

**COSTA MESA TRAFFIC IMPACT FEE UPDATE**  
**ACTIVE TRANSPORTATION IMPROVEMENT PROJECTS ESTIMATED COSTS**

Corridor	Miles	Limits	ESTIMATED COST
Airport Channel/Delhi Channel Trail	1.27	Bristol Street to Anton Boulevard	\$3,169,920
Auto Club Channel Bicycle Trail	0.37	Sunflower Avenue to South Coast Drive	\$923,520
Fairview Channel Bicycle Trail	0.54	East Extension Placentia to Estancia	\$1,347,840
Gisler Avenue Trail	0.18	Gister Avenue Class II facility to Fairview Road	\$449,280
Greenville Banning Channel	1.02	Harbor Boulevard to Santa Ana River	\$2,545,920
Newport Frontage Road South	0.34	Bristol Street to Arlington Avenue	\$848,640
OCC West Bicycle Trail	0.37	Merrimac Way to Adams Avenue	\$923,520
Paularino Channel Trail-1	1.22	Fairview Road to Bristol Street	\$3,045,120
Paularino Channel Trail-2	0.39	Fairview Road to Pinecreek Drive	\$973,440
Trail along channel	0.27	Santa Ana Avenue to City Boundary (east)	\$673,920
<b>Class I Off-Street Trail Total</b>	<b>5.97</b>		<b>\$14,901,120</b>
Corridor	Miles	Limits	ESTIMATED COST
17th Street	1.13	West City Limits to Newport Boulevard	\$141,024
22nd Street	0.86	Newport Boulevard to Irvine Avenue (Victoria =	\$160,992
Adams Avenue	0.86	Royal Palm Drive to Fairview Road	\$160,992
American Avenue	0.29	Victoria Street to West Wilson Street	\$54,288
Baker Street	0.61	Bristol Street to Red Hill Avenue	\$114,192
Baker Street from e/o Fairview Road to west of Harbor Boulevard	1.06	Fairview Road to Royal Palm	\$198,432
Bear Street	0.14	Sunflower Avenue to the North City Limit	\$26,208
Bristol Street	0.53	Paularino Avenue to Bear Street	\$99,216
Bristol Street	0.27	Santa Ana Avenue to City Boundary (east)	\$50,544
Canyon Drive	0.43	Victoria Street to Fairview Park	\$80,496
College Avenue/Village Way	0.78	Gisler Avenue to Pinecreek Drive	\$146,016
Del Mar Avenue	0.19	Newport Frontage to Elden	\$35,568
East 17th Street	0.98	Newport Boulevard to Irvine Avenue	\$183,456
Gisler Avenue	0.49	Harbor Boulevard to Gisler Class I facility	\$91,728
Golf Course Drive	0.21	Tanager Drive to Mesa Verde Drive East	\$39,312
Hamilton Street	0.29	Harbor Boulevard to Thurin Street	\$54,288
Harbor Boulevard	1.57	Merrimac Way to South Coast Drive	\$293,904
Harbor Boulevard	1.19	Joann Bike Trail to Newport Boulevard	\$222,768
Mesa Verde East	0.53	Adams Avenue to Peterson Place	\$99,216
Monrovia Avenue	0.49	17th Street to 19th Street	\$91,728
Pacific Avenue	0.59	Victoria Street to Fairview Park	\$110,448
Paularino Avenue	0.36	East of Bear Street to Bristol Street	\$67,392
Pinecreek Drive	0.18	Adams Avenue to Village Way	\$33,696
Pomona Avenue	0.76	Superior Street to 19th Street	\$142,272
Rochester Street	0.48	W 18th Street to Orange Avenue	\$89,856
Santa Ana Avenue	0.50	Bristol Street to Mesa Drive	\$93,600
Santa Ana Avenue	0.38	Broadway to East 17th Street	\$71,136
Sunflower Avenue	1.45	Park Center Drive to Fairview Road	\$271,440
Superior Avenue	0.34	17th Street to Pomona Avenue	\$63,648
West 18th Street	0.92	Monrovia Avenue to Newport Boulevard	\$172,224
Wilson Street	0.96	Miner Street to Newport Boulevard	\$179,712
<b>Class II Bike Lane Total</b>	<b>19.82</b>		<b>\$3,639,792</b>
Corridor	Miles	Limits	ESTIMATED COST
Avocado Street	0.50	College Avenue to Fairview Road	\$249,600
Bay Street	0.28	Thurin Street to Fullerton Avenue	\$139,776
Canary Drive	0.13	Oriole Street to Fairview Park	\$64,896
Cardinal Drive	0.16	Oriole Drive to Swan Circle	\$79,872
College Avenue	0.25	Wilson Street to Victoria Street	\$124,800
Del Mar Avenue	0.38	Elden Avenue to Santa Ana Avenue	\$189,696
Fullerton Avenue	0.63	Bay Street to East 18th Street	\$314,496
Labrador Drive/Gibraltar Avenue	0.48	Baker Street to Gisler Avenue	\$239,616
Oriole Drive	0.40	Placentia Avenue to Tanager Drive	\$199,680
Peterson Place	0.20	Mesa Verde Drive East to Adams Avenue	\$99,840
Mace, Caraway, Cinnamon	0.63	Adams Avenue to Gisler Avenue	\$314,496
Santa Ana Avenue	0.25	Mesa Drive to Del Mar Avenue	\$124,800
Swan Circle	0.02	Cardinal Drive to Placentia Avenue	\$9,984
Tanager Drive	0.48	Golf Course Drive to Canary Drive	\$239,616
Thurin Street	0.24	Victoria Street to Bay Street	\$119,808
Vanguard Way/Santa Isabel Avenue	0.81	Fair Drive to Irvine Avenue	\$404,352
Wilson Street	0.50	Newport Boulevard to Santa Ana Avenue	\$249,600
<b>Class III Bike Boulevard Total</b>	<b>6.34</b>		<b>\$3,164,928</b>
Corridor	Miles	Limits	ESTIMATED COST
Conway Avenue/Killybrooke Lane	0.65	Fairview Road to Garlingford	\$16,224
Coronado Drive	0.46	Presidio Drive to Mendoza Drive	\$11,482
Fountain Way	0.13	Wilson Street to Joann Street Bicycle Trail	\$3,245
Junipero Drive	0.25	Presidio Drive to Arlington Drive	\$6,240
Wilson Street	0.65	Placentia Avenue to Pacific Avenue	\$16,224
<b>Class III Bike Route Total</b>	<b>2.14</b>		<b>\$53,414</b>
Corridor	Miles	Limits	ESTIMATED COST
Adams Avenue	1.69	West City Limit to Royal Palm Drive	\$1,054,560
Baker Street	0.16	Mesa Verde Drive East to Labrador Drive	\$99,840
Bristol Street	0.75	Newport Boulevard to Paularino Channel	\$468,000
Gisler Avenue	0.37	Gibraltar Avenue to Harbor Boulevard	\$230,880
<b>Class IV Cycle Track Total</b>	<b>2.97</b>		<b>\$1,853,280</b>
<b>TOTAL ACTIVE TRANSPORTATION PROJECTS</b>	<b>37.24</b>		<b>\$23,612,534</b>

**COSTA MESA TRAFFIC IMPACT FEE UPDATE  
ROADWAY AND INTERSECTION IMPROVEMENT PROJECTS COST ALLOCATION**

LOCATION	IMPROVEMENT	ESTIMATED COST	NEW DAILY TRIP ENDS			COST ALLOCATION		
			LOCAL	REGIONAL	TOTAL	LOCAL	REGIONAL	TOTAL
<b>ROADWAYS</b>								
17th (Orange to Tustin)	Widen from 4 lanes to 6 lanes							
17th (Pomona to Bluff)	Widen from 2 lanes to 4 lanes							
Baker (Bear to Red Hill)	Widen from 4 lanes to 6 lanes	\$8,652,358	5,120	2,786	7,906	\$5,603,348	\$3,049,009	\$8,652,358
Bear (I-405 Overcrossing)	Widen from 4 lanes to 6 lanes							
Del Mar/University (Elden to Santa Ana)	Widen from 2 lanes to 4 lanes							
Wilson (Fairview to College)	Widen from 2 lanes to 4 lanes							
Wilson (Newport to Fairview)	Widen from 2 lanes to 4 lanes							
Wilson (Harbor to Placentia)	Widen from 2 lanes to 4 lanes							
<b>SUB-TOTAL</b>		\$8,652,358	5,120	2,786	7,906	\$5,603,348	\$3,049,009	\$8,652,358
<b>INTERSECTIONS</b>								
Harbor & Sunflower	Add WBR and EBR	\$1,097,280	4,982	2,859	7,841	\$697,188	\$400,092	\$1,097,280
Bristol & Sunflower	Add NBL	\$1,356,880	7,038	4,344	11,382	\$839,019	\$517,860	\$1,356,880
Hyland & South Coast/I-405 NB On-Ramp	Add WBT	\$1,035,928	1,901	604	2,505	\$786,147	\$249,781	\$1,035,928
Harbor & South Coast	Add EBR	\$2,003,760	7,830	3,157	10,987	\$1,428,000	\$575,760	\$2,003,760
Hyland & MacArthur	Add NBL and NBR	\$314,326	2,003	1,797	3,800	\$165,683	\$148,643	\$314,326
Bristol & I-405 NB Ramps	Add WBR	\$1,080,010	13,117	5,615	18,732	\$756,272	\$323,738	\$1,080,010
Harbor & Gisler	Add SBR and EBL	\$5,874,084	9,893	4,259	14,152	\$4,106,297	\$1,767,787	\$5,874,084
Bristol & Paularino	Add WBL	\$360,252	6,710	1,690	8,400	\$287,773	\$72,479	\$360,252
SR-55 SB Ramps & Paularino	Add SBR	\$496,476	1,845	2,631	4,476	\$204,647	\$291,829	\$496,476
SR-55 NB Ramps & Paularino	Add WBR	\$771,300	1,649	2,504	4,153	\$306,254	\$465,046	\$771,300
SR-55 SB Ramps & Baker	Add SBR	\$750,420	3,477	2,446	5,923	\$440,522	\$309,898	\$750,420
SR-55 NB Ramps & Baker	Add NBL and EBL	\$1,644,390	2,728	2,001	4,729	\$948,593	\$695,797	\$1,644,390
Harbor & Adams	Add NBL and NBR	\$7,244,820	10,600	3,803	14,403	\$5,331,882	\$1,912,938	\$7,244,820
Newport NB & Del Mar	Add WBR	\$157,770	2,934	2,406	5,340	\$86,685	\$71,085	\$157,770
Newport NB & 22nd	Add WBT and NBL	\$18,000	3,332	2,625	5,957	\$10,068	\$7,932	\$18,000
Placentia & 19th	Add SBR	\$463,536	6,409	1,423	7,832	\$379,316	\$84,220	\$463,536
Superior & 17th	Add WBL and NBR	\$795,438	7,133	2,160	9,293	\$610,552	\$184,886	\$795,438
Newport & 17th	Add NBR	\$533,610	10,202	5,079	15,281	\$356,252	\$177,358	\$533,610
Irvine & 17th	Add SBR and EBR	\$952,614	3,760	1,777	5,537	\$646,890	\$305,724	\$952,614
<b>SUB-TOTAL</b>		\$26,950,892	107,543	53,180	160,723	\$18,388,039	\$8,562,854	\$26,950,892
<b>TOTAL ROADWAY &amp; INTERSECTION PROJECTS</b>		<b>\$35,603,250</b>	<b>112,663</b>	<b>55,966</b>	<b>168,629</b>	<b>\$23,991,387</b>	<b>\$11,611,863</b>	<b>\$35,603,250</b>

<b>2025-26 TIF CALCULATION</b>	
Total Roadways and Intersection Improvements Local Cost Allocation	\$23,991,387
Total Active Transportation Project Costs	\$23,612,534
(-) Unallocated Traffic Impact Fee Fund Balance	\$308,479
<b>Total Funding Needed to Implement Project List</b>	<b>\$47,295,442</b>
New Costa Mesa Trips Generated at General Plan Buildout	227,767
<b>New Costa Mesa Trips Generated at General Plan Buildout Less 10%</b>	<b>204,990</b>
<b>Citywide TIF Calculation (Funding Need/New Trips Less 10%)</b>	<b>\$231</b>