

Chapter 16.52**DEVELOPMENT FEES FOR FIRE STATIONS****Sections:**

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Section 16.52.010 Purpose.

The purpose of this chapter is to provide for the payment of development fees to be utilized for the purchase of land for and the construction of fire stations and the acquisition of equipment and furnishings to equip fire stations. (Ord. 5948 § 1, 1991)

Section 16.52.020 Definitions.

As used in this chapter the following terms shall have the following meanings:

"Building permit for new development" means a building permit issued pursuant to Chapter 16.08 of the Riverside Municipal Code for a structure or a portion of a structure which is not a replacement for a structure or a portion of a structure which existed on the same site on July 1, 1991.

"Initial mobile home setup permit" means the first mobile home setup permit to be issued by the Building Division of the Planning Department for a space in a mobile home park. Subsequent mobile home setup permits issued for the same space shall not be subject to the requirements of this chapter.

"Fire station development fee" means a development fee established by resolution of the City Council pursuant to this chapter.

"Fire station development fee service area" means a geographic area designated by resolution of the City Council. (Ord. 6393 § 49, 1997; Ord. 5948 § 1, 1991)

Section 16.52.030 Establishment of fees.

The City Council may by resolution establish a fire station development fee requirement for the purposes set forth in Section 16.52.010. Each fire station development fee shall be assigned to a fire station development fee service area. (Ord. 5948 § 1, 1991)

Section 16.52.040 Payment of fees.

When a fee has been established by resolution of the City Council pursuant to Section 16.52.030, such fee shall be paid prior to the issuance of a building permit for new development or an initial mobile home setup permit. No building permit for new development or initial mobile home setup permit shall be issued until such fee has been paid. (Ord. 5948 § 1, 1991)

Section 16.52.050 Use of fee.

When a fire station development fee has been established pursuant to Section 16.52.030 and collected pursuant to Section 16.52.040, it shall be deposited with other fire

station development fees for the same fire station development fee service area in a separate capital facilities account or fund in a manner to avoid any commingling of the fees with other revenues and funds of the City of Riverside, except for temporary investments. The fees may be expended solely for the purposes for which the fee was collected. Any interest income earned by money in the capital facilities account or fund shall also be deposited in that account or fund and shall be expended only for the purposes for which the fee was originally collected. (Ord. 5948 § 1, 1991)

Section 16.52.060 Exemptions.

The following types of development shall not be required to pay a fire station development fee:

A. Non-residential development which replaces on the same lot previously existing residential or non-residential development, not to exceed the size of the replaced development, within one year from the date of destruction or relocation of the previously existing development.

B. Residential development which replaces on the same lot previously existing non-residential development, not to exceed the size of the replaced development, within one year from the date of destruction or relocation of the previously existing development.

C. Residential development which replaces on the same lot previously existing residential development, unit for unit, within one year from the date of destruction or relocation of the previously existing residential development.

D. Rehabilitation or remodeling of existing non-residential development which does not add new square footage.

E. Rehabilitation or remodeling of or additions to existing residential development which does not add new dwelling units.

F. Development by local, State or federal governments for governmental use. (Ord. 5948 § 1, 1991)

Section 16.52.070 Appeals.

Any person aggrieved by the computation of fees pursuant to this chapter shall have the right to appeal to the Planning Commission. The appeal shall be taken not later than thirty days from the date the person is informed of the computation of fees. Failure to appeal within the thirty-day period shall be deemed a waiver of all rights of appeal under this chapter. The decision of the Planning Commission shall be transmitted to the City Council for ratification, modification or denial. (Ord. 6462 § 19, 1999; Ord. 5948 § 1, 1991)

Section 16.52.080 Annual report.

Within sixty days of the close of each fiscal year, the Fire Chief and the Finance Director shall make a report to the City Council which shall include the beginning and ending balance for the fiscal year, the fee, interest and other income, the amount of expenditure by facility and the amount of any refunds made during the fiscal year. This report shall be made available to the public and shall be reviewed by the City Council at its next regularly scheduled public meeting not less than fifteen days after the report is released. (Ord. 5948 § 1, 1991)