



# Development Impact Fee Study

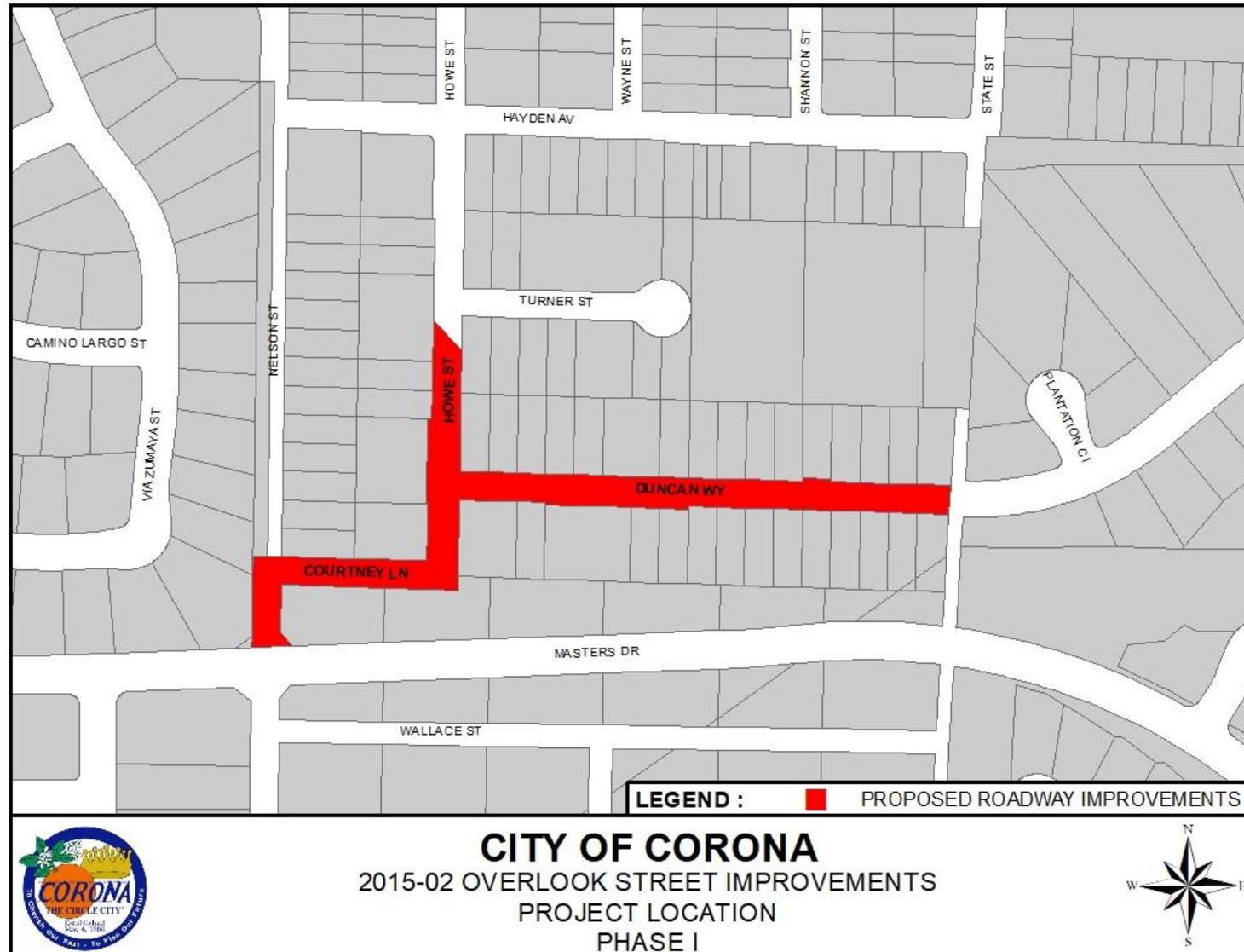
**Project Title:** Overlook Development Impact Fee Nelson Street, Courtney Street, Howe Street, Duncan Way

**Introduction:** The focus of this study is to fund the completion of street improvements on Nelson Street, Courtney Street, Howe Street and Duncan Way. New residential developments on these street has brought a demand from the existing residents and new owners within this development to construct the missing street improvements.

**Objectives:** The primary policy objective of Development Impact Fee (DIF) program is to ensure that new development pays the capital costs associated with growth. Impact fees only fund facilities cost and not operating costs. The purpose of this study is to determine the fees associated with the new development and the City's ability to seek reimbursement of the capital costs to insure that new development pays the capital cost associated with growth. Exhibit A shows the limits of DIF study.

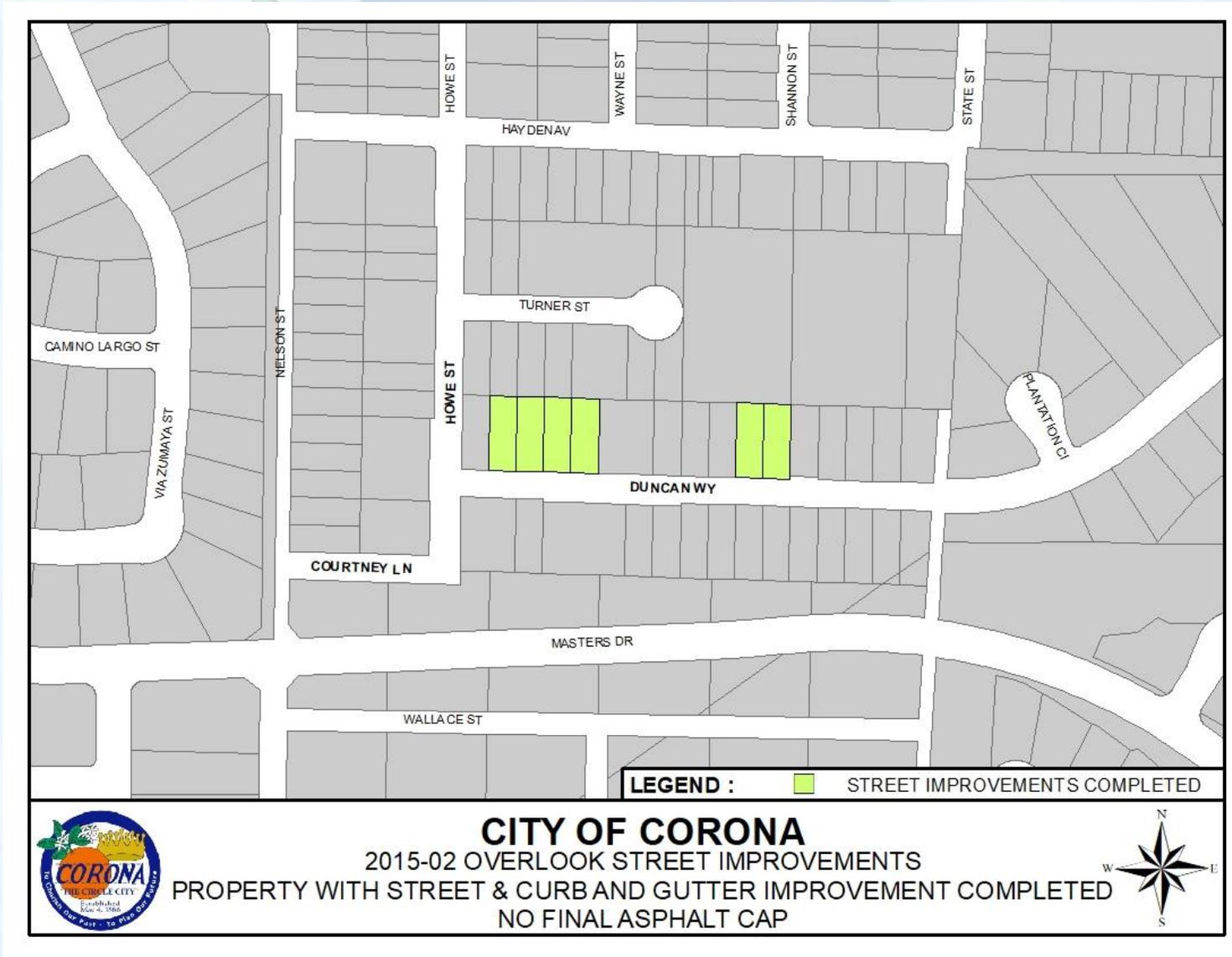
# Overlook Development Impact Fee Study

City Project No. 2015-02



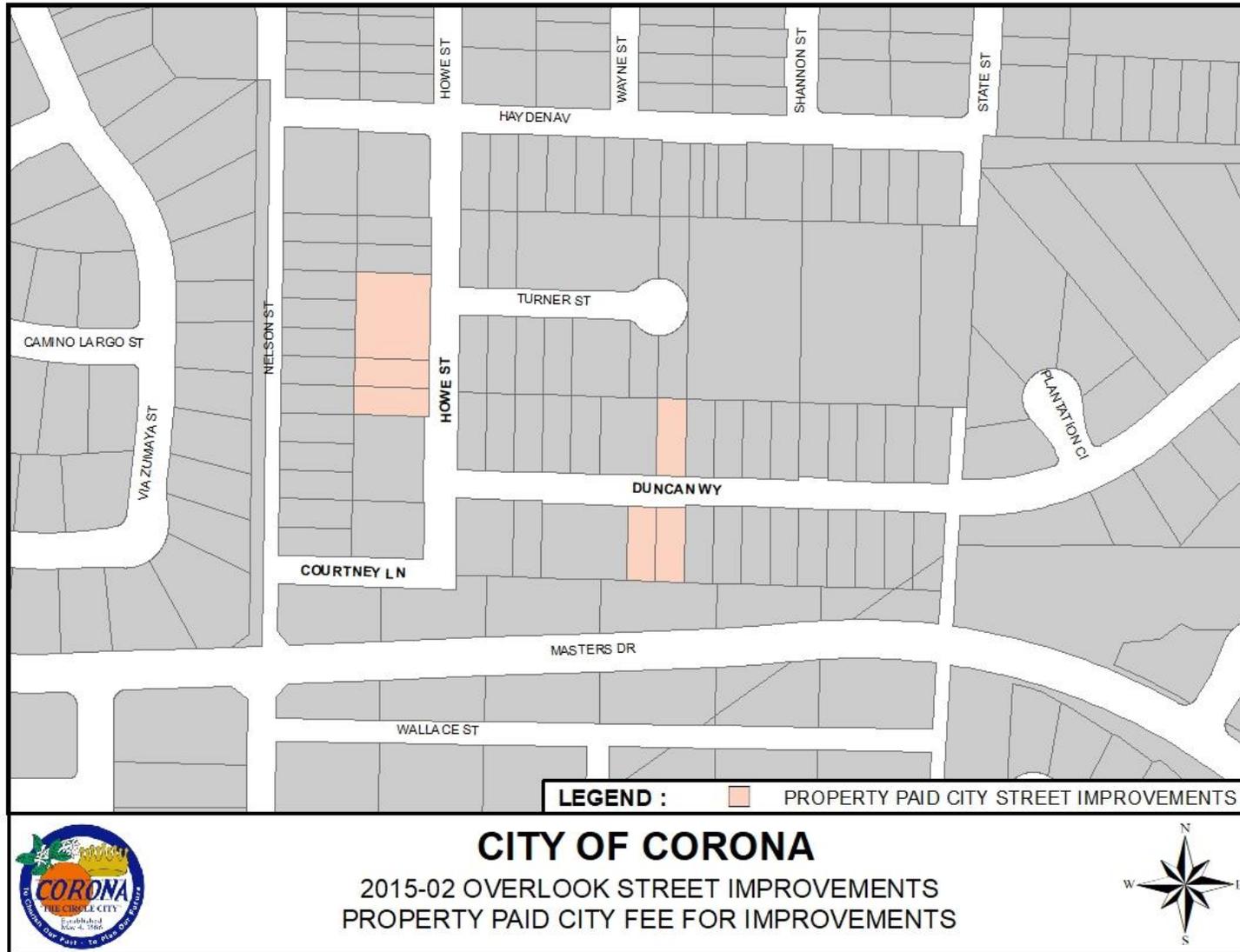
# Overlook Development Impact Fee Study

## Property With Improvements Completed (300 L.F. Frontage)



# Overlook Development Impact Fee Study

## Property with Development Fee Paid (400 L.F. Frontage)



# Overlook Development Impact Fee Study

## Property with Liens (580 L.F. Frontage)

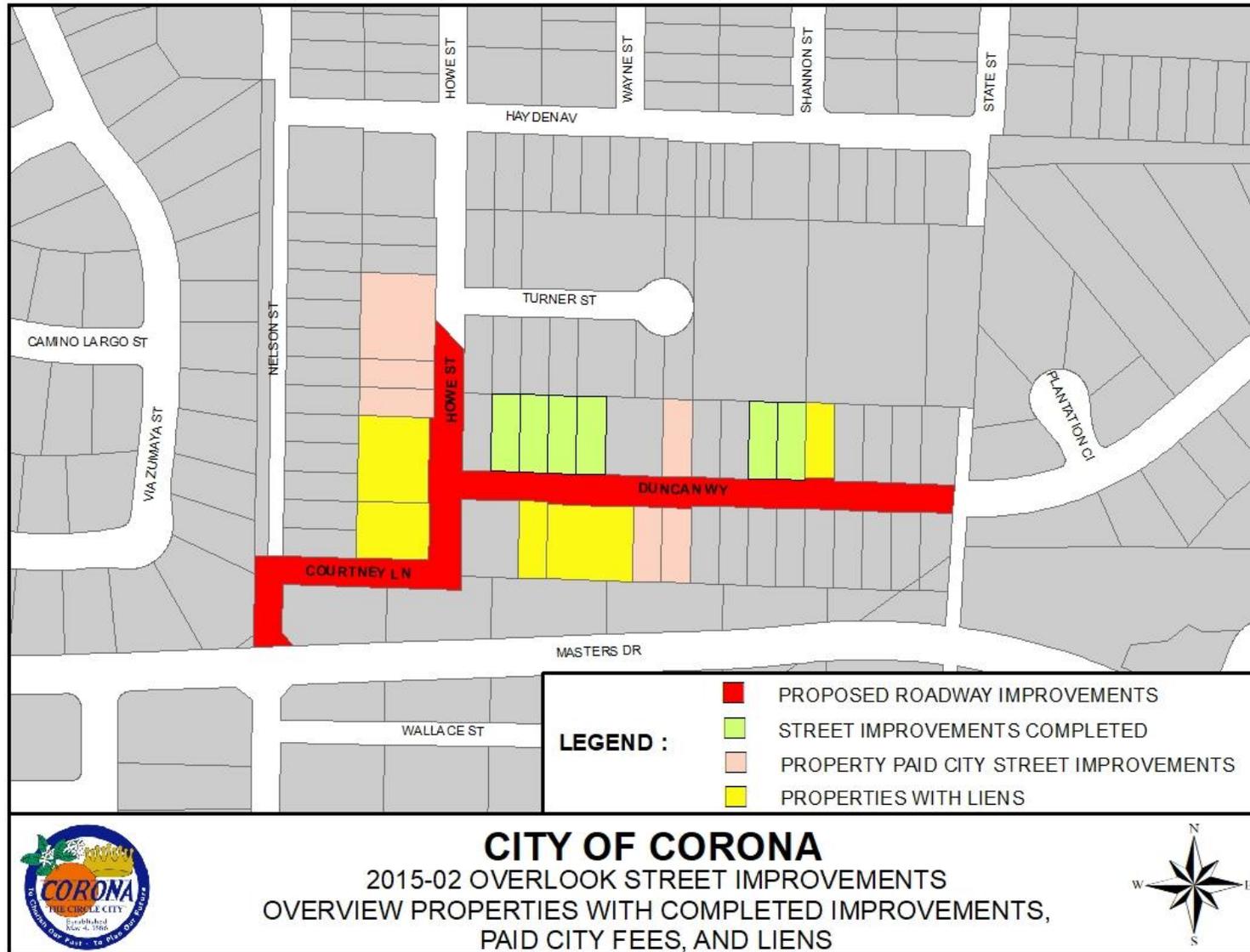


**CITY OF CORONA**  
2015-02 OVERLOOK STREET IMPROVEMENTS  
PROPERTY WITH LIENS



# Overlook Development Impact Fee Study

## Property with Completed Improvements/Development Fees/Liens



**Table 3: Cost per linear Foot of Frontage**

|  |                 |
|--|-----------------|
| Total Construction Cost  | \$ 472,600.00   |
| Total Linear Feet of Frontage<br>Developed (Liens) & Undeveloped | <u>1,968.00</u> |
| Base Fee per linear Foot of Frontage                             | \$ 240.14       |
| Administration Fee (2%)  | <u>4.80</u>     |
| Cost per Linear Foot   | \$244.94        |



**Table E.1: Maximum justified Local Traffic Facilities Development Impact Fee**

|  |           |
|--|-----------|
| Total Fee per Linear Foot              | \$ 244.94 |
| Fee for Parcel with 50 foot Frontage   | \$ 12,247 |
| Fee for Parcel with 55 foot Frontage   | \$ 13,472 |
| Fee for Parcel with 55.5 foot Frontage | \$ 13,594 |
| Fee for Parcel with 57.5 foot Frontage | \$ 14,084 |
| Fee for Parcel with 180 foot Frontage  | \$ 44,089 |
| Fee for Parcel with 185 foot Frontage  | \$ 45,314 |

