

**Attachment 2**

**PACIFIC HIGHLANDS RANCH 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, sewer, and police facilities. A list of the public facilities projects begins on page 33 of the Pacific Highlands Ranch 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.
  - Police Project: Both residential and non-residential development utilizes police 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.