

SUMMARY TABLES FOR DRAFT DEVELOPMENT IMPACT FEES

**Table 1: Anticipated Impact Fee Revenue at Full Buildout through 2040
(Based on 100% Impact Fee Level)**

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

**Table 2: Proposed Development Impact Fees (DIFs)
for General Government Facilities, Police Protection, Fire Protection, Transportation
and Sewer (Wastewater) (Impact Fees assessed based on a per Square Foot basis)**

Land Use	General Government					Administration			Total
	Facilities	Police	Fire	Transportation	Sewer	(5%) ⁽¹⁾			
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.

Table 3: Proposed Development Impact Fees (DIFs) for Storm Drainage (per Acre) and Water (per Meter)

Proposed Storm Drain Impact Fees

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:

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Proposed Water Impact Fees

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:

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Table 4: Methodology Used for Impact Fees

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

Methodology	1	2	3	4	5	6	7	8
	General Government Facilities	Police Protection	Fire Protection	Transportation	Wastewater	Storm Drainage	Water	Administrative
Existing Inventory Method	✓	✓	✓					
Planned Facilities Method								
System Plan Method				✓	✓	✓	✓	

Table 5: Example Scenarios of Different Development Projects

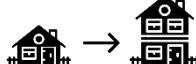
Examples	Total Impact Fees
Scenario No. 1: SFR Expansion A homeowner of a single-family residential home is proposing to expand their current home from 2,000 square feet to 4,000 square feet by adding a second story. It is assumed impervious area is not increasing. No Impact Fees are collected for Water and Storm Drainage.	\$12,240.00 
Scenario No. 2: SFR Subdivided into 2 Homes A homeowner of a single-family residential home is proposing to subdivide their existing 10,000 square foot lot and construct a new 3,000 square feet single family home. Additionally, they wish to expand their current home from 2,000 square feet to 3,000 square feet by adding a second story.	\$72,851.90 
Scenario No. 3: Commercial converted into 200 Unit Apartment Building A developer is proposing to redevelop an existing 30,000 square foot retail building on a 50,000 square foot lot. The building is currently served by a 4-inch water meter. The proposed project is to construct 200 multifamily residential units at 1,000 sq feet per unit. The project will cover approximately 37,000 square feet of the lot and be served by an 8-inch water meter.	\$4,360,331.94 

Table 6: Comparison of Proposed Impact Fees to Other Cities

	Santa Monica	El Segundo	Newport Beach	Huntington Beach	Torrance	Manhattan Beach (Proposed)
# of Impact Fees	5	11	5	5	1	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	1) Single fee comprised of transportation, sewer, storm drainage, police and fire	1) General Government Facilities 2) Police 3) Fire 4) Transportation 5) Sewer 6) Storm Drainage 7) Water 8) Administration (5%)

**Table 7: Anticipated Impact Fee Revenue at Full Buildout through 2040
Based on 100%, 75% and 50% Impact Fee Levels**

Impact Fee Level	100%		75%		50%	
	Fee Category	Impact Fee Anticipated Revenue				
General Government Facilities	\$	7,627,819.38	\$	5,720,864.54	\$	3,813,909.69
Police	\$	3,909,103.89	\$	2,931,827.92	\$	1,954,551.95
Fire	\$	3,594,487.08	\$	2,695,865.31	\$	1,797,243.54
Traffic	\$	5,759,811.76	\$	4,319,858.82	\$	2,879,905.88
Storm Drainage	\$	6,382,546.91	\$	4,786,910.18	\$	3,191,273.45
Water	\$	18,192,818.22	\$	13,644,613.67	\$	9,096,409.11
Sewer	\$	16,154,421.00	\$	12,115,815.75	\$	8,077,210.50
Total	\$	61,621,008.24	\$	46,215,756.18	\$	30,810,504.12