

RESOLUTION NO. 7951

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS ESTABLISHING DEVELOPMENT IMPACT FEES FOR ACCESSORY DWELLING UNITS WITH RESPECT TO SEWER, WATER, SOLID WASTE, ACQUISITION OF WATER STOCK AND WATER RIGHTS, OPEN SPACE AND PARKS, TRANSPORTATION, AND PUBLIC FACILITIES, RESTATING SUCH DEVELOPMENT IMPACT FEES FOR ALL OTHER TYPES OF DEVELOPMENT, AND RESCINDING RESOLUTION NO. 7907

WHEREAS, Chapters 3.32, 3.44, 3.48, 3.54, 3.56, 3.60, 3.70 and 13.40 of the Redlands Municipal Code establish, respectively, Open Space and Parks, Sewer Capital Improvement, Water Capital Improvement, Transportation Improvements, Storm Drain Facilities, Public Facilities Fees, Solid Waste Improvement, and the Acquisition of Water Stock And Water Rights, to implement the City's General Plan to ensure that public facilities improvements which meet City standards are available concurrent with the need caused for such facilities by new development in the City; and

WHEREAS, it is now the desire of the City Council of the City of Redlands ("this City Council") to establish development impact fees for Accessory Dwelling Units; and

WHEREAS, on August 31, 2018, DTA, formally known as David Taussig and Associates, prepared a study in accordance with Government code section 66000 et seq. for the City recommending the amounts of development impact fees which may be imposed for Accessory Dwelling Units; and

WHEREAS, the development impact fee provisions of the Redlands Municipal Code provide that the specific amounts of fees shall be established by resolution of this City Council; and

WHEREAS, by purposes of efficiency, it is further the desire of this City Council to establish the development impact fees for Accessory Dwelling Units and restate the development impact fees for all other categories of development within this one resolution;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Redlands as follows:

Section 1. The Open Space and Parks Fee is hereby established in the following amounts:

| <u>Residential Development</u> | <u>Fee per dwelling unit</u> |
|---|------------------------------|
| 1. Accessory Dwelling Unit (more than 700 sq. ft.) | \$2,454.85 |
| Accessory Dwelling Unit (less than or equal to 700 sq. ft.) | \$1,841.14 |
| 2. Single Family | \$3,959.94 |
| 3. Multi-Family | \$3,624.62 |
| 4. Transit Oriented | \$2,454.85 |

Section 2. The Library Fee is hereby established in the following amounts:

| <u>Residential Development</u> | <u>Fee per dwelling unit</u> |
|--|------------------------------|
| 1. Accessory Dwelling Unit (more than 700 sq. ft.) | \$164.02 |

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| Accessory Dwelling Unit (less than or equal to 700 sq. ft.) | \$123.01 |
| 2. Single Family | \$264.58 |
| 3. Multi-Family | \$242.18 |
| 4. Transit Oriented | \$164.02 |

Section 3. The Storm Drain Facilities Fee is hereby established in the following amounts:

| <u>Residential</u> | <u>Fee per dwelling unit</u> |
|---------------------|------------------------------|
| 1. Single Family | \$700.00 |
| 2. Multi-Family | \$343.00 |
| 3. Transit Oriented | \$343.00 |

| <u>Non-Residential</u> | <u>Fee per 1,000 square feet of building area</u> |
|-----------------------------------|---|
| 1. Retail | \$170.00 |
| 2. Commercial | \$170.00 |
| 3. Food Service and Entertainment | \$170.00 |
| 4. Office | \$170.00 |
| 5. Warehousing – Standard | \$150.00 |
| 6. Warehousing – High Cube | \$150.00 |
| 7. Manufacturing and Assembly | \$150.00 |
| 8. Industrial/Other | \$150.00 |
| 9. Institutional and Health Care | \$150.00 |

| <u>Non-Residential</u> | <u>Fee per room (single guest room or suite)</u> |
|------------------------|--|
| 1. Hotel / Motel | \$170.00 |

Section 4. The Public Facilities Fee is hereby established in the following amounts:

| <u>Residential Development</u> | <u>Fee per dwelling unit</u> |
|---|------------------------------|
| 1. Accessory Dwelling Unit (more than 700 sq. ft.) | \$425.55 |
| Accessory Dwelling Unit (less than or equal to 700 sq. ft.) | \$319.16 |
| 2. Single Family | \$686.45 |
| 3. Multi-Family | \$628.33 |
| 4. Transit Oriented | \$425.55 |

| <u>Non-Residential</u> | <u>Fee per 1,000 square feet of building area</u> |
|-----------------------------------|---|
| 1. Retail | \$197.03 |
| 2. Commercial | \$83.13 |
| 3. Food Service and Entertainment | \$1,068.13 |
| 4. Office | \$852.83 |
| 5. Warehousing – Standard | \$266.06 |
| 6. Warehousing – High Cube | \$44.83 |

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|----------------------------------|-----------|
| 7. Manufacturing and Assembly | \$230.16 |
| 8. Industrial/Other | \$217.54 |
| 9. Institutional and Health Care | \$ 439.10 |

| <u>Non-Residential</u> | <u>Fee per room (single guest room or suite)</u> |
|------------------------|--|
| 1. Hotel / Motel | \$198.70 |

Section 5. The Fire Protection Facilities Fee is hereby established in the following amounts:

| <u>Residential Development</u> | <u>Fee per dwelling unit</u> |
|---|------------------------------|
| 1. Accessory Dwelling Unit (more than 700 sq. ft.) | \$357.74 |
| Accessory Dwelling Unit (less than or equal to 700 sq. ft.) | \$268.31 |
| 2. Single Family | \$577.08 |
| 3. Multi-Family | \$528.21 |
| 4. Transit Oriented | \$357.74 |

| <u>Non-Residential</u> | <u>Fee per 1,000 square feet of building area</u> |
|-----------------------------------|---|
| 1. Retail | \$165.64 |
| 2. Commercial | \$69.89 |
| 3. Food Service and Entertainment | \$897.94 |
| 4. Office | \$716.94 |
| 5. Warehousing – Standard | \$223.67 |
| 6. Warehousing – High Cube | \$37.69 |
| 7. Manufacturing and Assembly | \$193.49 |
| 8. Industrial/Other | \$182.88 |
| 9. Institutional and Health Care | \$369.14 |

| <u>Non-Residential</u> | <u>Fee per room (single guest room or suite)</u> |
|------------------------|--|
| 1. Hotel / Motel | \$167.04 |

Section 6. The Police Facilities Fee is hereby established in the following amounts:

| <u>Residential Development</u> | <u>Fee per dwelling unit</u> |
|---|------------------------------|
| 1. Accessory Dwelling Unit (more than 700 sq. ft.) | \$18.67 |
| Accessory Dwelling Unit (less than or equal to 700 sq. ft.) | \$14.00 |
| 2. Single Family | \$30.11 |
| 3. Multi-Family | \$27.56 |
| 4. Transit Oriented | \$18.66 |

| <u>Non-Residential</u> | <u>Fee per 1,000 square feet of building area</u> |
|-----------------------------------|---|
| 1. Retail | \$8.64 |
| 2. Commercial | \$3.65 |
| 3. Food Service and Entertainment | \$46.85 |
| 4. Office | \$37.40 |

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|----------------------------------|---------|
| 5. Warehousing – Standard | \$11.67 |
| 6. Warehousing – High Cube | \$1.97 |
| 7. Manufacturing and Assembly | \$10.09 |
| 8. Industrial/Other | \$9.54 |
| 9. Institutional and Health Care | \$19.26 |

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| <u>Non-Residential</u> | <u>Fee per room (single guest room or suite)</u> |
| 1. Hotel / Motel | \$8.71 |

Section 7. The Transportation System Improvements Fee is hereby established in the following amounts:

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|---|------------------------------|
| <u>Residential Development</u> | <u>Fee per dwelling unit</u> |
| 1. Accessory Dwelling Unit (more than 700 sq. ft.) | \$937.54 |
| Accessory Dwelling Unit (less than or equal to 700 sq. ft.) | \$703.16 |
| 2. Single Family | \$1,512.36 |
| 3. Multi-Family | \$1,048.32 |
| 4. Transit Oriented | \$1,074.63 |

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|-----------------------------------|---|
| <u>Non-Residential</u> | <u>Fee per 1,000 square feet of building area</u> |
| 1. Retail | \$3,438.17 |
| 2. Commercial | \$3,331.11 |
| 3. Food Service and Entertainment | \$6,977.94 |
| 4. Office | \$2,007.94 |
| 5. Warehousing – Standard | \$709.44 |
| 6. Warehousing – High Cube | \$262.62 |
| 7. Manufacturing and Assembly | \$388.46 |
| 8. Industrial/Other | \$1,271.14 |
| 9. Institutional and Health Care | \$3,009.17 |

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| <u>Non-Residential</u> | <u>Fee per room (single guest room or suite)</u> |
| 1. Hotel / Motel | \$1,049.11 |

In lieu of using the San Bernardino County Congestion Management Program manual, the transportation system improvements fee for a non-residential project may be determined, at the discretion of the Municipal Utilities and Engineering Director, by use of an approved engineering traffic study to establish a more precise number of trips generated by that specific non-residential project to determine Transportation fees at the fee rate of \$334.29 per trip which is the same per trip rate used in the establishment of the specific transportation rates listed above.

Section 8. The Sewer Capital Improvement Fee is hereby established in the following amounts

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|---|------------------------------|
| <u>Residential</u> | <u>Fee per dwelling unit</u> |
| 1. Accessory Dwelling Unit (more than 700 sq. ft.) | \$824.65 |
| Accessory Dwelling Unit (less than or equal to 700 sq. ft.) | \$618.49 |

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|--|------------|
| 2. Single Family | \$3,130.00 |
| 3. Multi-Family | \$2,295.00 |
| 4. Building Permit issued prior To November 1, 1961 | \$366.00 |
| 5. Senior Restricted dwelling unit | \$1,774.00 |

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| <u>Non-Residential</u> | <u>Fee per 100 gallons per day estimated flow</u> |
| 1. Retail/Commercial | \$1,482.00 |

Note, the Sewer Capital Improvement Fee shall not be applicable to any accessory dwelling unit created within the existing space of a single family residence or accessory structure, including but not limited to, a studio, pool house, or other similar structure.

Section 9. The Water Capital Improvement Fee is hereby established in the following amounts

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|---|------------------------------|
| <u>Residential</u> | <u>Fee per dwelling unit</u> |
| 1. Accessory Dwelling Unit (more than 700 sq. ft.) | \$1,146.08 |
| Accessory Dwelling Unit (less than or equal to 700 sq. ft.) | \$859.56 |
| 2. Single Family (more than 1 acre) | \$9,431.00 |
| Single Family (more than 21,000 sq. ft.) | \$6,896.00 |
| Single Family (11,000 - 21,000 sq. ft.) | \$5,623.00 |
| Single Family (less than 11,000 sq. ft.) | \$4,350.00 |
| 3. Multi-Family | \$2,181.00 |
| 4. Senior Restricted dwelling unit | \$1,096.00 |

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| <u>Non-Residential</u> | <u>Fee per 100 cubic ft. per month estimated demand</u> |
| 1. Retail/Commercial | \$188.00 |

Note, the Water Capital Improvement Fee shall not be applicable to any accessory dwelling unit created within the existing space of a single family residence or accessory structure, including but not limited to, a studio, pool house, or other similar structure.

Section 10. The Solid Waste Capital Improvement Fee is hereby established in the following amounts

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|---|------------------------------|
| <u>Residential</u> | <u>Fee per dwelling unit</u> |
| 1. Accessory Dwelling Unit (more than 700 sq. ft.) | \$325.00 |
| Accessory Dwelling Unit (less than or equal to 700 sq. ft.) | \$325.00 |
| 2. Single Family | \$650.00 |
| 3. Multi-Family | \$325.00 |

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|------------------------|---------------------------------------|
| <u>Non-Residential</u> | <u>Fee PPD estimated waste stream</u> |
| 1. Retail/Commercial | \$52.00 |

Section 11. The Acquisition of Water Stocks and Water Rights Fee is hereby established in the following amounts

| <u>Residential</u> | <u>Fee per dwelling unit</u> |
|---|------------------------------|
| 1. Accessory Dwelling Unit (more than 700 sq. ft.) | \$206.29 |
| Accessory Dwelling Unit (less than or equal to 700 sq. ft.) | \$154.72 |
| 2. Single Family (more than 1 acre) | \$1,701.00 |
| Single Family (more than 21,000 sq. ft.) | \$1,242.00 |
| Single Family (11,000 - 21,000 sq. ft.) | \$1,023.00 |
| Single Family (less than 11,000 sq. ft.) | \$783.00 |
| 3. Multi-Family | \$397.00 |
| 4. Senior Restricted dwelling unit | \$167.00 |

| <u>Non-Residential</u> | <u>Fee per 100 cubic ft. per month estimated demand</u> |
|------------------------|---|
| 1. Retail/Commercial | \$33.00 |

Note, the Water Stocks and Water Rights Fee shall not be applicable to any accessory dwelling unit created within the existing space of a single family residence or accessory structure, including but not limited to, a studio, pool house, or other similar structure.

Section 12. Notwithstanding any other section of this resolution, the development impact fees for Accessory Dwelling Units established herein shall take effect thirty (30) days after the effective date of City of Redlands Ordinance No. 2880.

Section 13. This resolution shall take effect on April 2, 2019.

ADOPTED, SIGNED AND APPROVED this 2nd day of April, 2019.

A handwritten signature in blue ink, appearing to read "Paul W. Foster", written over a horizontal line.

Paul W. Foster, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "Jeanne Donaldson", written over a horizontal line.

Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk of the City of Redlands, hereby certify that the foregoing Resolution was duly adopted by the City Council at a regular meeting thereof, held on the 2nd day of April, 2019, by the following vote:

AYES: Councilmembers Barich, Tejada, Momberger, Davis; Mayor Foster
NOES: None
ABSTAIN: None
ABSENT: None



Jeanne Donaldson, City Clerk