

CITY OF WEST SACRAMENTO

BOOK OF FEES

Description	Authority	Effective Date
BRIDGE DISTRICT SPECIAL TAX FEES	Ordinance 10-10 Inflationary Adjustment	May 19, 2010 Jan. 1, 2023

Fee Schedule

The Bridge District (formally called the Triangle Area) is a planned urban community located along the banks of the Sacramento River bounded by Tower Bridge to the north and Pioneer Bridge to the south. The Bridge District Special Tax Program Fees were established on December 16, 2009 by City Council adoption of the *Resolution of Intention to Establish Community Facilities District No. 27*, prepared by Economic and Planning Systems, Inc. The Regional One-Time Special Tax fees in this study, reflecting July 2009 Engineering News Record's Construction Cost Index of 8566, have been adjusted to reflect the July 2022 index of 13167.84. The Bridge District One-Time Special Tax fees in this study, reflecting March 2009 index of 8534, have been adjusted to reflect the July 2022 index of 13167.84.

A. Regional One-Time Special Taxes (Regional OTST's)

Regional OTSTs replace the payment of specific development impact fees currently required by the City's Book of Fees for Bridge District developments. The following required impact fees are replaced by the corresponding Regional OTSTs:

- Water (debt service towards the water treatment plant)
- Sewer Collections
- Police Facilities
- Fire Facilities
- Corporation Yard
- City Hall Addition
- Childcare Facilities

B. Bridge District One-Time Special Tax (Bridge OTST)

The Bridge OTST will be used to fund the construction of Bridge District Authorized Facilities, including all Annual Cost Items such as debt service on the CFD bonds, as necessary.

C. General Notes

Tiered OTSTs

All OTSTs (Regional and Bridge) have been tiered to provide lower fee burdens to the earlier phases of development. All three tiers reflect reduced special taxes representing the application of urban standards to the Bridge District's proportionate allocation of costs for select facilities. The three development tiers are summarized below:

- Tier 1: First 1 million building square feet
- Tier 2: Between 1 million and 6 million building square feet
- Tier 3: More than 6 million building square feet

Calculation of OTSTs will be based on the Developed Land Area derived from the building permit application and/or other development records.

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Additional fees may be required in the form of a Density Adjustment if the project does not meet minimum floor area ratios (FARs) of 1.5 for residential development and 2.0 for non-residential development.

The Developer may request a Supplemental Tax Rate to reduce the amount of the Bridge OTST. Such requests must be submitted to the Finance Division prior to the issuance of the engineering permit(s) for the project.

All OTSTs will be due and payable prior to final inspection. Final inspection may be delayed until OTSTs are paid in full.

OTSTs only replace certain required impact fees. For clarification, the following fees/requirements are still applicable in the bridge district including, but not limited to:

- Flood requirements in the form of construction or the In-Lieu Flood Payment option
- Any affordable housing requirements in the form of in-lieu fees or land dedication
- All application, plan review, inspection, and entitlement processing fees
- Fees collected for outside agencies such as Sacramento Regional Sanitation District (SRCSD), Yolo County Health (YCEH), Washington Unified School District, etc.

D. Fee Schedule

Bridge OTST

	Tier 1	Tier 2	Tier 3
All uses	\$2.37	\$11.81	\$14.17

Regional OTST

Residential	Tier 1	Tier 2	Tier 3
Water	\$2.78	\$2.78	\$2.78
Sewer	-	\$4.10	\$4.10
Police Facilities	-	\$1.54	\$1.54
Fire Facilities	\$1.23	\$1.23	\$1.23
Corporation Yard	-	\$1.55	\$1.55
City Hall Addition	-	\$0.86	\$0.86
Childcare Facilities	-	\$0.61	\$0.61
Total:	\$4.01	\$12.67	\$12.67

Office	Tier 1	Tier 2	Tier 3
Water	\$0.48	\$0.48	\$0.48
Sewer	-	\$1.20	\$1.20
Police Facilities	-	\$2.83	\$2.83
Fire Facilities	\$2.57	\$2.57	\$2.57
Corporation Yard	-	\$2.84	\$2.84
City Hall Addition	-	\$1.57	\$1.57
Childcare Facilities	-	\$0.95	\$0.95
Total:	\$3.05	\$12.44	\$12.44

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Retail	Tier 1	Tier 2	Tier 3
Water	\$0.48	\$0.48	\$0.48
Sewer	-	\$1.20	\$1.20
Police Facilities	-	\$1.69	\$1.69
Fire Facilities	\$1.55	\$1.55	\$1.55
Corporation Yard	-	\$1.71	\$1.71
City Hall Addition	-	\$0.95	\$0.95
Childcare Facilities	-	\$1.48	\$1.48
Total:	\$2.03	\$9.06	\$9.06

HISTORY:

AUTHORITY	DATE	ACTION
Ord. 10-10	05/19/2010	Adopt Ordinance
	07/01/2019	Annual Update