

CITY OF WEST SACRAMENTO

BOOK OF FEES

Description	Authority	Effective Date
PARK IMPACT FEES	Resolution 21-67 Plan Update	Apr. 1, 2011
	Resolution 22-84	Sept. 19, 2022
	Resolution 22-130	Oct. 19, 2022
	Resolution 24-20	July 1, 2024
	Inflationary Adjustment	Jan. 1, 2025

Fees are supported by the Parks, Recreation and Open Space Master Plan prepared by PROS Consulting, dated April 17, 2019 (the “2019 Master Plan”) and the 2021 Parks, Recreation and Open Space Master Plan Impact Fee Analysis (the “2021 Fee Analysis”), which included a 10-year Capital Improvement Program (CIP) reflecting land acquisition and construction of park, trail and recreation facility improvements based on recent project costs and Department estimated facility costs. The 2021 Fee Analysis applied a 5% cost escalator to the estimated total CIP costs identified in the 2019 Master Plan. Costs associated with more recent planning efforts/development projects in the City have been incorporated, including: Washington Realized, The Bridge District, Yarbrough, Pioneer Bluff, Stone Lock, River Park, and Liberty. The total value of the 2019 Master Plan CIP is \$180 million. Of this amount, \$112 million in capital improvements are estimated to be funded with the Park Impact Fee. The balance is estimated to be funded through other sources of funding, including grant funding, public/private partnerships, sales tax measure funding and/or other appropriate impact fee funding.

The Park Impact Fee will be updated annually based on the Engineering News-Record’s Construction Cost Index. Estimated costs and corresponding fees in the study have been indexed from July 2020 (11439.11) to July 2023 (13556).

Fee Schedule

A. CHARGE: NEIGHBORHOOD FACILITIES

Land Use Category	<u>Zone 1^[2]</u>	<u>Zone 2^[3]</u>
Residential Dwelling Unit		
Single-family	\$2,171	\$868
Multifamily	\$1,780	\$713

B. CHARGE: COMMUNITYWIDE FACILITIES

Land Use Category	<u>Zone 1^[2]</u>	<u>Zone 2^[3]</u>
Residential Dwelling Unit		
Single-family	\$11,131	\$4,453
Multifamily	\$9,129	\$3,651
Nonresidential Per Bldg. Sq. Ft.		
Commercial	\$1.45	\$0.82
Office	\$2.04	\$1.14
Industrial ^[1]	\$1.01	\$0.57

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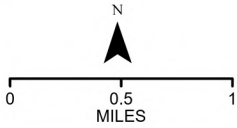
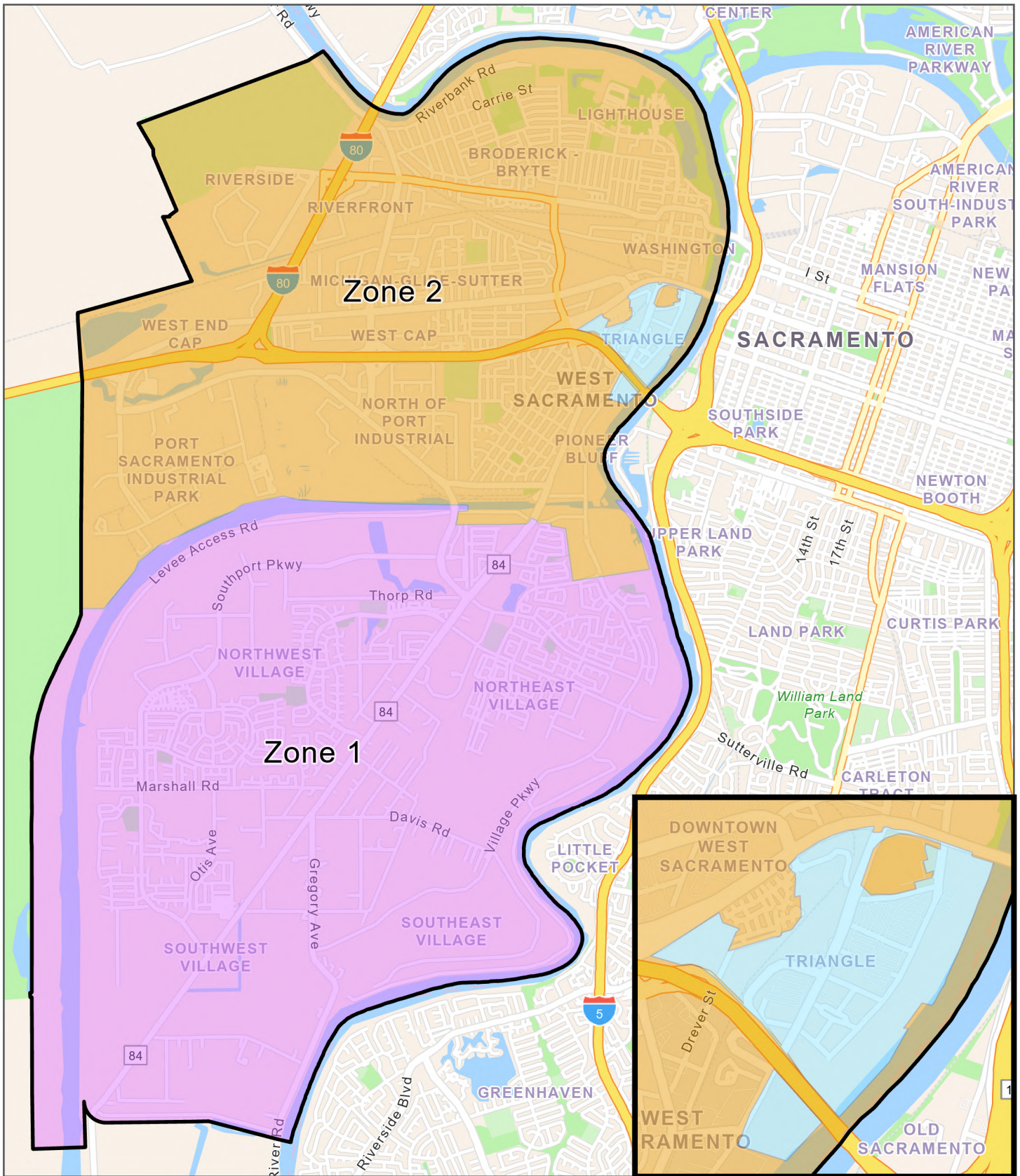
^[1] A specialty fee calculation can be requested by industrial projects if the applicant believes that the employment density of the project varies substantially from the general industrial category (750 square feet per employee). At the approval of the City Manager, staff can prepare a specialty fee calculation utilizing the Interim Traffic and Park Impact Fee Study as the basis. Information must be provided by the applicant substantiating the employment density of the project. Examples include industry data for similar projects, site plans, business plans, or other information deemed appropriate by staff.

^[2] Zone 1 is the Southern area of the city that is not part of the Urban Infill Area (See Map attached).

^[3] Zone 2 is the Urban Infill Area per Resolution 24-20 (See Map attached).

HISTORY:

AUTHORITY	DATE	ACTION
Res. 93-118	12/15/93	Adoption of citywide park facilities development fee
Res. 03-31	5/14/04	Update current land values
Res. 03-125`	12/23/03	Update for 2003 Park Master Plan
Res. 10-14	3/3/10	Update for Interim Traffic and Park Fee Study
Res. 10-14	3/16/10	Council approved that interim fees sunset per resolution and adjusted to previous levels effective 4/1/11
Res. 21-67	10/6/21	Updated Park Impact Fee Analysis
Res. 22-84	9/19/22	Adoption of targeted impact fee reform program in Central Business District and Washington District
Res. 22-130	10/19/2022	Correction of Resolution 22-84 to reapply 50% credit for Neighborhood Parks in West Capitol Avenue Area outside of Central Business District
Res. 24-20	4/10/24	Adoption of Urban Infill Fee Reduction Program Expansion



- LEGEND**
- City Limits
 - Impact Fee Zones**
 - Zone 1: Remaining Southern Area of City
 - Zone 2: Urban Infill Fee Reduction Area
 - Bridge District

IMPACT FEE ZONES MAP

CAPITAL PROJECTS DEPARTMENT
GIS & MAPPING SECTION

CITY OF WEST SACRAMENTO

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DATA SOURCES: City of West Sacramento Capital Projects Department, County of Sacramento, Yolo County, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, County of Sacramento, Yolo County, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS
DISCLAIMER: This map has been compiled using a combination of record maps, tax assessor's maps, and as-builts and is intended for information only and should not be used for legal descriptions.
PATH: F:\GIS\Map Requests\2024_0613_Rotveval_ImpactFeeZoneMapping\ImpactFeeZone.aprx - USER: Cierias - DATE: 6/25/2024