

NOTICE OF EXEMPTION

To: Los Angeles County Clerk
Business Filings and Registration
P.O. Box 1208
Norwalk, CA 90651-1208
 CEQAnet Web Portal

In addition to filing this Notice of Exemption (NOE) with the Los Angeles County Clerk and posting it on the CEQAnet web portal, the City has also posted it on the City's website, where it will remain posted for 30 calendar days.

From: City of Manhattan Beach
Address: 1400 Highland Avenue
Manhattan Beach, CA 90266

Subject: Filing of a NOTICE OF EXEMPTION in compliance with Section 21152 of the Public Resources Code.

Project Title: Approval of a development impact fee nexus study, adoption of a capital improvement plan as part of the nexus study, and establishment of fee amounts for the City's development impact fees

Lead Agency: City of Manhattan Beach, Community Development Department

Project Applicant:
Contact: Emy-Rose Hannah, Financial Service Manager
1400 Highland Avenue
Manhattan Beach, CA 90266

Phone: (310) 802-5555

Project Location: Citywide in the City of Manhattan Beach, Los Angeles County

Project Description: The City of Manhattan Beach prepared a comprehensive development impact fee nexus study to identify future infrastructure needs resulting from anticipated residential and commercial development over the next 15 years. The nexus study identified impacts in eight fee categories directly attributable to the new development based on a comprehensive analysis of future needs and established fee amounts for the development impact fees based on a capital improvement plan that was adopted as part of said study. A companion ordinance providing a framework for assessment of development impact fees will be considered at a future City Council meeting.

Public Agency
Approving Project: City of Manhattan Beach

NOTICE OF EXEMPTION

Name of Person

Carrying Out Project: Finance Department, City of Manhattan Beach (Emy-Rose Hanna)

Reason for Exempt

Status:

Approval of the 2026 Development Impact Fee Nexus Study and the adoption of development impact fees will not have a significant impact on the environment and are exempt from CEQA pursuant to Section 15061(b)(3) of State CEQA Guidelines because these actions do not authorize or commit the City to any specific development. Furthermore, the Capital Improvement Plan is a prioritizing and funding allocation program and cannot and does not have the potential to cause a significant effect on the environment. No physical activity will occur until all required environmental review is conducted at the time the physical improvements prioritized in the Capital Improvement Plan are undertaken at a future unspecified date. Therefore, the project does not have the potential for causing a significant effect on the environment. In addition, the project approves and sets forth a procedure for determining fees for the purpose of obtaining funds for capital projects and equipment necessary to maintain service within existing service areas and is statutorily exempt from CEQA pursuant to State CEQA Guidelines 15273(a)(4). Also, approval of the Capital Improvement Plan is exempt from the requirements of CEQA pursuant to State CEQA Guidelines Section 15378(b)(4) because the Plan is not a "project" as defined by CEQA. Rather, the Plan establishes the creation of government funding mechanisms or other government fiscal activities that do not involve any commitment to any specific project that may result in a potentially significant physical impact on the environment.

Lead Agency

Contact Person:

Adam Finestone, AICP

Phone: (310) 802-5510

Signature:



Title: Planning Manager

Date: February 6, 2026