

PUBLIC FACILITIES IMPACT FEE

APPEAL FORM

(CHECK AND COMPLETE APPLICABLE BLANKS)

FOR OFFICE USE ONLY

Date Rec. _____

Fee _____

Distribution _____

Hearing Date _____

1. Building Permit No. BRES-20-0050

2. Fee being appealed:

<input checked="" type="checkbox"/>	Public Protection	2204.82
<input checked="" type="checkbox"/>	Public Health	1003.31
<input checked="" type="checkbox"/>	Library	178.15
<input checked="" type="checkbox"/>	Sheriff Patrol and Investigation	1056.90
<input checked="" type="checkbox"/>	General Government	1560.56
<input checked="" type="checkbox"/>	Animal Control	293.32
<input checked="" type="checkbox"/>	Fire Protection	1954.32
<input type="checkbox"/>	Traffic	
<input type="checkbox"/>	City of Redding Parks	

3. Filer appeals (check all that apply):

☐ Classification of property

☐ Calculation or amount of development impact fee

☒ Other (explain): Property was existing as an occupied residence since 1999. My permit is an "AS-BUILT" permit, not a development permit. All structures were existing and I'm just bringing them up to current Health & Safety Standards.

4. Please state why you feel the above action(s) or determination(s) is (are) inaccurate. Please outline the facts you believe support your position. If you need additional space, please attach a separate piece of paper. There is no additional impact on any of the above

departments. The previous owners had 5 people living on the property full time. I only use the property as a vacation home and I've already paid my Impact Fees

NOTE: GROUNDS FOR APPEAL NOT SET FORTH ABOVE MAY NOT BE HEARD BY THE BOARD OF SUPERVISORS.

Appellant's Signature: _____

Name (print or type): Cory Halter

Address: P.O. Box 560

Palo Cedro, CA 96073

Phone Number: _____

for my current residence in Shasta County.



DEPARTMENT OF RESOURCE MANAGEMENT

Building Division

1855 Placer Street, Suite 102

Redding, California 96001

Phone: (530) 225-5761 Fax: (530) 245-6468

Inspection Request Line: (530) 244-5068

Web: building.co.shasta.ca.us Email: resourcemanagement@co.shasta.ca.us

Deferred Development Impact Fee Acknowledgement

(Rev: 05-21-2019)

Permit # BRES20-0050 PARCEL # 016-100-014-000

Address: 30555 TED ELDER RD, Fall River Mills

I, HALTER CORY, applicant for the building permit

identified above, acknowledge and agree that this permit is subject to the Development Impact Fees required by Shasta county Ordinance 665.

The amount of the deferred impact fee is \$8,251.53 and **must be paid prior to requesting a final inspection.**

I further acknowledge that the above-reference structure will not receive a Certificate of Occupancy and cannot be legally occupied until all Development Impact Fees are paid in full. Illegal occupancy of the structure is a violation of Shasta County Code, and temporary power may be disconnected without warning. Shasta County may take additional enforcement action, including but not limited to recording a Notice of Non-Compliance against the property.

Signature: _____ Date: _____
Applicant

Property has already had a final inspection
completed on it.

Cory Halder 1/20/23

1/18/2023

This letter is to accompany my Appeal for need to pay Development Impact Fees for my project under permit BRES20-0050.

My project truly has no additional impact on Public Protection, Public Health, Library, Sheriff Patrol, General Government, Fire Protection or any other department in Shasta County. This project is an AS BUILT project, meaning all buildings were already constructed. These buildings were built in the late 1990's to early 2000's, and were occupied full time since then. There were approximately 5 individuals living on this property since the early 2000's. Now there are NO full time occupants. I use the property as a vacation home and my primary residence is in Shasta County. I already paid my Impact Fees to Shasta County on my primary residence at 23123 Winding Way, Millville, CA 96062. There is no additional impact on Shasta County due to my project. If anything, there is considerably less impact on all agencies and department because there are 5 less people living in and utilizing the resources of Shasta County. The previous owners have moved on down to Carlsbad, CA.

This project has always been an "AS-BUILT" project. This property was developed in the late 1990's, early 2000's, and has been occupied since the building began. I have many date stamped photos from 2000-2002, clearly showing that the previous owners were permanently living on the property. I also have dozens of receipts with both the previous owners' physical address, as well as their PO Box address, from the early 2000's through 2016.

Furthermore, I have coordinated 2 separate meetings with Shasta County in working on this project, and in both meetings all parties agreed that this was an existing residence, that I would not be subject to Impact Fees, that I would be on the 1997 UBC, and that I would not have to pay school fees for my project.

The first meeting on 4/17/2018 was with Larry Lees, Mary Rickert, Dale Fletcher, Richard Simon, Carla Serio, Kim Hunter and Marc Pelote. During this preliminary discussion of my project, several items were discussed, including that fact that this project was not subject to Impact Fees, would be on the 1997 UBC as well as I would be able to get school fees waived.

My second meeting was on 9/10/2019 with Dale Fletcher and Paul Hellman. At this time we were moving forward with the "AS BUILT" project and it was again reiterated that this project was not subject to Impact Fees, would be on 1997 UBC and that I would not have to pay school fees.

I've attached a few documents proving that my Impact Fees were to be waived on my project.

I've attached an original Permit Card that was issued on 5/4/2021, for my project that showed many items that I had already resolved and/or that were not applicable to my project. Once I received this inaccurate Permit Card, I requested that Karen revise my Permit Card to show only the items that were relevant to my project. Upon revision of the Permit Card several items were removed from the original, incorrect Permit Card. These removed items included trench inspections, rebar and slab inspection as well as Impact Fees.

I've also attached my Building Permit "Conditions". Nowhere on my "subject to attached conditions" are Impact Fees mentioned. I've also attached a copy of the total fees already paid for this project.

One other attachment I've provided is the School Fee Waiver for Fall River Joint Unified School District(FRJUSD). This fee is currently collected for all "new" structures in the Fall River Valley. Due to the fact that my project was existing, and existed before FRJUSD began collecting school fees, my school fees were waived.

I have attached a copy of my current Shasta County Assessor Records, as well. The Shasta County Assessor Records clearly state that my buildings on my property were considered "new construction" as of 7/1/2003. This means these buildings are recognized by Shasta County as built in 2003, which is before Ordinance 665 was adopted in 2008.

My final attachment is the original Ordinance 665 from May 6, 2008, which adopted the Development Impact Fee. Page 2, Section 4B, has a definition of a "Development Permit" as a building permit or other permit for construction or reconstruction. My project does not involve any "construction or reconstruction". My project is an "as built" project with the sole purpose of the project to bring these existing buildings up to Shasta County Code.

Please consider this information when looking into my Appeal for Development Impact Fees.

Thank you,

Cory Halter



Original Permit Card

COUNTY OF SHASTA
DEPARTMENT OF RESOURCE MANAGEMENT
BUILDING DIVISION
INSPECTION JOB CARD
1855 PLACER ST. SUITE 102

PERMIT NO:
BRES20-0050

ISSUED DATE:
5/4/2021

INSPECTION REQUESTS (530) 244-5068 BURNEY AREA (530) 335-3488

APPROVED PLANS AND INSPECTION JOB CARD MUST BE ONSITE DURING EACH INSPECTION

Assessor Parcel No: 016100014000

Occupancy Type: A DWELLING TYPE VB 3,833 SF

COVERED DECK/PATIO 309 SF

Property Address: 30555 TED ELDER RD

TOTAL VALUATION: \$438,906.81

Permit Type/Subtype: BUILDING RESIDENTIAL / NEW SINGLE

SNOWLOAD: 60

FAMILY RESIDENCE ATT GARAGE

Permit Description: AS-BUILT 3-STORY 3BDRM OFF GRID SFR W/ ATT BUILDING CODE EDITION: 97 ubc
GARAGE

Required Inspections

Seq	Description	Initial	Date
	FOOTING/REBAR/UFER		
	UTILITY TRENCH ELEC		
	UTILITY TRENCH GAS		
	UTILITY TRENCH PLUMB		
ELECTRICAL			
	ROUGH ELECTRICAL		
FINAL			
	FINAL**		

Seq	Description	Initial	Date
GENERAL			
	ADDRESS/PERMIT POSTED		
	DRYWALL NAIL-SCREWS		
	EXITS-LANDING-STAIRS		
	ROUGH FRAME		
	INSULATION		
	SHEAR FRAMING-NAIL		
	SLAB AND REBAR		
	SMOKE/CO DETECTOR		
	ROOF FRAME/NAIL		
GRADING			
	DRIVEWAY		
	BLD PAD/BMPS/ACCESS		
IMPACT FEES PAID			
	IMPACT FEES PAID		
MECHANICAL			
	ROUGH MECHANICAL		

Seq	Description	Initial	Date
PLUMBING			
	ROUGH PLUMBING		
	PLUMB AND TOP OUT		
	GAS LINE TEST IN		
	GAS LINE TEST OUT		
SITE			
	DEFENSIBLE SPACE		
	ADDRESS/PERMIT POSTED		
	SETBACKS/BUFFERS		

EXPIRATION: THIS PERMIT SHALL EXPIRE AND BECOME VOID IF WORK IS NOT COMMENCED WITHIN 180 DAYS, OR IF WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. NEW PERMITS EXPIRE AFTER 2 YEARS. RENEWED OR REISSUED PERMITS EXPIRE AFTER ONE YEAR.

Revised Permit Card



COUNTY OF SHASTA
DEPARTMENT OF RESOURCE MANAGEMENT
BUILDING DIVISION
INSPECTION JOB CARD
1855 PLACER ST. SUITE 102

PERMIT NO:
BRES20-0050

ISSUED DATE:
5/4/2021

INSPECTION REQUESTS (530) 244-5068 BURNEY AREA (530) 335-3488

APPROVED PLANS AND INSPECTION JOB CARD MUST BE ONSITE DURING EACH INSPECTION

Assessor Parcel No: 016100014000

Occupancy Type: A DWELLING TYPE VB 3,833 SF

COVERED DECK/PATIO 309 SF

Property Address: 30555 TED ELDER RD

TOTAL VALUATION: \$438,906.81

Permit Type/Subtype: BUILDING RESIDENTIAL / NEW SINGLE FAMILY SNOWLOAD: 60

RESIDENCE ATT GARAGE

Permit Description: AS-BUILT 3-STORY 3BDRM OFF GRID SFR W/ ATT BUILDING CODE EDITION: 97 ubc

GARAGE

Required Inspections

Seq	Description	Initial	Date
ELECTRICAL			
	ROUGH ELECTRICAL		
FINAL			
	FINAL**		

Seq	Description	Initial	Date
GENERAL			
	ADDRESS/PERMIT POSTED		
	ROUGH FRAME		
	DRYWALL NAIL-SCREWS		
	EXITS-LANDING-STAIRS		
	SMOKE/CO DETECTOR		
GRADING			
	DRIVEWAY		
MECHANICAL			
	ROUGH MECHANICAL		

Seq	Description	Initial	Date
PLUMBING			
	ROUGH PLUMBING		
SITE			
	SETBACKS/BUFFERS		
	ADDRESS/PERMIT POSTED		
	DEFENSIBLE SPACE		

EXPIRATION: THIS PERMIT SHALL EXPIRE AND BECOME VOID IF WORK IS NOT COMMENCED WITHIN 180 DAYS, OR IF WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. NEW PERMITS EXPIRE AFTER 2 YEARS. RENEWED OR REISSUED PERMITS EXPIRE AFTER ONE YEAR.



BUILDING PERMIT

County of Shasta

PERMIT NUMBER
BRES20-0050

BUILDING ADDRESS: 30555 TED ELDER RD			ISSUED: 5/4/2021 SCH	
APN: 016100014000			EXPIRES: 5/4/2023	
PERMIT TYPE/SUBTYPE: BUILDING RESIDENTIAL/NEW SINGLE FAMILY RESIDENCE ATT GARAGE				
DESCRIPTION: AS-BUILT 3-STORY 3BDRM OFF GRID SFR W/ ATT GARAGE				
Occupancy Type:	A DWELLING TYPE VB	3,833	SF	TOTAL VALUATION: \$438,906.81
	COVERED DECK/PATIO	309	SF	SPRINKLERS: NO SNOWLOAD: 60
APPLICANT: HALTER CORY			PHONE: [REDACTED]	
MAILING ADDRESS: PO BOX 560 PALO CEDRO, CA 96073			EMAIL: [REDACTED]	
CONTRACTOR: OWNER BUILDER			PHONE:	
MAILING ADDRESS: ,			EMAIL:	
OWNER: HALTER CORY			PHONE: [REDACTED]	
MAILING ADDRESS: PO BOX 560 PALO CEDRO, CA 96073			EMAIL: [REDACTED]	
ARCHITECT:			PHONE:	
MAILING ADDRESS: ,			EMAIL:	
ENGINEER:			PHONE:	
MAILING ADDRESS: ,			EMAIL:	

SUBJECT TO ATTACHED CONDITIONS

VALIDITY OF PERMIT: THE ISSUANCE OR GRANTING OF A PERMIT SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY PROVISIONS OF THIS CODE OR ANY OTHER ORDINANCE OF THE JURISDICTION. THE ISSUANCE OF A PERMIT BASED ON CONSTRUCTION DOCUMENTS AND OTHER DATA SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS IN THE CONSTRUCTION DOCUMENTS AND OTHER DATA. THE BUILDING OFFICIAL IS AUTHORIZED TO PREVENT OCCUPANCY OR USE OF A STRUCTURE WHERE IN VIOLATION OF THIS CODE OR ANY OTHER ORDINANCES OF THIS JURISDICTION.

EXPIRATION: THIS PERMIT SHALL EXPIRE AND BECOME VOID IF WORK IS NOT COMMENCED WITHIN 180 DAYS, OR IF WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. **NEW PERMITS EXPIRE AFTER 2 YEARS. RENEWED OR REISSUED PERMITS EXPIRE AFTER ONE YEAR.**

INSPECTIONS: IN ORDER FOR THE WORK AUTHORIZED UNDER THIS PERMIT TO BE CONSIDERED LEGAL, SUCH WORK MUST COMPLY WITH ALL APPLICABLE CODES, ALL REQUIRED INSPECTIONS, AND FINAL APPROVAL MUST BE OBTAINED. FAILURE TO OBTAIN INSPECTIONS AND FINAL APPROVAL WILL RESULT IN THE EXPIRATION OF THIS PERMIT. FOR INSPECTIONS CALL (530) 244-5068, OR FOR THE BURNEY AREA (EASTERN SHASTA COUNTY FROM INGOT TO OLD STATION) CALL (530) 335-3488.



Fee Detail County of Shasta

Permit Number: BRES20-0050

Property Owner: HALTER CORY

Assessor's Parcel No: 016100014000

Property Owner Address: PO BOX 560

Building Address: 30555 TED ELDER RD

PALO CEDRO, CA 96073

Permit Subtype: BUILDING RESIDENTIAL/NEW SINGLE FAMILY
RESIDENCE ATT GARAGE

Description: AS-BUILT 3-STORY 3BDRM OFF GRID SFR W/ ATT GARAGE

FEES			
DESCRIPTION	ACCOUNT	QUANTITY	PAID AMOUNT
APPLICATION FILING FEE	28200-212100	0	\$1522.00
BUILDING DIVISION FIRE FEE	28200-212200	0	\$5.00
BUILDING FEE	28200-212200	0	\$3184.25
ELECTRICAL SQUARE FEET	28200-212300	0	\$195.53
FIRE DEPARTMENT FEE	00391-212200	0	\$40.00
GRADING - SINGLE FAMILY RESIDENCE	28200-212220	0	\$177.00
MECHANICAL SQ FT	28200-212400	0	\$68.97
NEW ADDRESSING FEE	28600-671104	0	\$197.85
PERMIT PROCESSING RESEARCH	28200-212200	1	\$118.00
PLAN CHECK FEE	28200-212900	0	\$547.76
PLUMBING SQUARE FT	28200-212500	0	\$68.97
SB 1473 BUILDING STANDARDS FEE	28200-212201	0	\$18.00
SB1186 CASP FEE	SB1186-CASp	0	\$4.00
SMIP-RESIDENTIAL	28200-212600	0	\$57.06
ZONE PLAN REVIEW	28600-214050	0	\$131.90
			TOTAL: \$6,336.29



Permit Conditions County of Shasta

Permit Number: BRES20-0050

Description: AS-BUILT 3-STORY 3BDRM OFF GRID SFR W/ ATT GARAGE

Applied: 6/29/2020

Approved: 4/19/2021

Site Address: 30555 TED ELDER RD

Issued: 5/4/2021

Finalled:

City, State Zip Code: MCARTHUR, CA

Status: ISSUED

Applicant: HALTER CORY

Owner: HALTER CORY

Contractor: OWNER BUILDER

Details:

LIST OF CONDITIONS					
SEQ NO	ADDED DATE	REQUIRED DATE	SATISFY DATE	TYPE	STATUS
DEPARTMENT		CONTACT		REMARKS	
1	2/25/2021			VALIDITY OF PERMIT	FOLLOW CONDITIONS
BUILDING DIVISION					
Notes: VALIDITY OF THIS PERMIT AND INSTALLATION ARE SUBJECT TO THE APPROVAL OF THE BUILDING INSPECTOR.					
2	2/25/2021			OTHER	FOLLOW CONDITIONS
BUILDING DIVISION					
Notes: U/T This approval is limited to the work identified in this Building Permit, and does not grant or imply the approval or lawful status of any other building, structure or construction located on the subject parcel or shown on the site plan. SUBJECT TO THE CONIDITIONS OF COVENANT JM					
3	2/25/2021			SUBJECT TO COVENANT	FOLLOW CONDITIONS
BUILDING DIVISION					
Notes:					
4	2/25/2021			ROOFING	FOLLOW CONDITIONS
SHASTA COUNTY FIRE		SCOTT ROSS			
Notes: ROOFING SHALL HAVE A CLASS A OR CLASS B COVERING AS PER CHAPTER 15 OF THE CALIFORNIA BUILDING CODE.					

5	2/25/2021			SPARK ARRESTOR	FOLLOW CONDITIONS
SHASTA COUNTY FIRE		SCOTT ROSS			
Notes: AN APPROVED SPARK ARRESTOR IS REQUIRED ON THE CHIMNEY OR STOVEPIPE.					
6	2/25/2021			STREET ADDRESS MARKER	FOLLOW CONDITIONS
SHASTA COUNTY FIRE		SCOTT ROSS			
Notes: A STREET ADDRESS MARKER SHALL BE PROVIDED, CLEARLY VISIBLE FROM THE NEAREST ROAD. NUMBERS SHALL BE REFLECTORIZED AND A MINIMUM OF 4 INCHES HIGH.					
7	4/16/2021			OTHER	FOLLOW CONDITIONS
ENV HEALTH					
Notes: CERTIFICATE OF OCCUPANCY CANNOT BE ISSUED UNTIL WELL DESTRUCTION PERMIT (WTR21-0091) FOR UNPERMITTED WELL IS FINALED.					

530 [redacted]
Cory Halter



DEPARTMENT OF RESOURCE MANAGEMENT

Building Division

1855 Placer Street, Suite 102

Redding, California 96001

Phone: (530) 225-5761 Fax: (530) 245-6468

Inspection Request Line: (530) 244-5068

Web: building.co.shasta.ca.us Email: resourcemanagement@co.shasta.ca.us

SCHOOL CLEARANCE FORM

(Rev. 05-16-17)

This is to notify you that school impact fees are based on all of the square footage within the perimeter of a residential or commercial structure. The amount of square footage within the perimeter of a residential or commercial structure shall be calculated by the building division of Shasta County issuing this building permit, in accordance with the standard practice of the county when calculating structural perimeters. Any required school fee must be paid prior to issuance of this building permit. School impact fees are to be paid at the Shasta County Office of Education, located at 1644 Magnolia Avenue, Room 26, Redding, CA 96001. Phone: (530) 225-0225 - Fax: (530) 225-0299

TO BE COMPLETED BY THE BUILDING DIVISION:

1. Property Owner: HALTER CORY
2. Site Address: 30555 TED ELDER RD MCARTHUR
3. Assessor's parcel number: 016-100-014-000
4. Building plan check: BRES20-0050
5. Permit Application Date: 06/29/2020
6. Work description: AS-BUILT 3-STORY 3BDRM OFF GRID SFR W/ ATT GARAGE
7. RESIDENTIAL Perimeter conditioned area: 3833 square feet.
8. COMMERCIAL Covered area: _____ square feet.
9. Check any that apply:
 - ☐ Fire replacement
 - ☐ Conditioned detached/attached accessory
 - ☐ Addition square feet on dwelling still in construction
 - ☐ Mobile home replacement (with mobile/modular home)
 - ☐ Revised/changed square footage from previously faxed form
 - ☐ Previous demolished/removed dwelling: _____ square feet
 - ☐ Family care unit
 - ☐ Foundation under existing structure
 - ☐ Remodel/Conversion to conditioned space

Signature of plan checker: [Signature]

TO BE COMPLETED BY THE SHASTA COUNTY OFFICE OF EDUCATION:

School Districts: Fall River Joint Unified School District

Amount of fee: \$ _____ x _____ square feet = \$ _____

☒ Exempt: No Fee Required

Date paid: 04/22/2021

Received by: [Signature]

Check #: _____

* building
already in
existence
prior to school
fee collection.

You have 90 days after the date of this receipt to protest this fee per Government Code Section 66020.

28
4/22/2021

APN

Address:
Parcel History:

016-100-014

Parcel History:

Acres:

Use Code: 6103

TRA: 077-004

Lot/Bik:

Subdivision:

TRANSACTION RECORD

<u>DATE</u>	<u>O.R.</u>	<u>CLERICAL</u>	<u>IND. PRICE</u>	<u>GRANTEE</u>
8-13-85				Leslie + Shirley Caddow
10-11-16	30586	REV/FBO		LESLEY & SHIRLEY C. CADDOW (FMS), CADDOW 2005 TRUST
11-18-16		CORRECTING DESK		LESLEY & SHIRLEY C. CADDOW (TLC), CADDOW 2005 TRUST
1-19-17	1754	AFF CHG TR		SHIRLEY C. CADDOW (TA), CADDOW 2005 TRUST
3-8-17	(A11)	CORRECTING DESK		SHIRLEY C. CADDOW (TLC), CADDOW 2005 TRUST
5-30-17	15379	g/fd		Rhonda L. Drago (marso) MARSHALL MARSH
9-20-17	28095	-correct's		Rhonda L. Drago (marso)
11/28/17	0035986			Cory Hatter (UNM) (530) 318-1291

APPRAISER MISC

[illegible]

ORDINANCE NO. 665

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF
SHASTA ADOPTING PUBLIC FACILITY FEES FOR ALL NEW DEVELOPMENT
WITHIN THE COUNTY OF SHASTA

The Board of Supervisors of the County of Shasta ordains as follows:

SECTION 1. A public facilities impact fee study of the impacts of contemplated future development on existing public facilities in the County of Shasta ("County") and the City of Redding, along with an analysis of the need for new public facilities and improvements required by new development was conducted by Munifinancial, and the study set forth the relationship between new development, the needed facilities, and the estimated costs of those improvements.

The public facilities impact fee study was entitled "Shasta County and City of Redding: Public Facilities Impact Fee Study" (March 5, 2008) (hereafter "IFS"). The proposed fees outlined in the IFS do not exceed the estimated costs required to construct facilities to serve new development within the County. The purpose of this ordinance is to adopt the fees set forth in the IFS.

The County published notice of the April 22, 2008 public hearing on this ordinance in the Redding Record Searchlight.

SECTION 2. Findings: The Board of Supervisors ("Board") finds as follows:

- A. The IFS complies with California Government Code section 66001 by establishing the basis for imposition of fees on new development. In particular, the IFS:
1. identifies the purpose of the fee (IFS, p. 78.);
 2. identifies the use to which the fee will be put (IFS, p. 78-79);
 3. shows a reasonable relationship between the fee's use and the type of development project on which the fee is imposed (IFS, p. 79);
 4. shows a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed (IFS, p. 79); and
 5. shows a reasonable relationship between the amount of the fee and the cost of the public facility attributable to the development on which the fee is imposed (IFS, p. 80).
- B. The fees collected pursuant to this ordinance shall be used to finance the public facilities described or identified in the IFS or other public facility master plans providing similar facilities as may be adopted from time to time by the Board.
- C. The facility descriptions and cost estimates set forth in the IFS are reasonable as the basis for calculating and imposing certain development impact fees.

Statement is a correct copy
original on file in this office.

May 9 2008

of the County of Shasta, State of California
by _____

- D. The facilities and fee methodology identified in the IFS are consistent with the County's General Plan.
- E. This ordinance is exempt from CEQA pursuant to Guideline 15061(b)(3) and staff shall file a notice of exemption.

SECTION 3. Adoption of Fees: Sections 1 through 5 and 7 through 14 of the IFS are hereby approved and fully incorporated by reference herein. The purpose of the fees set forth in this ordinance is to finance the improvements identified in the following Sections of the IFS in order to reduce the impacts associated with continued population growth and increased traffic generated by new development within the County: 3 (Countywide Public Protection), 4 (Public Health Facilities), 5 (Library Volumes and Equipment), 7 (Sheriff Patrol & Investigation), 8 (General Government), 9 (Animal Control Facilities), 10 (Fire Protection Facilities), 11 (Traffic), and 12 (City of Redding Region-Serving Parks).

SECTION 4. Definitions:

- A. "Administrator" means the Resource Management Director.
- B. "Development Permit" means a building permit or other permit for construction or reconstruction.

* SECTION 5. Timing of Fee: No Development Permit shall be issued unless the permit applicant pays the development impact fee as provided herein. The amount of the fee shall be that in effect at the time of the issuance of the Development Permit, or at such earlier time as provided by a development agreement. The fee for commercial, office and industrial development shall be collected at the issuance of a building permit. The fee for single family and multi-family residential development shall be collected on the date of the final inspection or upon the issuance of a certificate of occupancy for the project, whichever occurs first, or at such earlier time permitted by law. The Administrator may require the applicant to enter into an agreement securing the obligation to pay the fee, as authorized by Government Code section 66007.

SECTION 6. Fee Determination:

- A. The fee amount shall be based on the land use type associated with the development.
- B. The following are the land use types designated in the IFS and their definitions:
 - 1. *Single family*: Detached one-family dwelling units.
 - 2. *Multi-family*: All attached one-family dwellings such as duplexes and condominiums, plus mobile homes, apartments, and dormitories.
 - 3. *Commercial*: All commercial, retail, educational, and hotel/motel development.
 - 4. *Office*: All general, professional, and medical office development.
 - 5. *Industrial*: All manufacturing development.

- C. If a Development Permit is issued that would alter the amount of the development impact fee due for the development or require the payment of a new or additional development impact fee, any such previously paid fees shall be credited against the new total fee due, as determined by the Administrator, provided, however, that, in no event, shall the County refund fees previously paid because of a change in land use.

SECTION 7. Amount of Fee: Development impact fees shall be imposed in the amounts listed in the *Impact Fee Table*, attached hereto as Exhibit 1 and incorporated herein by reference, as follows: effective July 1, 2008, the fee shall be 34 percent of the fees shown on Exhibit 1; effective July 1, 2009, the fee shall be 67 percent of the fees shown on Exhibit 1; effective July 1, 2010, the fee shall be 100 percent of the fees shown on Exhibit 1. The Annual Adjustment Rate contained in Section 8 below, shall apply to the base fees shown in Exhibit 1 and shall be in addition to those fees effective July 1, 2009 and July 1, 2010.

SECTION 8. Annual Adjustment Rate: The annual adjustment rate shall be set based on the Building Cost Index ("BCI") provided by the *Engineering News-Record* ("ENR"). The Administrator shall publish, in a newspaper of general circulation, the adjusted fee every May 1. The adjustment will take effect sixty (60) days after publication. The adjustment shall be calculated based on the change in the BCI for the prior calendar year, ending November 30.

SECTION 9. Use of Fee: The fee shall be solely used (1) for the purposes described in the IFS, (2) for reimbursing the County for the development's fair share of those capital improvements already constructed by the County, (3) for reimbursing developers who have constructed public facilities described in the IFS or other facility master plans adopted from time to time by the Board, or (4) inter-account loans as permitted by the Mitigation Fee Act (Government Code, section 66000, et seq.).

SECTION 10. Severability: If any provision or clause, or paragraph of this ordinance or the imposition of a major project financing fee for any project within the adopted sections of the IFS or the application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions of this ordinance or other fees levied by this ordinance, which can be given effect without the invalid provisions or application of fees, and to this end the provisions of the ordinance are declared to be severable.

SECTION 11. Administrative Appeal: Any individual who disputes the classification of property, or the calculation or amount of a development impact fee may, within fifteen (15) days, appeal the determination of staff to the Board by filing a written appeal with the Clerk of the Board. No Development Permit shall have legal effect, pending the appeal. The Board may hold a hearing, but in any event shall render its decision within sixty (60) days of submittal of the appeal to the Clerk of the Board. The Clerk of the Board shall publish such forms as may be required to conduct the appeals provided for in this section.

SECTION 12. Appeal Fee: The Board may charge an appeal fee to cover the costs of the appeal in an amount as adopted by the Board from time to time.

SECTION 13. City of Redding Region-Serving Park Fee: The IFS fee (Section 12: City of Redding Region-Serving Parks) shall not take legal effect until such time as the County of Shasta and the City of Redding enter into an agreement regarding the use of the IFS Section 12 Fees, and the County Board declares that the fee has taken effect.


SECTION 14. Fee Applicability: These impact fees apply to the unincorporated areas of the County except as follows:

- A. The Fire Protection Facilities Fee (IFS Section 10) applies only within the service area of the Shasta County Fire Department;
- B. The Traffic Fee (IFS Section 11) and City of Redding Parks Fee (IFS Section 12) apply only to the South County Region, the description of which is attached hereto and incorporated by reference as Exhibit 2.

This ordinance shall take effect sixty (60) days following its adoption. The Clerk shall cause this ordinance to be published as required by law.

DULY PASSED AND ADOPTED this 6th day of May, 2008 by the Board of Supervisors of the County of Shasta by the following vote:

AYES: Supervisors Baugh, Kehoe, Cibula, Hawes, and Hartman
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None


LINDA HARTMAN, CHAIRMAN
Board of Supervisors
County of Shasta
State of California

ATTEST:

LAWRENCE G. LEES
Clerk of the Board of Supervisors

By 
Deputy

Attachment: Impact Fee Table
South County Regional Legal Description

Exhibit 1

IMPACT FEE TABLE March 26, 2008

Fee Category	Land Use Type	Fee (Base Year 2007)
<i>Public Protection</i>	Single-Family Unit	\$1,646.00
	Multi-family Unit	\$1,577.00
	Commercial	\$335.00
	Office	\$255.00
	Industrial	\$151.00
<i>Public Health</i>	Single Family Unit	\$749.00
	Multi-Family Unit	\$717.00
<i>Library</i>	Single Family Unit	\$133.00
	Multi-Family Unit	\$126.00
<i>Sheriff Patrol and Investigation</i>	Single-Family Unit	\$789.00
	Multi-Family Unit	\$756.00
	Commercial	\$161.00
	Office	\$122.00
	Industrial	\$72.00
<i>General Government</i>	Single Family Unit	\$1,165.00
	Multi-Family Unit	\$1,116.00
	Commercial	\$237.00
	Office	\$181.00
	Industrial	\$107.00
<i>Animal Control</i>	Single Family Unit	\$219.00
	Multi-Family Unit	\$210.00
<i>Fire Protection</i>	Single Family Unit	\$1,459.00
	Multi-Family Unit	\$1,397.00
	Retail	\$854.00
	Office	\$650.00
	Industrial	\$386.00
<i>Traffic</i>	Single Family Unit	\$1,049.00
	Multi-Family Unit	\$646.00
	Commercial	\$1,441.00
	Office	\$1,703.00
	Industrial	\$1,170.00
<i>City of Redding Parks</i>	Single Family Unit	\$561.00
	Multi-Family Unit	\$538.00

EXHIBIT 2
South County Region Legal Description

Beginning at a point in the middle of the Sacramento River where it intersects the southern boundary of Shasta County;
Then proceeding westerly along the southern boundary of Shasta County to a point on the west side of Section 2, Township 29 North, Range 6 West, MDBM;
Then proceeding northerly along the west side of said Section 2;
Then proceeding northerly along the west side of Sections 35, 26, 23, 14, 11, and 2 in Township 30 North, Range 6 West;
Then proceeding westerly along the south side of Section 35, Township 31 North, Range 6 West, to the southwest corner of said Section 35;
Then proceeding northerly along the west side of Sections 35, 26, 23, 14, 11, and 2 in Township 31 North, Range 6 West;
Then proceeding northerly along the west side of Sections 35, 26, 23, 14, and 11 in Township 32 North, Range 6 West;
Then proceeding easterly along the north side of Sections 11 and 12 in Township 32 North, Range 6 West;
Then proceeding easterly along the north side of Sections 7, 8, and 9 in Township 32 North, Range 5 West, to the centerline of the Sacramento River;
Then proceeding northerly along the centerline of the Sacramento River to the southern boundary of Shasta Lake;
Then proceeding easterly along the south side of Shasta Lake to a point on the east side of Section 3 in Township 33 North, Range 3 West;
Then proceeding southerly along the east side of Sections 3, 10, 15, 22, 27 and 34 in Township 33 North, Range 3 West;
Then proceeding southerly along the east side of Section 3 in Township 32 North, Range 3 West, to the centerline of Little Cow Creek;
Then proceeding southerly along the centerline of Little Cow Creek to Cow Creek;
Then proceeding southerly along the centerline of Cow Creek to the Sacramento River;
Then proceeding southerly along the centerline of the Sacramento River to the southern boundary of Shasta County and the point of beginning of this description.