

YC impact fees may jump

[By John Dickey/Appeal-Democrat](#)

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Proposed Yuba City impact fees on new commercial, industrial and office buildings could cause current fees to quintuple.

Estimates presented Monday at a Yuba City City Council study session show a sharp increase in proposed fees.

Fees on a 10,000-square-foot retail structure would jump to \$222,186 under current proposals, up from \$40,287.

Someone building a 12,000- square-foot office would have to shell out \$214,570 rather than the current \$48,124, while an 8,000- square-foot industrial structure would require \$90,487 in impact fees instead of \$19,810.

Substantial increases in impact fees for road improvements are responsible for much of the difference.

The possible fee increases – which are still being worked out – brought a Yuba-Sutter Chamber of Commerce board member and developers to speak out about concerns over impact fees on commercial and industrial properties at a Yuba City City Council study session Monday.

“Rather than raising fees, we need to look at keeping the fees the same or reducing them,” said chamber President Bob Harlan.

But one resident, Dr. Larry Ozeran, was more concerned with raising enough money to pay for transportation projects like the Pease Road interchange – a long-delayed project that the city cannot pay for because its fees have been too low. If that meant zero growth, that was OK, said Ozeran.

“Development that can be done in a responsible way should be forwarded,” said Ozeran. “Development that cannot be done in a responsible way should not be forwarded.”

Ozeran didn’t have any take on whether the fees presented Monday would accomplish that.

“I don’t have enough data to know what to think,” said Ozeran, in an interview.

Councilman Rory Ramirez said the city has not increased its fees since 1994.

Developers should not get sticker shock right away. The city will hold off on putting the new fees in place if the City Council follows proposals from an ad-hoc committee when it votes on new fees some time in August or September.

“The idea of implementation was not to shock everyone,” said Councilwoman Leslie McBride.

Existing fees would remain in place for a year. Then the City Council would have to consider whether to implement the new nonresidential fees, phasing them in over a three-year period, or keeping the current fees if building is still in a slump.

The city’s residential impact fees charged to new-home construction, proposed at \$39,291 per single-family home, would also be given a one-year moratorium, except for levee fees, which would be fast-tracked. Then the approximately \$15,000 increase over current \$24,270 fee would be phased in over a three-year period without a council vote – except for levee fees, which would be put in place right away.

Yuba City has been studying its impact fees since early 2005 to come up with a figure that would pay for new roads, police and fire facilities and other improvements needed to accommodate future growth. In April, it appointed two council members, McBride and Ramirez, to an ad-hoc committee that has held weekly meetings with developers to hash out differences over the fees.

Appeal-Democrat reporter John Dickey can be reached at 749-4711. You may e-mail him at jdickey@appealdemocrat.com.