

RESOLUTION NO. 2018-090

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, ESTABLISHING A WAIVER FROM SECTION 3.02.040 OF THE CORONA MUNICIPAL CODE (CMC) FOR PLAN CHECK AND PERMIT FEES AND CHAPTER 16.23 OF THE CMC FOR CERTAIN DEVELOPMENT IMPACT FEES FOR THE CONSTRUCTION OF A 3,840 SQUARE FOOT MODULAR BUILDING FOR PEPPERMINT RIDGE LOCATED AT 825 MAGNOLIA AVENUE, CORONA.

WHEREAS, Chapter 3.02 of the Corona Municipal Code (“Code”) establishes fees to recover the percentage of costs reasonably borne in providing certain services to the community; and

WHEREAS, Section 3.02.040 of the Code, lists percentage of costs reasonably borne to be recovered, by building and construction activities in the City of Corona; and

WHEREAS, Chapter 16.23 of the Code establishes certain development impact fees to ensure all development in the city pays its fair share of the costs of providing necessary public facilities and infrastructure to accommodate new development; and

WHEREAS, the Peppermint Ridge is located at 825 Magnolia Avenue, Corona, CA (“Property”); and

WHEREAS, Peppermint Ridge is a non-profit organization that has been providing housing, instructional classes and social activities to adults with developmental disabilities since 1959; and

WHEREAS, Peppermint Ridge provides service to 107 developmentally disabled adults located throughout the community with 54 adults being housed on their campus at 825 Magnolia Avenue, and

WHEREAS, the services and activities provided by Peppermint Ridge are done through federal grant programs, faithful donations, fundraising and contributions; and

WHEREAS, Peppermint Ridge is proposing to add a 3,840 square foot modular structure to their campus at 825 Magnolia Avenue in order to provide additional classroom and gathering space for clients and additional office space for staff; and

WHEREAS, the City Council wishes to waive the plan check and permit fees required by Section 3.02.040 of the Code and the development impact fees required by Chapter

16.23 of the Code (“Waiver”) for the new 3,840 square foot modular building to be located at the Property; and

WHEREAS, the City Council hereby finds that it is in the public interest and general welfare to establish the Waiver, which will benefit the City and the greater community because Peppermint Ridge provides specialized services, programs and activities that help individuals with developmental disabilities the ability to sustain daily living and engage with the general population; and

WHEREAS, the City Council hereby finds that the development impact fees imposed by Chapter 16.23 of the Code would not provide sufficient benefit to Peppermint Ridge given that the building expansion would not increase the on-site population at their campus and would not result in increased impacts on the infrastructure normally funded by development impact fees; and

WHEREAS, the City Council hereby finds that the written and other evidence submitted by City Staff substantiates the contention that the fee should be waived; and

WHEREAS, waiver of fees as provided in this Resolution serves a public purpose and provides a public benefit to the local community as a whole as the funds being used for the new modular being are coming from revenue donated to Peppermint Ridge.

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

SECTION 1. The recitals stated above are true and correct, and are hereby incorporated as findings made by the City Council.

SECTION 2. The fees imposed by Chapter 3.02 and Chapter 16.23 of the Corona Municipal Code for the plan check and permit fees, and development impact fees shall be waived for the new modular building at Peppermint Ridge located at 825 Magnolia Avenue, Corona.

SECTION 3. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase adopted by this Resolution, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Resolution or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses or phrases are declared unconstitutional, invalid or ineffective.

SECTION 4. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED this 15th day of August 2018.

Mayor of the City of Corona, California

ATTEST:

City Clerk of the City of Corona, California

CERTIFICATION

I, Sylvia Edwards, City Clerk of the City of Corona, California, do hereby certify that the foregoing resolution was regularly introduced and adopted by the City Council of the City of Corona, California, at an adjourned regular meeting thereof held on the 15th day of August, 2018, by the following vote of the Council:

AYES:

NOES:

ABSENT:

ABSTAINED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 15th day of August, 2018.

City Clerk of the City of Corona, California

(SEAL)