ATTACHMENT 2

TORREY HIGHLANDS PUBLIC FACILITIES FINANCING PLAN
(Development Impact Fee Analysis)

1) What is the purpose of the Impact Fee? – The proposed Impact Fees are to ensure that redevelopment provides its fair share funding for community public facilities.

2) What is the use to which the fee is to be applied? – The Impact Fees will be used to finance transportation, park, fire, library, water and sewer facilities. A list of the public facilities projects begins on page 29 of the Torrey Highlands Public Facilities Financing Plan.

3) What is the reasonable relationship between the fee's use and the type of development project on which the fee is imposed? – The Impact Fees will be used to provide for a fair share contribution for community infrastructure projects needed to serve both residential and non-residential development based on the increased intensity of their development. Credit will be given for any existing development.

4) What is the reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed?

   - Transportation Projects: Both residential development and non-residential development utilize the communities' transportation system which requires various street projects, traffic signal interconnect systems, and medians.

   - Park and Recreation Projects: Residential development utilizes the communities' parks and improvements are necessary based on the population at full community development and the General Plan guidelines to maintain the existing levels of service.

   - Fire Project: Both residential and non-residential development utilizes fire department services and a new station is necessary based on the population at full community development to maintain the existing levels of service.

   - Water and Sewer Lines: Both residential and non-residential development utilizes water and sewer lines and new or expanded lines are necessary based on the population at full community development to maintain the existing levels of service.

   - Library Project: Residential development utilizes the community libraries and expansions are necessary based on the population at full community development and the General Plan guidelines to maintain the existing levels of service.