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## Developer fee before board of supervisors

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San Joaquin News Service

The public has a chance today to address the San Joaquin County Board of Supervisors about whether to approve a fee on new development in unincorporated areas.

If the measure is approved, developers will be forced to pay a regional transportation impact fee for any construction anywhere in the county. The money from the fees will go toward roads and public transit. The fee was drawn up by the San Joaquin Council of Governments as part of its push to renew Measure K, a half-cent sales tax for transportation that will be on the November ballot.

“The council of governments has no authority to put a fee in place,” SJCOG Director Andrew Chesley said.

“Every city and the county has to set its own fees.”

So far, only the county and the cities of Stockton and Ripon have yet to approve the fee.

The fee is expected to generate \$690,000 annually for construction outside city limits, and overall it’s estimated to produce \$26.8 million a year.

The fee would be different for various types of development — \$2,500 for a single-family residence,

\$1,500 for a multifamily residence, such as an apartment building, \$1.25 per square foot for office building development, \$1 per square foot for retail commercial development and \$0.75 per square foot for industrial or warehouse development.

County Supervisor Leroy Ornellas said that he supports the fee out of necessity.

“I could be swayed by something I hear at the public hearing,” Ornellas said. “I would prefer we didn’t have to have a fee ... but in the real world, we live in a county that has a lot of growth pressures and we need to do something.”

The new building tax, if approved, would be on top of an existing impact fee that was adopted in 1995 by the county and all cities except for Tracy and Manteca, Chesley said.

The current fee charges \$454 per dwelling.

“That hasn’t really made any revenue,” he said. “This one will.”

Chesley plans on attending the board’s meeting to tout the fee’s benefits.

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