

**CITY OF WEST SACRAMENTO**

**BOOK OF FEES**

| Description                          | Authority                                  | Effective Date                  |
|--------------------------------------|--|---------------------------------|
| <b>NEGOTIATED IMPACT FEE PACKAGE</b> | <b>Various<br/>Inflationary Adjustment</b> | <b>Various<br/>Jan. 1, 2024</b> |

Fee Schedule

Under California law, cities are authorized to assist developers in financing public improvements which benefit authorized municipal concerns, including the delivery of municipal services. This assistance often comes in the form of negotiated impact fees which take into consideration, among other things, land-based debt used to finance public improvements. Accordingly, this fee schedule catalogues all approved, negotiated impact fee packages.

Southport Industrial Park (SIP)

The following fee package is personal to the developer and is not available to the landowner/builder unless assigned.

Pursuant to Resolution 96-29 dated March 13, 1996, approving agreement with SIP, the following fee schedule applies to the area within the map for CFD 3. Fees established in the agreement are adjusted annually at 60 percent of any change in the most recent July 1<sup>st</sup> Engineering News-Record's Construction Cost Index. The fees below were updated from July 1996 Index (5617) to July 2023 Index (13425).

- SIP to pay normal plan check and inspection fees.
- SIP to pay flood protection in-lieu fees, if applicable.
- SIP to pay Yolo County impact fees.
- City to pay school impact fees.
- SIP to pay City impact fees in accordance with the following progressive scale.

| Tier | Square Feet of Development | Adjusted Fees | Sunset Period        |
|------|----------------------------|---------------|----------------------|
| 1    | first 1,360,000            | \$0.00/s.f.   | 5 years from 7-3-97  |
| 2    | next 1,360,000             | \$0.92/s.f.   | 10 years from 7-3-97 |
| 3    | next 1,360,000             | \$1.83/s.f.   | 15 years from 7-3-97 |
| 4    | next 1,360,000             | \$2.75/s.f.   | 20 years from 7-3-97 |
| 5    | thereafter                 | \$3.67/s.f.   | None                 |

- The adjacent Seaway property has a similar scale. Square footage not developed by SIP at time of sunset shall be placed in a pool to be used by SIP or Seaway on a first-come, first-serve basis.
- Large water or sewer uses are exempted from this scale.
- Residential properties are exempt from this scale. Rather, they will be treated similarly to the City's proposal to Gainsborough and Gateway with a "capped" total fee amount.

Fees adjusted annually in accordance with Agreement. SIP is currently at the Tier 5 level of development.

Seaway International (Port)

Pursuant to Resolution 96-35 dated May 15, 1996, approving agreement with Port for Seaway International, the following fee schedule applies to the area within the map for Seaway. Fees established in the agreement are adjusted annually at 60 percent of any change in the most recent

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July 1<sup>st</sup> Engineering News-Record's Construction Cost Index. The fees below were updated from July 1996 Index (5617) to July 2023 Index (13425).

- Port to pay normal plan check and inspection fees.
- Port to pay flood protection in-lieu fees, if applicable.
- Port to pay Yolo County impact fees.
- City to pay school impact fees.
- Port to pay City impact fees in accordance with the following progressive scale.

| <u>Square Feet<br/>of Development</u> | <u>Adjusted Fees</u> | <u>Sunset Period</u> |
|---------------------------------------|----------------------|----------------------|
| first 640,000                         | \$0.00/s.f.          | 5 years from 7-3-97  |
| next 640,000                          | \$0.92/s.f.          | 10 years from 7-3-97 |
| next 640,000                          | \$1.83/s.f.          | 15 years from 7-3-97 |
| next 640,000                          | \$2.75/s.f.          | 20 years from 7-3-97 |
| thereafter                            | \$3.67/s.f.          | None                 |

- SIP has a similar scale. Square footage not developed by Seaway at time of sunset shall be placed in a pool to be used by SIP or Seaway on a first-come, first-serve basis.
- Large water or sewer uses are exempted from this scale.

Fees adjusted annually in accordance with Agreement. Seaway is currently at the Tier 5 level of development.

Southport Gateway/Gainsborough

Pursuant to Resolution 96-87 dated October 16, 1996, approving agreement with Ryder (Southport Gateway) and Resolution 96-86 approving agreement with Bayside Southport J.V. (Gainsborough), the following fee schedule applies to the area within the attached map for CFD 4.

The obligation of residential developments within the Developer's Property to pay City fees (other than periodic charges for use, service or operations or maintenance costs of ongoing services of any type) applicable to the development of land and construction of single-family residences, including without limitation, development or impact fees, park fees, sewer fees, water fees, traffic fees, drainage fees, county fees (in the amount in effect on the date of the Agreement), (the Regional Improvement Fees), and application fees, processing fees, plan check fees, inspection fees, permit fees, however denominated (Processing Fees), in an amount, when added to the present value of the CFD 4 Special Taxes on a Developed Parcel in the amount of not more than \$6,100 (the "CFD 4 Credit") per Developed Parcel, to be used for Regional Improvements and processing, shall not exceed the aggregate of:

- \$22,925 for each of the first 300 units developed within the entire boundaries of CFD 4;
- \$24,760 for each of the next 300 units developed within the entire boundaries of CFD 4;
- \$26,594 for each of the next 300 units developed within the entire boundaries of CFD 4;
- \$28,428 each of the next 300 units developed within the entire boundaries of CFD 4;

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- \$30,262 for each of the next 300 units developed within the entire boundaries of CFD 4; and
- \$32,096 for each of the next 300 units developed within the entire boundaries of CFD 4.

Fees adjusted annually in accordance with Agreement. Development has been substantially completed and the fee schedule is at the highest level.

Pheasant Hollow

Pursuant to First Amendment to Development Agreement dated November 20, 1996, with Lewis Homes of California for Pheasant Hollow project, the following fee schedule applies to the area within the attached map for Pheasant Hollow:

The obligation of Lewis to pay City fees (other than periodic charges for use, service for operations or maintenance costs of on-going services such as water and sewer service charges, refuse collection fees, etc.) applicable to the initial development of the Pheasant Hollow project and construction of single-family residences, including, without limitation, development or impact fees, school impact fees, park fees, sewer fees, water fees, traffic fees, drainage fees, county fees (in the amount in effect on the date of this Agreement), application fees, processing fees, plan check fees, inspection fees, and permit fees, however denominated, shall not exceed \$24,032.00 per residential unit as set forth in the Sanitary Sewer Condition #5, Exhibit B-1. In compliance with this condition of approval, Lewis agrees that school impact fees in the amount of \$8,000.00 for each residential unit, inclusive of any and all school impact fees authorized by law prior to or during the term of this Agreement, will be paid to the Washington Unified School District at the time a building permit is issued for each such residential unit. Any changes in the school fees (and county fees) will be passed along to Lewis, provided that any adjustments are consistently applied to development of Phase One of the Southport Financing Plan.

Fees adjusted annually in accordance with Agreement.

Linden West Units No. 2 and 3, South Linden West, and Pheasant Pointe (Southport Annexation District No. 1)

Pursuant to Agreement Regarding Public Improvements Financing with Turner Land Company L.P. for the Linden West Units No. 2 and 3, South Linden West and Pheasant Pointe projects, the following fee schedule applies to the area within the attached maps for these projects:

|  |              |
|--|--------------|
| Linden West Units No. 2 and No. 3 (81 residential units) |              |
| City processing fees                                     | \$1,567      |
| City impact fees (without parks)                         | <u>6,763</u> |
|  | \$8,330      |
| <br>South Linden West (17.28 acres of residential)       |              |
| City processing fees                                     | \$1,567      |
| City impact fees   | <u>9,705</u> |
|  | \$11,272     |

Pheasant Pointe (20 acres of commercial)

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Normal City processing and impact fees, except impact fee for sewer impacts shall be limited to \$450 per 1,000 square feet of building.

For a period of five years following the effective date of this Agreement, there shall be no increase in the Linden West, Pheasant Pointe and South Linden West fees. At the end of such five-year period, and annually thereafter, the dollar amount of the Linden West fee, River Ranch fee, Pheasant Pointe fee and South Linden West fee shall be adjusted for changes in the Engineering News-Record's Construction Cost Index, using July 1, 1998 index of 5921 as the base for comparison purposes. Development within these areas has been substantially completed.

**HISTORY:**

| <b>AUTHORITY</b> | <b>DATE</b> | <b>ACTION</b> |
|------------------|-------------|---------------|
| Various          | Various     | Various       |