Police Facilities 3) Fire/Life Safety Facilities 4) Water Capacity 5) Sewer Capacity	1) Law Enforcement Facilities 2) Fire Suppression Facilities 3) Traffic Impact Fees 4) Public Library Facilities 5) Park Land/Open Space & Space	Single fee comprised of 1)Transportation 2)Sewer 3)Storm Drainage 4) Police 5) Fire	1) General Government Facilities 2) Police 3) Fire 4) Transportation 5) Sewer 6) Storm Drainage 7) Water 8)Administration (5%)
Last Study Completed	2013 & 2014	2022	2024	2012	2005, 2007 & 2020	N/A

Anticipated Revenue and Funding Needed

- Estimated impact fee revenue at full build out through 2040
- Best practice is to include an annual CPI Increase

Fee Category	Total CIP Cost	Impact Fee Anticipated Revenue	Other Funding Sources Required
General Government Facilities	$ 18,571,950.00	$ 7,627,819.38	$ 10,944,131
Police	$ 25,435,000.00	$ 3,909,103.89	$ 21,525,896
Fire	$ 5,345,000.00	$ 3,594,487.08	$ 1,750,513
Traffic	$ 22,370,487.00	$ 5,759,811.76	$ 16,610,675
Storm Drainage	$ 74,142,740.00	$ 6,382,546.91	$ 67,760,193
Water	$ 62,203,313.00	$ 18,192,818.22	$ 44,010,495
Sewer	$ 57,858,035.00	$ 16,154,421.00	$ 41,703,614
Total	**$ 265,926,525.00**	**$ 61,621,008.24**	**$ 204,305,517**

Public Hearing & Recommendation

- Staff recommends the City Council conduct the Public Hearing regarding the Development Impact Fee Nexus Study and proposed impact fees and adopt Ordinance No. 26-0002 and Resolution 26-0010
- If approved, the new DIFs would go into effect on April 18, 2026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