



SHASTA COUNTY

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FOR IMMEDIATE RELEASE

April 15, 2024

Northern California Man Wins Development Impact Fees Case Against U.S. Supreme Court: A Victory for Shasta County's Stance

Shasta County, CA - In a landmark decision, the United States Supreme Court ruled unanimously in favor of a Northern California man in a case concerning development impact fees. This verdict underscores the significance of local governance in shaping land-use policies and reinforces the decision made by Shasta County earlier this year to suspend impact fees.

George Sheetz of El Dorado County, wanted to retire back in 2016 and made plans to build a 1,800-square-foot manufactured home on his property. Sheetz was told he would need to pay a traffic impact fee of \$23,420 on top of the other permit fees he would have to pay. He said it totaled to more than \$28,000. Sheetz tried to fight the fees. He and his attorneys said it was unconstitutional and too high in comparison to the price of the project.

He lost in Trial Court and the California Court of Appeal. It was also denied by the California Supreme Court before the U.S. Supreme Court agreed to hear it.

The Shasta County Board majority had taken a proactive stance by voting 3-2 to suspend impact fees in January 2024, pending further review and legal clarification. This decision was guided by a commitment to foster economic growth while ensuring constitutional treatment of property owners and developers.

"We are thrilled with the Supreme Court's ruling, as it aligns with our efforts to promote responsible growth and economic vitality in Shasta County," stated Kevin Crye, Author of the Motion, and Chairman of the Shasta County Board of Supervisors. "Suspending impact fees earlier this year was a prudent step, we believe it will spur growth in our economy by removing barriers to development. It was also the right thing to do constitutionally for our residents, and this verdict reaffirms the validity of our approach."

The suspension of impact fees in Shasta County reflects a commitment to balance the interests of the community with the needs of developers. By providing clarity and certainty in regulatory matters, Shasta County aims to create an environment conducive to investment and development while preserving the unique character of our region.

For more information about Shasta County's land-use policies and development regulations, please visit our official website at www.shastacounty.gov.

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