

ATTACHMENT 2

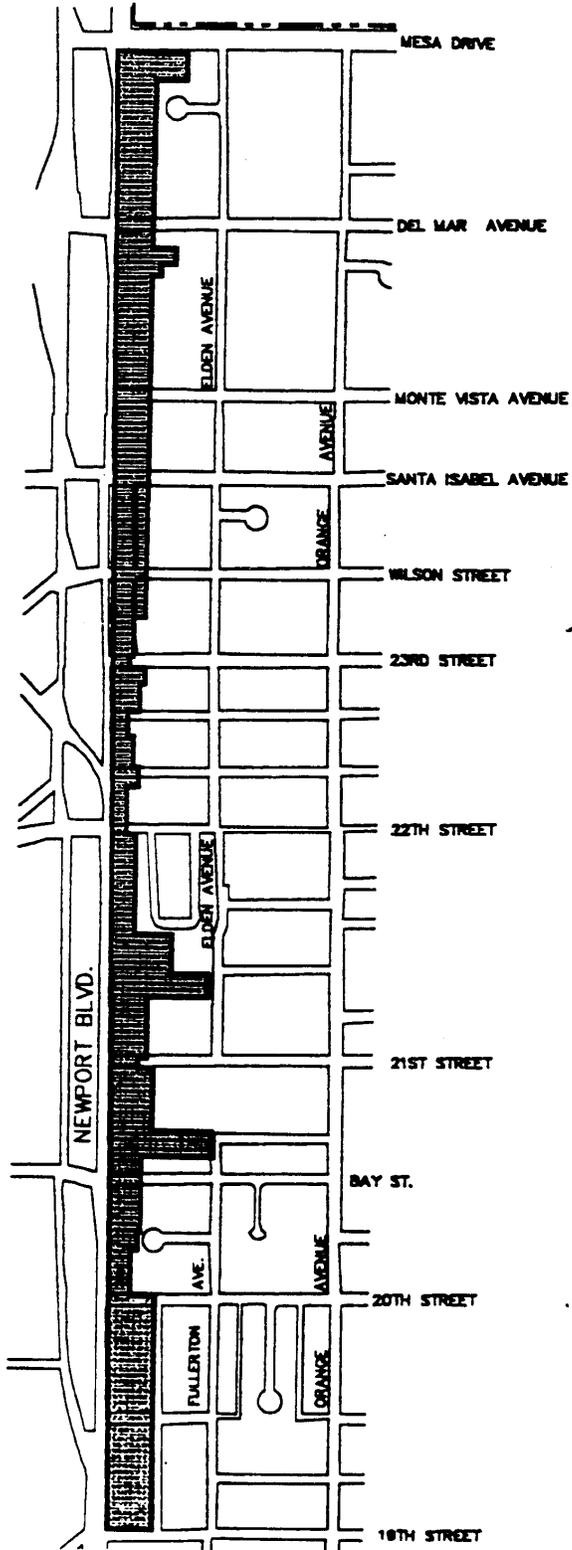
NEWPORT BOULEVARD SPECIFIC PLAN AREA TRAFFIC IMPACT FEE

Development projects located within the Newport Boulevard Specific Plan area are eligible for a reduction in the Citywide Traffic Impact Fee when the net increase in traffic generation exceeds 100 Average Daily Trip Ends (ADT). The Newport Boulevard Specific Plan Area consists of those properties immediately adjacent to the east side of Newport Boulevard between 19th Street and Mesa Drive as shown on the adjacent map. The reduced fee currently applicable is based on the conditions identified in the following table.

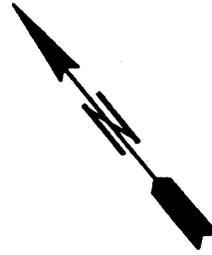
NON-RESIDENTIAL USES			
FEE = \$100/ADT	FEE = \$75/ADT	FEE = \$50/ADT	FEE = \$33/ADT
<p>Applicable for any expansion of an existing use or change in use.</p>	<p>Applicable when <u>one</u> of the following conditions are met:</p> <ul style="list-style-type: none"> • Renovation of existing building. • Install or upgrade onsite landscaping consistent with zoning code requirements. • Replace signage consistent with zoning code requirement. 	<p>Applicable when <u>two</u> of the following conditions are met:</p> <ul style="list-style-type: none"> • Demolition of existing structures. • Construction of new structures. • No variances. • Lot consolidation. • Conversion of motel to another use. 	<p>Applicable when <u>three</u> of the following conditions are met:</p> <ul style="list-style-type: none"> • Demolition of existing structures. • Construction of new structures. • No variances. • Lot consolidation. • Conversion of motel to another use.

RESIDENTIAL USES
FEE = \$108/ADT
Applicable for all new residential units.

The Newport Boulevard Specific Plan Area fee is due prior to the issuance of Certificate of Occupancy. For additional information regarding traffic generation rates for various land uses, applicable credits, and fee payment plan, contact the Transportation Services Division at (714) 754-5185.



NEWPORT BOULEVARD
SPECIFIC PLAN AREA



AREA OF BENEFIT