

ORDINANCE NO. 2968

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDLANDS ESTABLISHING DEVELOPMENT IMPACT FEES FOR NEW DEVELOPMENT WITH RESPECT TO STORM DRAIN, SEWER, WATER, SOLID WASTE, ACQUISITION OF WATER STOCK AND WATER RIGHTS, OPEN SPACE AND PARKS, TRANSPORTATION, AND PUBLIC FACILITIES, AND RESCINDING RESOLUTION NO. 7951

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 and Master Plans 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, new residential and non-residential development within the City will generate additional residents and employees who will require additional public facilities. Land for these facilities will have to be acquired and public facilities and equipment will have to be expanded, constructed or purchased to meet this increased demand; and

WHEREAS, the Development Impact Fee Nexus Study ("Fee Study") has been prepared in response to the projected direct and cumulated effect of future development. Each new development will contribute to the need for new public facilities. Without future development many of the new public facilities on the Needs Lists would not be necessary as the existing facilities are adequate for the City's present population. In instances where facilities would be built regardless of new development, the costs of such facilities have been allocated to new and existing development based on their respective level of benefit; and

WHEREAS, the proposed impact fee will be charged to all new/future development, irrespective of location, in the City. Even future "in fill" development projects contribute to impacts on public facilities because they are an interactive component of a much greater universe of development located throughout the City. First, the property owners and/or the tenants associated with any new development in the City can be expected to place additional demands on City facilities funded by the fee. Second, these property owners and tenants are dependent on and, in fact, may not have chosen to utilize their development, except for residential, retail, employment and recreational opportunities located nearby on other existing and future development. Third, the availability of residents, employees, and customers throughout the City has a growth inducing impact without which some of the "in-fill" development would not occur. As a result, all development projects in the City contribute to the cumulative impacts of development; and

WHEREAS, the fee will be used for the acquisition, installation, and construction of the public facilities identified on the Needs Lists, included in Section IV of the Fee Study and other appropriate costs to mitigate the direct and cumulative impacts of new development in the City. The fee will provide a source of revenue to the City to allow for the acquisition, installation, and construction of public facilities, which in turn will maintain the current standard of service, preserve the quality of

life in City and protect the health, safety, and welfare of the existing and future residents, visitors, and employees; and

WHEREAS, it is the projected direct and cumulative effect of future development that has prompted the preparation of the Fee Study. Each development will contribute to the need for new public facilities. Without future development, the City would have no need to construct many of the public facilities on the Needs Lists. For all other facilities, the costs have been allocated to both existing and new development based on their level of benefit. Even future “infill” development projects, which may be adjacent to existing facilities, further burden existing public facilities. Consequently, all new development within the City, irrespective of location, contributes to the direct and cumulative impacts of development on public facilities and creates the need for new facilities to accommodate growth; and

WHEREAS, the fees will be expended for the acquisition, installation, and construction of the public facilities identified on the Needs Lists and other authorized uses, as that is the purpose for which the Fee is collected. As previously stated, all new development creates either a direct impact on public facilities or contributes to the cumulative impact on public facilities. Moreover, this impact is generally equalized among all types of development because it is the increased demands for public facilities created by the future residents and employees that create the impact upon existing facilities; and

WHEREAS, all new development within the City, irrespective of location, contributes to the direct and cumulative impacts of development on public facilities and creates the need for new facilities to accommodate growth. Without future development, many of the facilities on the Needs Lists would not be necessary. For certain other facilities, the costs have been allocated to both existing and new development based on their level of benefit; 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 new development; and

WHEREAS, on May 2, 2024, David Taussig and Associates, Inc. dba DTA, prepared a study in accordance with Assembly Bill (AB) 1600 and Government Code Section 66000, *et. seq.* for the City recommending the amounts of development impact fees which may be imposed for new development; and

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

WHEREAS, the term “Residential Property” includes Accessory Dwelling Unit above 750 sq.ft., Single Family, Multi-Family, and Transit Oriented; and

WHEREAS, by purposes of efficiency, it is further the desire of this City Council to establish the development impact fees for new development in this ordinance.

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

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

<u>Residential Development</u>	<u>Fee per Building Sq.Ft.</u>
Residential Property	\$ 1.1794

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

<u>Residential Development</u>	<u>Fee per Building Sq.Ft.</u>
Residential Property	\$ 0.5997

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

<u>Residential Development</u>	<u>Fee per Building Sq.Ft.</u>
Residential Property	\$ 0.5113

<u>Non-Residential</u>	<u>Fee per 1,000 Building Sq.Ft.</u>
1. Retail	\$ 611.00
2. Commercial	\$ 611.00
3. Food Service and Entertainment	\$ 611.00
4. Office	\$ 611.00
5. Warehousing – Standard	\$ 611.00
6. Warehousing – High Cube	\$ 611.00
7. Manufacturing and Assembly	\$ 611.00
8. Industrial/Other	\$ 645.00
9. Industrial and Health Care	\$ 645.00

<u>Non-Residential</u>	<u>Fee per Room</u>
Hotel/Motel	\$ 351.00

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

<u>Residential Development</u>	<u>Fee per Building Sq.Ft.</u>
Residential Property	\$ 0.7145

<u>Non-Residential</u>	<u>Fee per 1,000 Building Sq.Ft.</u>
1. Retail	\$ 1,052.00
2. Commercial	\$ 261.00
3. Food Service and Entertainment	\$ 5,243.00
4. Office	\$ 3,296.00
5. Warehousing – Standard	\$ 1,414.00
6. Warehousing – High Cube	\$ 283.00
7. Manufacturing and Assembly	\$ 381.00
8. Industrial/Other	\$ 3,900.00
9. Industrial and Health Care	\$ 874.00

<u>Non-Residential</u>	<u>Fee per Room</u>
Hotel/Motel	\$ 226.00

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

<u>Residential Development</u>	<u>Fee per Building Sq.Ft.</u>
Residential Property	\$ 0.4503

<u>Non-Residential</u>	<u>Fee per 1,000 Building Sq.Ft.</u>
1. Retail	\$ 663.00
2. Commercial	\$ 165.00
3. Food Service and Entertainment	\$ 3,305.00
4. Office	\$ 2,077.00
5. Warehousing – Standard	\$ 891.00
6. Warehousing – High Cube	\$ 178.00
7. Manufacturing and Assembly	\$ 240.00
8. Industrial/Other	\$ 2,458.00
9. Industrial and Health Care	\$ 551.00

<u>Non-Residential</u>	<u>Fee per Room</u>
Hotel/Motel	\$ 143.00

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

<u>Residential Development</u>	<u>Fee per Building Sq.Ft.</u>
Residential Property	\$ 0.5197

<u>Non-Residential</u>	<u>Fee per 1,000 Building Sq.Ft.</u>
1. Retail	\$ 765.00
2. Commercial	\$ 190.00
3. Food Service and Entertainment	\$ 3,814.00
4. Office	\$ 2,397.00
5. Warehousing – Standard	\$ 1,029.00
6. Warehousing – High Cube	\$ 206.00
7. Manufacturing and Assembly	\$ 277.00
8. Industrial/Other	\$ 2,837.00
9. Industrial and Health Care	\$ 636.00

<u>Non-Residential</u>	<u>Fee per Room</u>
Hotel/Motel	\$ 165.00

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

<u>Residential Development</u>	<u>Fee per Building Sq.Ft.</u>
Residential Property	\$ 1.3954

<u>Non-Residential</u>	<u>Fee per 1,000 Building Sq.Ft.</u>
1. Retail	\$ 7,382.00
2. Commercial	\$ 7,150.00

3. Food Service and Entertainment	\$14,979.00
4. Office	\$ 4,312.00
5. Warehousing – Standard	\$ 1,522.00
6. Warehousing – High Cube	\$ 563.00
7. Manufacturing and Assembly	\$ 833.00
8. Industrial/Other	\$ 2,729.00
9. Industrial and Health Care	\$ 6,462.00

<u>Non-Residential</u>	<u>Fee per Room</u>
Hotel/Motel	\$ 2,253.00

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

<u>Residential Development</u>	<u>Fee per Building Sq.Ft.</u>
Residential Property	\$ 0.2696

<u>Non-Residential</u>	<u>Fee per 1,000 Building Sq.Ft.</u>
1. Retail	\$ 450.00
2. Commercial	\$ 450.00
3. Food Service and Entertainment	\$ 450.00
4. Office	\$ 450.00
5. Warehousing – Standard	\$ 480.00
6. Warehousing – High Cube	\$ 480.00
7. Manufacturing and Assembly	\$ 480.00
8. Industrial/Other	\$ 480.00
9. Industrial and Health Care	\$ 150.00

<u>Non-Residential</u>	<u>Fee per Room</u>
Hotel/Motel	\$ 392.00

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:

<u>Residential Development</u>	<u>Fee per Building Sq.Ft.</u>
Residential Property	\$ 2.3657

<u>Non-Residential</u>	<u>Fee per 1,000 Building Sq.Ft.</u>
1. Retail	\$ 438.00
2. Commercial	\$ 951.00
3. Food Service and Entertainment	\$ 951.00
4. Office	\$ 1,141.00
5. Warehousing – Standard	\$ 190.00
6. Warehousing – High Cube	\$ 190.00

7. Manufacturing and Assembly	\$ 951.00
8. Industrial/Other	\$ 951.00
9. Industrial and Health Care	\$ 3,139.00

<u>Non-Residential</u>	<u>Fee per Room</u>
Hotel/Motel	\$ 1,902.00

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:

<u>Residential Development</u>	<u>Fee per Building Sq.Ft.</u>
Residential Property	\$ 0.0702

<u>Non-Residential</u>	<u>Fee per 1,000 Building Sq.Ft.</u>
1. Retail	\$ 60.00
2. Commercial	\$ 60.00
3. Food Service and Entertainment	\$ 60.00
4. Office	\$ 60.00
5. Warehousing – Standard	\$ 60.00
6. Warehousing – High Cube	\$ 60.00
7. Manufacturing and Assembly	\$ 60.00
8. Industrial/Other	\$ 60.00
9. Industrial and Health Care	\$ 60.00

<u>Non-Residential</u>	<u>Fee per Room</u>
Hotel/Motel	\$ 10.00

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

<u>Residential Development</u>	<u>Fee per Building Sq.Ft.</u>
Residential Property	\$ 0.6633

<u>Non-Residential</u>	<u>Fee per 1,000 Building Sq.Ft.</u>
1. Retail	\$ 123.00
2. Commercial	\$ 267.00
3. Food Service and Entertainment	\$ 267.00
4. Office	\$ 320.00
5. Warehousing – Standard	\$ 53.00
6. Warehousing – High Cube	\$ 53.00
7. Manufacturing and Assembly	\$ 267.00
8. Industrial/Other	\$ 267.00
9. Industrial and Health Care	\$ 880.00

Non-Residential  
Hotel/Motel

Fee per Room  
\$ 533.00

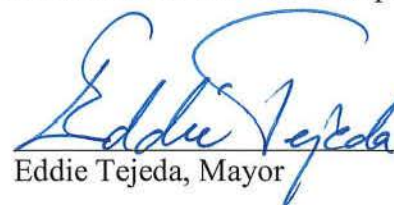
Note, the Acquisition of Water Stocks and Water Rights Fee shall not be applicable to any accessory dwelling unit created within the existing space of a single-family residence or accessory structure, including but not limited to, a studio, pool house, or other similar structure.

Section 12. The City Council hereby determines that the adoption of this ordinance is exempt from review under the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines section 15061(b)(3) because this City Council determines that it can be seen with certainty that approval of this ordinance will have no direct or indirect impact on the physical environment, and that approval of this ordinance is not a “project” under CEQA as that term is defined in Public Resources Code section 21065.


Section 13. Notwithstanding any other section of this ordinance, the development impact fees established herein shall take effect January 1, 2025 and Resolution No. 7951 shall be rescinded.

Section 14. Severability. If any section, sentence, clause or phrase of this ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this ordinance are severable. The City Council of the City of Redlands hereby declares that it would have adopted this ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 15. 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 a newspaper of general circulation within the City, and thereafter, this ordinance shall take effect as provided by law.

  
Eddie Tejada, Mayor

ATTEST:

  
Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk, City of Redlands, hereby certify that the foregoing Ordinance was duly adopted by the City Council at the regular meeting thereof, held on the 16<sup>th</sup> day of July 2024, by the following vote:

AYES:	Councilmembers Barich, Davis, Guzman-Lowery, Saucedo; Mayor Tejada
NOES:	None
ABSENT:	None
ABSTAINED:	None

  
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Jeanne Donaldson, City Clerk