

ORDINANCE NO. 2313

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING CHAPTER 3.60 OF THE REDLANDS MUNICIPAL CODE RELATING TO PUBLIC FACILITY FEES.

WHEREAS, the City Council of the City of Redlands ("this City Council") finds that future new development within the City of Redlands will result in impacts upon City Police, Fire, Library, Civic Center and City Yard services and facilities in excess of the capacity of such services and facilities that now exists; and

WHEREAS, this City Council finds and declares that in the absence of this ordinance establishing fees for new development, existing and future sources of revenue are inadequate to fund the needs of such new development for Police, Fire, Library, Civic Center and City Yard services; and

WHEREAS, this City Council has determined that there is a reasonable relationship between the use of the fees for Police, Fire, Library, Civic Center and City Yard services and facilities as established by this ordinance and the type of development projects including, but not limited to, new residential, commercial and industrial development within the City upon which the fees are imposed; and

WHEREAS, this City Council further finds and determines that there is a reasonable relationship between the need for increased Police, Fire, Library, Civic Center and City Yard services and facilities and the types of development projects upon which the fees are imposed;

THE CITY COUNCIL OF THE CITY OF REDLANDS DOES ORDAIN AS FOLLOWS:

Section 1. Section 3.60.020 of the Redlands Municipal Code is hereby amended to read as follows:

"3.60.020 Definitions. Whenever the following terms are used in this Chapter, they shall have the meanings established by this sector:

A. 'Development Project' means any discretionary permit, entitlement approved by the City for any use to which land is proposed to be put, and for any building, construction or alteration of land incident thereto.

B. 'Public Facility Program' means the public facility construction and improvement plans prepared by the City Engineer, or his or her designated representatives, and approved by the City which identify public facilities required on a City-wide basis to serve new development in accordance with the City's General Plan."

Section 2. Section 3.60.030 of the Redlands Municipal Code is hereby amended to read as follows:

"Section 3.60.030 Compliance with Chapter.

No development project shall be approved unless the City finds that public facility improvements necessary to serve the development project exist or will be constructed in compliance with the requirements of the City's Public Facility Program. To ensure consistency with the program, the City may impose any conditions of approval to the development project which are necessary to implement the program. The requirements of this Chapter are imposed as a condition of development to ensure implementation of and consistency with the City's General Plan and to protect the public health, safety and welfare by insuring that adequate public facilities and related improvements will be constructed and available to serve new development prior to or concurrently with the need."

Section 3. Section 3.60.040 relating to the imposition of public facility fees is hereby amended to read as follows:

"3.60.040 Public Facility Fees. Public facility fees shall be collected from applicants for development projects for the purpose of constructing, improving, providing and maintaining public facilities identified in the City's Public Facility Program in accordance with the schedule of fees established by this Chapter. No building permit shall be issued unless the fees required by this Chapter are first paid. Fees collected pursuant to this Chapter shall be deposited into a separate capital facilities account or fund in a manner to avoid any commingling of the fees with other revenues of the City, except for temporary investments, and the fees shall be expended solely for the purposes for which the fees were collected. The fees required of an applicant for a development project by this Chapter are in addition to any other means of financing public facilities or related improvements identified in the City's Public Facility Program which may be imposed upon the applicant for the development project under the provisions of federal, state or local law."

Section 4. Section 3.60.050 of the Redlands Municipal Code is hereby amended to read as follows:

"3.60.050 Payment. The public facility fees established by this Chapter shall be paid by the applicant for a development project as a condition, and at the time of issuance, a building permit for the development project. The City Council has determined that the fees established by this Chapter will be collected for public improvements and public facilities for which an account has been established and funds appropriated and for which the City has adopted a proposed construction schedule or plan prior to the dates of final inspection or issuance of a certificate of occupancy for new development, and/or the fees established by this Chapter are to reimburse the City for expenditures previously made."

Section 5. Section 3.60.060 relating to the schedule of public facility fees is hereby added to Chapter 3.60 of the Redlands Municipal Code to read as follows:

"The Public Facilities Fees for Police, Library, Civic Center and City Yard facilities shall be in the following amounts:

FEE AREA	POLICE	LIBRARY	CIVIC CENTER	CITY YARD
GENERAL PLAN DESIGNATION				
Agriculture (per dwelling unit) [A-1,A-2]	\$ 655	\$ 1,032	\$ 80	\$ 1,511
Rural Living Residential (per dwelling unit) [A-1, A-2, RL]				
Very Low Density Residential (per dwelling unit) [RR, RA, RE]				
Low Density Residential (per dwelling unit) [RS, R-1]				
Low-Medium Density Residential (per dwelling unit) [R-2]				
Medium Density Residential (per dwelling unit) [R-2, R-3]				
High Density Residential (per dwelling unit) [R-3]				
Office (per acre) [AP]	\$ 616	\$ 711	\$ 129	\$ 2,431
Commercial (per acre) [C-1, C-2, C-3, C-4]				
Commercial / Industrial (per acre) [IC, CM]				
Light Industrial (per acre) [IP, M-1, M-2, MP, AP]				
Public / Institutional (per acre) [E, CD]				
Parks / Golf Courses (per acre) [O]	\$ 0	\$ 0	\$ 0	\$ 0
Flood Control, et al (per acre) [O, FP]				
Resource Conservation (per acre) [O]				

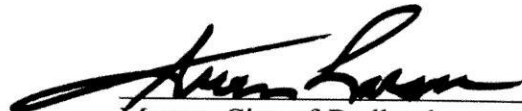
The Public Facilities Fees for Fire Station No 3 shall be in the following amounts:

FEE AREA	EAST VALLEY	CENTRAL	NORTH	SOUTH	CANYON
GENERAL PLAN DESIGNATION					
Agriculture (per dwelling unit) [A-1,A-2]	\$ 21	\$ 2	\$ 330	\$ 2	\$ 2
Rural Living Res 15% - 30% slope (per dwelling unit) [A-1, A-2, RL]	\$ 22	\$ 2	\$ 342	\$ 2	\$ 2
Rural Living Res <15% slope (per dwelling unit) [A-1, A-2, RL]	\$ 20	\$ 2	\$ 318	\$ 2	\$ 2
Very Low Density 15%-30% slope (per dwelling unit) [RR, RA, RE]	\$ 19	\$ 2	\$ 294	\$ 2	\$ 2
Very Low Density <15% slope (per dwelling unit) [RR, RA, RE]	\$ 16	\$ 2	\$ 245	\$ 2	\$ 2
Low Density Residential (per dwelling unit) [RS, R-1]	\$ 11	\$ 1	\$ 172	\$ 1	\$ 1
Low-Medium Density Residential (per dwelling unit) [R-2]	\$ 9	\$ 1	\$ 147	\$ 1	\$ 1
Medium Density Residential (per dwelling unit) [R-2, R-3]	\$ 8	\$ 1	\$ 122	\$ 1	\$ 1
High Density Residential (per dwelling unit) [R-3]	\$ 6	\$ 1	\$ 98	\$ 1	\$ 1
Office (per square foot) [AP]	\$ 0.01	\$ 0.00	\$ 0.22	\$ 0.00	\$ 0.00
Commercial (per square foot) [C-1, C-2, C-3, C-4]	\$ 0.01	\$ 0.00	\$ 0.22	\$ 0.00	\$ 0.00
Commercial / Industrial (per square foot) [IC, CM]	\$ 0.01	\$ 0.00	\$ 0.21	\$ 0.00	\$ 0.00
Light Industrial (per square foot) [IP, M-1, M-2, MP, AP]	\$ 0.01	\$ 0.00	\$ 0.20	\$ 0.00	\$ 0.00
Public / Institutional (per square foot) [E, CD]	\$ 0.01	\$ 0.00	\$ 0.17	\$ 0.00	\$ 0.00
Parks / Golf Courses (per square foot) [O]	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Flood Control, et al (per square foot) [O, FP]	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Resource Conservation (per square foot) [O]	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

The Public Facilities Fees for Fire Stations other than Fire Station No. 3 shall be in the following amounts:

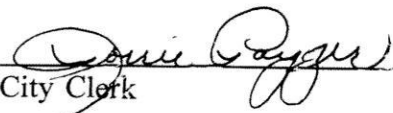
FEE AREA	EAST VALLEY	CENTRAL	NORTH	SOUTH	CANYON
GENERAL PLAN DESIGNATION					
Agriculture (per dwelling unit) [A-1,A-2]	\$ 142	\$ 132	\$ 561	\$ 690	\$ 920
Rural Living Res 15% - 30% slope (per dwelling unit) [A-1, A-2, RL]	\$ 148	\$ 136	\$ 582	\$ 715	\$ 954
Rural Living Res <15% slope (per dwelling unit) [A-1, A-2, RL]	\$ 137	\$ 127	\$ 541	\$ 664	\$ 886
Very Low Density 15%-30% slope (per dwelling unit) [RR, RA, RE]	\$ 127	\$ 117	\$ 499	\$ 613	\$ 818
Very Low Density <15% slope (per dwelling unit) [RR, RA, RE]	\$ 105	\$ 98	\$ 416	\$ 511	\$ 682
Low Density Residential (per dwelling unit) [RS, R-1]	\$ 74	\$ 68	\$ 291	\$ 358	\$ 477
Low-Medium Density Residential (per dwelling unit) [R-2]	\$ 63	\$ 59	\$ 250	\$ 307	\$ 409
Medium Density Residential (per dwelling unit) [R-2, R-3]	\$ 53	\$ 49	\$ 208	\$ 256	\$ 341
High Density Residential (per dwelling unit) [R-3]	\$ 42	\$ 39	\$ 166	\$ 204	\$ 273
Office (per square foot) [AP]	\$ 0.10	\$ 0.09	\$ 0.39	\$ 0.47	\$ 0.63
Commercial (per square foot) [C-1, C-2, C-3, C-4]	\$ 0.10	\$ 0.09	\$ 0.39	\$ 0.48	\$ 0.63
Commercial / Industrial (per square foot) [IC, CM]	\$ 0.09	\$ 0.09	\$ 0.36	\$ 0.45	\$ 0.59
Light Industrial (per square foot) [IP, M-1, M-2, MP, AP]	\$ 0.09	\$ 0.08	\$ 0.35	\$ 0.43	\$ 0.57
Public / Institutional (per square foot) [E, CD]	\$ 0.08	\$ 0.07	\$ 0.29	\$ 0.36	\$ 0.48
Parks / Golf Courses (per square foot) [O]	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Flood Control, et al (per square foot) [O, FP]	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Resource Conservation (per square foot) [O]	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

Section 6. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and shall cause it, or a summary of it, to be published once in the Redlands Daily Facts, a newspaper of general circulation within the City, and thereafter this ordinance shall take effect as provided by law.



Mayor, City of Redlands

ATTEST:



City Clerk

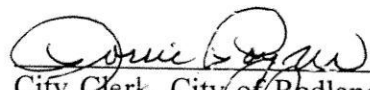
I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 21st day of May, 1996 by the following vote:

AYES: Councilmembers Gilbreath, Gil, Banda; Mayor Larson

NOES: Councilmember Cunningham

ABSTAIN: None

ABSENT: None



City Clerk, City of Redlands