CITY OF WEST SACRAMENTO

ENGINEERING DIVISION
1110 WEST CAPITOL AVENUE
WEST SACRAMENTO, CALIFORNIA 95691
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GENERAL NOTES & REQUIREMENTS
PERMIT INFORMATION
FEE SCHEDULES

April 2026

(Effective April 15, 2026)

TABLE OF CONTENTS

FEE SCHEDULE A.....**3**

PLAN CHECK AND INSPECTION FEES… 3
MAP CHECK, SITE PLAN REVIEW, DOCUMENTS FEES, AND MISC ENGINEERING SERVICES 6

FEE SCHEDULE B **7**

GRADING PERMIT FEES 7

FEE SCHEDULE C.....9
WATER CONNECTION FEES..... 9

FEE SCHEDULE D.....**12**

SEWER CONNECTION FEES—GENERAL INFORMATION 12
SEWER CONNECTION FEES..... 13
DRAINAGE FIXTURE UNIT VALUES 17

FEE SCHEDULE E.....**19**

TRAFFIC IMPACT FEES—GENERAL INFORMATION 19
TRAFFIC IMPACT FEES—CITYWIDE BY DISTRICT 20
TRAFFIC IMPACT FEES—I-5 SUBREGIONAL CORRIDOR MITIGATION IN LIEU FEE..... 23
I-5 SUBREGIONAL CORRIDOR MAP DISTRICTS 26
I-5 SUBREGIONAL CORRIDOR MAP DISTRICTS DETAIL..... 27
TRANSIT PRIORITY PROJECT (TPP) AREAS MAP 28

FEE SCHEDULE F.....**29**

DRAINAGE IMPACT FEES—SOUTHPORT..... 29

DRAINAGE IMPACT FEE MAP—SOUTHPORT..... 34

FEE SCHEDULE G.....**35**

PARK IMPACT FEE 35

FEE SCHEDULE H.....**37**

FIRE FACILITIES DEVELOPMENT FEE..... 37

FEE SCHEDULE I.....**38**

POLICE FACILITIES DEVELOPMENT FEE..... 38

FEE SCHEDULE J.....**39**

CORPORATION YARD FACILITIES DEVELOPMENT FEE..... 39

FEE SCHEDULE K.....**40**

CITY HALL FACILITIES DEVELOPMENT FEE 40

FEE SCHEDULE L.....**41**

CHILDCARE IMPACT FEE 41
FEE SCHEDULE M **42**
BRIDGE DISTRICT SPECIAL TAXES 42
FEE SCHEDULE O **45**
SPECIFIC PLAN/FRAMEWORK PLAN FEES 45
FEE SCHEDULE P **46**
IN-LIEU FLOOD PROTECTION PAYMENT OPTION, BY LAND USE – CITYWIDE 46
FEE SCHEDULE Q **47**
IMPROVEMENT VALUATION DATA 47
FEE SCHEDULE R **50**
EXHIBITS 50

FEE SCHEDULE A

PLAN CHECK AND INSPECTION FEES
ON-SITE, ENCROACHMENT AND CONNECTION PERMIT FEES

PLAN CHECK FEES

On-Site Permits and **Encroachment Permits** are subject to Engineering Plan Check and Inspection. On-site Permits are issued for all improvements constructed on private, commercial, industrial, and multi-family properties up to within five feet of any structure. This includes the above ground and underground piping and appurtenances for gas, drainage, water, sewer, etc. (See **Note** below.) Encroachment Permits are issued for all improvements constructed within City rights- of-way and easements, especially those which are to be accepted for maintenance and operation by the City, except for improvements required of a subdivision for which a subdivision improvement agreement has been approved by the City. Connection Permits are issued for new connections to the City Water and Sanitary Sewer systems

Note: Restaurant grease interceptors, on-site lighting systems, and private fire systems from the fire backflow device at the right-of-way towards the property, will be plan checked and inspected by the Building Department.

A. **On-Site, Encroachment and Connection Permit Application Fee** (non-refundable) = **$331.00**

B. Plan Check fees for improvements required of subdivisions or any other improvements for which the Engineering Division provides plan check services shall be based on the estimated value of the civil improvements in accordance with the following table. The estimated value shall incorporate City minimum unit costs which can be found in Fee Schedule Q:

Estimated Value	Fee	
$1 to $650	$ 166	
$651 to $25,000	$ 166 plus	10.22% of the estimated value over $650
$25,001 to $50,000	$ 2,655 plus	15.93% of the estimated value over $25,000
$50,001 t0 $100,000	$ 6,639 plus	6.64% of the estimated value over $50,000
$100,001 to $200,000	$ 9,958 plus	3.32% of the estimated value over $100,000
$200,001 to $500,000	$13,227 plus	3.87% of the estimated value over $200,000
$500,001 to $1,000,000	$24,895 plus	2.49% of the estimated value over $500,000
$1,000,000 or greater	$37,343 plus	1.24% of the estimated value over $1,000,000
Re-review fee	$ 166	per hour

C. Inspection fees for improvements required of subdivisions or any other improvements for which the Engineering Division provides plan check services shall be based on the estimated value of the civil improvements in accordance with the following table. The estimated value shall incorporate City minimum unit costs which can be found in Fee Schedule Q:

Estimated Value	Fee	
$1 to $650	$ 2,066.59	
$651 to $25,000	$ 2,066.59 plus	6.01% of the estimated value over $650
$25,001 to $50,000	$ 3,529.62 plus	19.77% of the estimated value over $25,000
$50,001 t0 $100,000	$ 8,471.10 plus	11.29% of the estimated value over $50,000
$100,001 to $200,000	$14,118.50 plus	6.99% of the estimated value over $100,000
$200,001 to $500,000	$21,107.15 plus	1.20% of the estimated value over $200,000
$500,001 to $1,000,000	$24,707.37 plus	3.46% of the estimated value over $500,000
$1,000,000 or greater	$42,002.53 plus	1.73% of the estimated value over $1,000,000
Re-Inspection fee	$141	per hour
Reinspection fee assessed Under provisions of U.A.C. 88	Section 3.05(G) rate	per hour
Inspection fee outside of Normal working hours	$177	per hour

Inspection fee for which no Fee is specifically indicated	$141	per hour
Minor Encroachment Permit	$141	per hour

Note: Minor Encroachment Permit Fee shall apply to Encroachment permits which do not require plan review at the discretion of the City Engineer. Standard application fee applies.

D. **Technology Fee**. A Technology Fee shall be charged as an additional fee to the basic Plan Check Fee. The amount of this fee shall be **12% of the fee charged in Sections B & C above**. These fees shall be used for expansion of the City's E-Government and Geographical Information System programs along with their operating and maintenance costs.

E. A non-refundable fee equal to an estimated one-half of the Plan Check Fees shall be paid at the time of first submittal of improvement plans. The remaining balance of the Plan Check Fees shall be paid to the City prior to the approval of the plans.

F. If outside consulting services are used for specialized plan check, actual costs for these services will be charged in addition to the standard Plan Check Fee. If outside consulting services are used to provide standard plan check as opposed to City personnel providing these services, actual costs for these services including City administrative costs will be charged. A deposit shall be provided at the time of first plan submittal equal to the standard Plan Check Fee. Additional payments to recover costs exceeding the original deposit may be required by the City at any time during the course of plan check. Actual costs will be determined by the City.

FEE SCHEDULE A (continued)

PLAN CHECK AND INSPECTION FEES (CONTINUED)
ON-SITE, ENCROACHMENT AND CONNECTION PERMIT FEES

G. At the discretion of the City, a fee in addition to the plan check fee may be charged for services determined to be in excess of normal plan check. These services may include reviewing and approving revisions to plans following plan approval; providing excessive plan check beyond 3 submittals resulting from inadequate design or construction, or for requests to modify improvement requirements; and performing plan check beyond normal working hours and on holidays and weekends. Time shall be charged at rates published in the Book of Fees for Engineering Services and shall be rounded up to the nearest whole hour. Refer to reference rates below. A deposit representing the expected fee, as determined by the Director of Community Development, shall be paid in advance of providing additional plan check, if said services are provided by request.

H. Applicants with a plan check fee greater than $5,000 are eligible to request a deposit/reimbursement structure for plan check fees. Under this structure, the applicant would be required to submit a deposit according to the formula described above. Staff time related to plan check would be tracked and the actual cost of the plan check fee will be equal to the cost of the staff time and materials required. Time shall be charged at rates published in the Book of Fees for Engineering Services and shall be rounded up to the nearest whole hour.

Rates for the following positions are representative and include other classifications equivalent to terms of salary. The following information is provided for Reference Only. Refer to the Book of Fees for current billing rates.

Position	Billing Rate
Principal Engineer	$184.00
Senior Engineer	$170.00
Associate Engineer	$165.00
Assistant Engineer	$145.00
Permit Technician	$122.00

FEE SCHEDULE A (CONTINUED)

MAP CHECK, SITE PLAN REVIEW, DOCUMENTS FEES, AND MISC ENGINEERING SERVICES

Map Check Fees

The following fees will be charged for the review of parcel and final maps, legal descriptions, easements, and closure calculations for subdivisions:

Application Fee	$331.00
Parcel Map	$2,000.00 deposit on actual cost*
Final Map	$4,000.00 deposit on actual cost*

The deposit shall be paid prior to filing the parcel or final map with the City Engineer.

*Actual cost shall be based on the hourly rates for staff time as published in the City's Book of Fees and are due prior to City Council consideration of approval of the parcel or final map. All fees are non-refundable.

Building Permit and Site Plan Review Fee

An $85.00 fee will be charged for all site plans reviewed for the purpose of approving the issuance of building permits. This includes review of the site plan and building permit and may include a field review of the site. This fee is generally collected by the Building Division at the time of application, and does not include Engineering plan check.

Document Fees

Photocopies*	
8 ½"x11" and 8 ½"x14" per page	$ 0.20**
11" x 17" per page	$ 0.25
C size drawing (18"x24")	$ 2.10
D size drawing (24"x36")	$ 4.20
E size drawing (36"x48")	$ 8.40
Per square foot of paper or any fraction thereof	$ 0.70
Scanned Documents***	
8 ½"x11", 8 ½"x14", 11"x17" per page**	$ 0.10
Any document greater than 11" x 17" per page	$ 1.25

***Note:** Charges of less than $1.00 will be waived.

Public record documents will be charged the maximum rate allowable by law, which is $0.10 per page. A $5.00 handling fee will be charged for FPPC documents more than five years old.

****Note:** Charges of less than $5.00 will be waived.

Miscellaneous Engineering Services Fees

Service	Fee
Reimbursement Agreement	$1,000 deposit toward actual staff time
Fee Deferral Agreement	$1,000 deposit toward actual staff time
Right of way/Easement abandonment	$1,000 deposit toward actual staff time
Encroachment License Agreement	$ 500 deposit toward actual staff time
Engineering Fee Estimate	$ 331
Impact Fee Administration and Remittance	$ 331
Pass Through Fee	$ actual cost

FEE SCHEDULE B

GRADING PERMIT FEES

The application and plan check fees for each grading permit or renewal of such permit shall be paid in full at the time the application is made.

A. Grading Permit Application Fee: $331.00

B. Plan Check Fees:

The fee shall be based on the estimated volume of excavation and fill proposed for the site. Prior to accepting plans and specifications for review, the full amount of the fees shall be paid to the Engineering Division. This fee includes plan check for earthwork generally exceeding 200 cubic yards or areas larger than one acre in size, but may apply to lesser quantities at the discretion of the City.

200 cubic yards or less	$331.00	
201 to 1,000 cubic yards	$663.00	plus $41.00 for each additional 100 c.y. or any fraction thereof over 200 c.y.
1,001 to 10,000 cubic yards	$995.00	plus $36.00 for each additional 1,000 c.y. or any fraction thereof over 1,000 c.y.
10,001 to 100,000 cubic yards	$1327.00	plus $36.00 for each additional 10,000 c.y. or any fraction thereof over 10,000 c.y.
100,001 cubic yards or more	$1,659.00	plus $60.00 for each additional 10,000 c.y. or any fraction thereof over 100,000 c.y.

C. Inspection Fees:

The fee shall be based on the estimated volume of excavation and fill proposed for the site. Prior to accepting plans and specifications for review, the full amount of the fees shall be paid to the Engineering Division. This fee includes plan check for earthwork generally exceeding 200 cubic yards or areas larger than one acre in size, but may apply to lesser quantities at the discretion of the City.

200 cubic yards or less	$141.00	
201 to 1,000 cubic yards	$212.00	plus $26.00 for each additional 100 c.y. or any fraction thereof over 200 c.y.
1,001 to 10,000 cubic yards	$423.00	plus $31.00 for each additional 1,000 c.y. or any fraction thereof over 1,000 c.y.
10,001 to 100,000 cubic yards	$705.00	plus $31.00 for each additional 10,000 c.y. or any fraction thereof over 10,000 c.y.
100,001 cubic yards or more	$988.00	plus $16.00 for each additional 10,000 c.y. or any fraction thereof over 100,000 c.y.

D. **Technology Fees**. Technology fees shall be charged as additional fees to the basic plan check fee. The amount of these fees shall be **12% of the total fee charged in Section B above.** . These fees shall be used for expansion of the City's e-Government and Geographical Information System programs along with their operating and maintenance costs.

FEE SCHEDULE B (CONTINUED)

GRADING PERMIT FEES

Notes:

1. Additional fees may be charged for plan check if changes or circumstances occur that, in the sole discretion of the City, warrant additional fees. These additional fees would be equal to the cost of the staff time and materials required. Time shall be charged at rates published in the Book of Fees for Engineering Services and shall be rounded up to the nearest whole hour. For cases where a change in volume of grading work to that originally indicated by application or valid permit results, the plan check fees shall be adjusted based on the above schedule of fees, with additional fees charged for City staff time to review and process the change. Also, a bond or some other acceptable form of financial security shall be required to ensure compliance with permit conditions.

2. Grading work which entails more than 20,000 cubic yards or ten (10) or more acres of clearing must be approved by the Planning Commission as consistent with the General Plan. It is the Applicant's responsibility to apply for this action. Any Grading Permit requiring consistency with the General Plan will not be issued until Planning Commission approval is attained.

FEE SCHEDULE C

WATER CONNECTION FEES

CONNECTION PERMIT APPLICATION FEE

A fee of **$331.00** which includes application review, permit issuance, and tracking. This fee may also cover the Sewer Connection Permit Application Fee, as applicable; i.e. if both sewer and water are combined on a Connection Permit, this fee will only be charged once.

CAPACITY CHARGE

This charge is collected to fund the continued availability of facilities through system expansion and replacement. Charges corresponding to domestic water line size are listed below.

*****See exhibit on page 50 to determine in which zone your property is located*****

CAPACITY CHARGES		
Zone 1		
¾" meter	Each	$12,241.00
1" meter	Each	$20,441.00
1 ½" meter	Each	$40,763.00
2" meter	Each	$65,242.00
3" meter	Each	$130,608.00
4" meter	Each	$204,052.00
6" meter	Each	$407,986.00
8" meter	Each	$652,799.00
10" meter	Each	$938,500.00
12" meter	Each	$1,754,508.00
Zone 2 Residential Fees		
¾" meter	Each	$4,897.00
1" meter	Each	$8,175.00
1 ½" meter	Each	$16,306.00
2" meter	Each	$26,097.00
3" meter	Each	$52,243.00
4" meter	Each	$81,621.00
6" meter	Each	$163,195.00
8" meter	Each	$261,119.00
10" meter	Each	$375,400.00
12" meter	Each	$701,804.00
Zone 2 Non-residential Fees		
¾" meter	Each	$6,855.00
1" meter	Each	$11,446.00
1 ½" meter	Each	$22,827.00
2" meter	Each	$36,536.00
3" meter	Each	$73,141.00
4" meter	Each	$114,268.00
6" meter	Each	$228,472.00
8" meter	Each	$365,567.00
10" meter	Each	$525,559.00
12" meter	Each	$982,525.00
Tiny Homes on Wheels		
Tiny Homes On Wheels As Primary Unit		
Zone 1	Each	$12,241.00
Zone 2	Each	$4,897.00
ACCESSORY DWELLING UNIT (ADU)		
Accessory Dwelling Unit (ADU)		
≤750 sf	Per Dwelling Unit	$0.00

WATER CONNECTION FEES

- **Multiple Dwelling and Mobile Home Units:** Include duplexes, triplexes, quadriplexes, condominiums, townhouses, apartments, mobile home units, or any type of dwelling intended for residential use other than single family residential.

- **Multiple Dwelling Units & Mobile Home Park Units:** Will be based on the meter size needed to serve the multi-family dwelling(s) or mobile home unit(s).

FIRE SPRINKLERS

PRIVATE (COMMERCIAL) FIRE PROTECTION (PER TAP, ANY SIZE)	$ 12,241

For residential uses, the meter size used to determine the amount of the water impact fee will be based on the requirements of the International Plumbing Code design capacity requirements (or other applicable building code requirements), without consideration for increased capacities required for fire sprinkler systems. **Minimum meter size shall be 3/4".**

NOTE: These Water Connection Fees will be increased annually based on the construction cost index published in the Engineering News Record.

WATER CONNECTION FEE CREDITS

A. Water Connection Fees are not required where it can be shown that a previous connection of the same size once existed for a similar improvement on a parcel.

B. Consistent with the City's adopted Developer Reimbursement Policy, credits against fees can be applied for the following components of water service provided for past performance (cash payments, land dedications, constructed improvements, etc.)

C. Green Building Credit: Project applicants that can demonstrate green building techniques in excess of minimum building code requirements may be eligible for adjustment to the City water connection fees. The adjustment would be proportionate to the reduction in impact to the water system funded through the fee program. An estimate of the reduction in water system impact and fee amount is required by the applicant, along with substantiating evidence. The City Manager's concurrence with the applicant's findings is required prior to granting a water fee adjustment.

FEE SCHEDULE D

SEWER CONNECTION FEES—GENERAL INFORMATION

1. All work shall be performed in accordance with the City of West Sacramento Standard Specifications and Details and applicable City Ordinances.

2. Applicant shall obtain connection permits and pay connection fees prior to connection to City sewer facilities. Permits may be obtained by contacting the City of West Sacramento, Development Engineering Division, 1110 West Capitol Avenue, West Sacramento, CA 95691, (916) 617-4645.

3. The treatment portion of the sewer connection fees shall be defined by the Sacramento Regional County Sanitation District (SRCSD). The City will collect the treatment portion of the sewer connection fees on behalf of SRCSD.

4. All work involving connection to City sewer mains must be inspected by the Public Works Department.

5. All applicants discharging or planning to discharge other than common, household sewage shall complete and submit a pretreatment application. Applications are available from the Department of Public Works, (916) 617-4850.

6. Monthly fees for sewer use may be obtained by contacting the City of West Sacramento, Department of Finance, 1110 West Capitol Avenue, West Sacramento, CA 95691, (916) 617-4575.

7. In addition to a sewer connection permit, an encroachment is required for work performed within public rights of way or easements. Also, an on-site permit is required for work on commercial, industrial and multi-family lots. The encroachment permit and on-site permit plan check fees vary, and depend on the estimated value of the work. Refer to the attached Fee Schedule A for current Plan Check Fees.

8. Standard Specifications and Details for sewer connections may be obtained from the Engineering Division.

9. Fees to be collected will be those in the Fee Schedule and Book of Fees in effect at the time of permit issuance application.

FEE SCHEDULE D (CONTINUED)

SEWER CONNECTION FEES

CONNECTION PERMIT APPLICATION FEE

A fee of **$331.00** which includes application review, permit issuance, and tracking. This fee may also cover the Sewer Connection Permit Application Fee, as applicable; i.e. if both sewer and water are combined on a Connection Permit, this fee will only be charged once.

*****See exhibit on page 50 to determine in which zone your property is located*****

SEWER IMPACT FEES (CONNECTION FEES) CITYWIDE		
Zone 1		
Single family residential 4" diameter connection	Each	$7,959.00
Multiple Dwelling units: include duplexes, triplexes, quadraplexes,condominiums, townhouses, apartments, mobile homes, tiny homes on wheels or any type of dwelling intended for residential use other than single family residential. **Multifamily = 75% of single-family rate**	Each	$5,969.00
Commercial/Industrial: the connection fees for commercial and industrial developments shall be determined based on the estimated flow per 1,000 square feet used in the Wastewater Master Plan 2016 Update and have been indexed to July 2024 ENRCCI (13556) below		
Commercial		
Water related	Per 1,000 sq. ft.	$2,359.00
General	Per 1,000 sq. ft.	$2,359.00
Neighborhood	Per 1,000 sq. ft.	$1,888.00
Community	Per 1,000 sq. ft.	$1,888.00
Highway	Per 1,000 sq. ft.	$1,888.00
Office	Per 1,000 sq. ft.	$2,359.00
Industrial		
Water related	Per 1,000 sq. ft.	$942.00
Light	Per 1,000 sq. ft.	$942.00
Mixed comm/Ind	Per 1,000 sq. ft.	$1,414.00
Business Park	Per 1,000 sq. ft.	$1,888.00
Heavy	Per 1,000 sq. ft.	$1,888.00
Minimum collection charge for commercial and industrial developments	Each	$7,959.00
commercial and industrial buildings which were issued building permits for	Per Plumbing Fixture Unit	$129.00

FEE SCHEDULE D (CONTINUED)

SEWER CONNECTION FEES

Zone 2		
Single family residential 4" diameter connection	Each	$3,183.00
Multiple Dwelling units: include duplexes, triplexes, quadraplexes, condominiums, townhouses, apartments, mobile homes, tiny homes on wheels, or any type of dwelling intended for residential use other than single family residential. **Multifamily = 75% of single-family rate**	Each	$2,388.00
Commercial/Industrial: the connection fees for commercial and industrial developments shall be determined based on the estimated flow per 1,000 square feet used in the Wastewater Master Plan 2016 Update and have been indexed to July 2024 ENRCCI (13556) below		
Commercial		
Water related	Per 1,000 sq. ft.	$1,320.00
General	Per 1,000 sq. ft.	$1,320.00
Neighborhood	Per 1,000 sq. ft.	$1,058.00
Community	Per 1,000 sq. ft.	$1,058.00
Highway	Per 1,000 sq. ft.	$1,058.00
Office	Per 1,000 sq. ft.	$1,320.00
Industrial		
Water related	Per 1,000 sq. ft.	$528.00
Light	Per 1,000 sq. ft.	$528.00
Mixed comm/Ind	Per 1,000 sq. ft.	$791.00
Business Park	Per 1,000 sq. ft.	$1,058.00
Heavy	Per 1,000 sq. ft.	$1,058.00
Minimum collection charge for commercial and industrial developments	Each	$3,183.00
and industrial buildings which were issued building permits for new construction before November 14, 1990	Per Plumbing Fixture Unit	$129.00

1. **Single Family Residential:**
   - Treatment - Sacramento Regional County Sanitation District: Sacramento Regional County Sanitation District fees are as follows:

     North area $3,283

     Southport $6,718

2. **Multiple Dwelling Units:**

   - Treatment (duplexes) - Sacramento Regional County Sanitation District per dwelling unit charge: Sacramento Regional County Sanitation District fees are as follows:

     North area $2,462

     Southport $5,039

   Note: Treatment Impact Fees are subject to change based on SRCSD.

3. **Accessory Dwelling Units (ADUs):** The methodology for calculating sewer fees for Accessory Dwelling Units will conform with SB1069, and shall be pro-rated based on square footage, or plumbing fixture units.

4. **Commercial/Industrial:** The connection fees for commercial and industrial developments shall be determined based upon the estimated strength and quantity of discharge, as determined by the City and SRCSD.

5. **Additional Fixture Units:** For all tenant improvements, remodels, or additions to commercial and industrial buildings which were issued building permits for new construction before **November 14, 1990**, the charge for sewer connection fees shall be determined based on **$129.00** per plumbing fixture unit. Fixture units will be calculated per current Plumbing Code (table included below).

NOTE: The collection portion of the Sewer Connection Fees will be increased annually based on the construction cost index published in the Engineering News Record.

A. Treatment - Sacramento Regional County Sanitation District charge:

a. Sacramento Regional County Sanitation District (SRCSD) will determine the treatment portion of the sewer connection fee for commercial / industrial and multi-family users. Please contact SRCSD staff at

SRCSD
10545 Armstrong Avenue, Suite 102
Mather, CA 95655 (916) 876-6100
permitservices@sacsewer.com

b. Proof of payment from SRCSD will be required prior to permit issuance.

SEWER CONNECTION FEE CREDITS

A. Sewer Connection Fees are not required where it can be shown that a previous connection once existed for a similar improvement on a parcel.

B. Consistent with the City's adopted Developer Reimbursement Policy, credits against fees can be applied for the following components of water service provided for past performance (cash payments, land dedications, constructed improvements, etc.)

FEE SCHEDULE D (continued)

DRAINAGE FIXTURE UNIT VALUES

Chapter 7 Sanitary Drainage: California Plumbing Code 2025 | UpCodes

702.1 Trap Size

The unit equivalent of plumbing fixtures shown in Table 702.1 shall be based on the size of the trap required, and the unit equivalent of fixtures and devices not shown in Table 702.1 shall be based on the size of trap or trap arm.

Maximum drainage fixture units for a fixture trap and trap arm loadings for sizes up to 4 inches (100 mm) shall be in accordance with Table 702.1(1).

TABLE 702.1
DRAINAGE FIXTURE UNIT VALUES (DFU)

PLUMBING APPLIANCES, APPURTENANCES, OR FIXTURES	MINIMUM SIZE TRAP AND TRAP ARM[7] (inches)	PRIVATE	PUBLIC	ASSEMBLY[8]
Bathtub or Combination Bath/Shower	1 1/2	2.0	2.0	—
Bidet	1 1/4	1.0	—	—
Bidet	1 1/2	2.0	—	—
Clothes Washer, domestic, standpipe[5]	2	3.0	3.0	3.0
Dental Unit, cuspidor	1 1/4	—	1.0	1.0
Dishwasher, domestic, with independent drain[2]	1 1/2	2.0	2.0	2.0
Drinking Fountain or Water Cooler	1 1/4	0.5	0.5	1.0
Food Waste Disposer, commercial	2	—	3.0	3.0
Floor Drain, emergency	2	—	0.0	0.0
Floor Drain (for additional sizes see Section 702.0)	2	2.0	2.0	2.0
Shower, single-head trap	2[9]	2.0	2.0	2.0
Multi-head, each additional	2	1.0	1.0	1.0
Lavatory	1 1/4	1.0	1.0	1.0
Lavatories in sets	1 1/2	2.0	2.0	2.0
Washfountain	1 1/2	—	2.0	2.0
Washfountain	2	—	3.0	3.0
Mobilehome or Manufactured Home, trap[10]	3	6.0	—	—
Receptor, indirect waste[1,3]	1 1/2	See footnote[1,3]		
Receptor, indirect waste[1,4]	2	See footnote[1,4]		
Receptor, indirect waste[1]	3	See footnote[1]		
Sinks	—	—	—	—
Bar	1 1/2	1.0	—	—
Bar[2]	1 1/2	—	2.0	2.0
Clinical	3	—	6.0	6.0
Commercial with food waste[2]	1 1/2	—	3.0	3.0
Exam Room	1 1/2	—	1.0	—

FEE SCHEDULE D (continued)

Drainage Fixture Unit Values

PLUMBING APPLIANCES, APPURTENANCES, OR FIXTURES	MINIMUM SIZE TRAP AND TRAP ARM[7] (inches)	PRIVATE	PUBLIC	ASSEMBLY[8]
Special Purpose[2]	1 1/2	2.0	3.0	3.0
Special Purpose	2	3.0	4.0	4.0
Special Purpose	3	—	6.0	6.0
Kitchen, domestic[2] (with or without food waste disposer, dishwasher, or both)	1 1/2	2.0	2.0	—
Laundry[2] (with or without discharge from a clothes washer)	1 1/2	2.0	2.0	2.0
Service or Mop Basin	2	—	3.0	3.0
Service or Mop Basin	3	—	3.0	3.0
Service, flushing rim	3	—	6.0	6.0
Wash, each set of faucets	—	—	2.0	2.0
Nonwater Urinal with Drain Cleansing Action	2	1.0	1.0	1.0
Urinal, integral trap 1.0 GPF[2]	2	2.0	2.0	5.0
Urinal, integral trap greater than 1.0 GPF	2	2.0	2.0	6.0
Urinal, exposed trap[2]	1 1/2	2.0	2.0	5.0
Water Closet, 1.6 GPF Gravity Tank[6]	3	3.0	4.0	6.0
Water Closet, 1.6 GPF Flushometer Tank[6]	3	3.0	4.0	6.0
Water Closet, 1.6 GPF Flushometer Valve[6]	3	3.0	4.0	6.0
Water Closet, greater than 1.6 GPF Gravity Tank[6]	3	4.0	6.0	8.0
Water Closet, greater than 1.6 GPF Flushometer Valve[6]	3	4.0	6.0	8.0

For SI units: 1 inch = 25 mm

Notes:

[1] Indirect waste receptors shall be sized based on the total drainage capacity of the fixtures that drain thereinto, in accordance with Table 702.2.

[2] Provide a 2 inch (50 mm) minimum drain.

[3] For refrigerators, coffee urns, water stations, and similar low demands.

[4] For commercial sinks, dishwashers, and similar moderate or heavy demands.

[5] Buildings having a clothes-washing area with clothes washers in a battery of three or more clothes washers shall be rated at 6 fixture units each for purposes of sizing common horizontal and vertical drainage piping.

[6] Water closets shall be computed as 6 fixture units where determining septic tank sizes based on Appendix H of this code.

[7] Trap sizes shall not be increased to the point where the fixture discharge is capable of being inadequate to maintain their self-scouring properties.

[8] Assembly [Public Use (see Table 422.1)].

[9] For a bathtub to shower retrofit, a 1 1/2 inch (40 mm) trap and trap arm shall be permitted with a maximum shower size of 36 inches (914 mm) in width and 60 inches (1524 mm) in length. See Section 408.6 and Section 408.7.

[10] *For drainage fixture unit values related to lots within mobilehome parks in all parts of the State of California, see California Code of Regulations, Title 25, Division 1, Chapter 2, Article 5, Section 1268. For drainage fixture unit values related to lots within special occupancy parks in all parts of the State of California, see California Code of Regulations, Title 25, Division 1, Chapter 2.2, Article 5, Section 2268.*

TRAFFIC IMPACT FEES—GENERAL INFORMATION

Traffic Impact Fees are supported by a study entitled "2005 Traffic Impact Fee Study Update", prepared by DKS Associates, and the Interim Traffic and Park Impact Fee Study by the City of West Sacramento and Economic & Planning Systems, Inc. dated February 2010.

Fees shown reflect the 2005 study with updates through July 2009 using the ARTBA Index. Starting in January, 2011, fees were then indexed using the ENR Construction Cost Index (July) 20-City Average. Current fees have been updated to reflect the July 2025 ENRCCI of 13892.84

A. FEES

Land Use Category Notes:

Outdoor Bulk Storage uses shall pay a Traffic Impact Fee based on an assumed 40% floor area. It shall be calculated on a per acre basis (acreage of use X 0.4 X 43,560 X the applicable HI or WRI fee rate). The fee shall be collected with the business license for the Outdoor Bulk Storage use. The fee shall not be collected more than one time on a given area for an Outdoor Bulk Storage Use.

Heavy Industrial category applies to uses that deal with large cargo handling or raw material transfer, storage, manufacturing, refining or processing.

Light Industrial category applies to uses such as semiconductor manufacturing, machine shops, bottling plants, printing plants, inert material manufacturing, laboratory (i.e. research, materials testing), cabinetmakers, etc.

Heavy Commercial category applies to establishments such as building material supply, lumber supply, hardware, home improvement stores and nurseries.

General Notes:

Credit against traffic impact fees shall be provided when a building permit for demolition of a previous structure of similar use on the same lot has been obtained within the **five** years previous to building permit issuance for a new structure.

Traffic impact fees for land uses which do not fit into the listed categories within the tables shall be evaluated by the City Traffic Engineer on a case-by-case basis by establishing a ratio of relative impacts, as identified within the ITE Codes, between the proposed land use and a similar land use listed in the tables.

Traffic impact fees will not be collected at the time of building permit issuance for a shell building, but will be collected at the time of issuance of the building permit for tenant improvements and will be charged at the rate in effect at the time of that permit.

Applicable traffic impact fees from all of the following tables will be added together to figure the overall traffic impact fee.

FEE SCHEDULE E (CONTINUED)

TRAFFIC IMPACT FEES—CITYWIDE BY DISTRICT

*****See exhibit on page 51 to determine in which zone your property is located*****

TRAFFIC IMPACT FEE CITYWIDE BY DISTRICT		
Southport – District Zone 1A Fee		
Industrial		
Light Industrial	Per 1,000 sq. ft.	$21,428.00
Heavy Industrial	Per 1,000 sq. ft.	$4,155.00
Warehousing	Per 1,000 sq. ft.	$10,277.00
Residential		
700 s.f. or less	Per Dwelling Unit	$4,614.00
701 to 1,100 s.f.	Per Dwelling Unit	$14,446.00
1,101 to 2,500 s.f.	Per Dwelling Unit	$18,176.00
Greater than 2,500 s.f.	Per Dwelling Unit	$23,534.00
Tiny Homes on Wheels		
700 s.f. or less	Per Dwelling Unit	$4,614.00
Lodging		
Hotel/Motel	Per Room	$12,484.00
Recreational		
Movie Theater	Per 1,000 sq. ft.	$34,622.00
Health Club	Per 1,000 sq. ft.	$19,535.00
Institutional		
Schools/Day Care	Per Student	$1,122.00
Church	Per 1,000 sq. ft.	$10,795.00
Medical		
Hospital	Per 1,000 sq. ft.	$27,100.00
Nursing Home/ Continuing Care	Per 1,000 sq. ft.	$4,110.00
Office		
150,000 or less	Per 1,000 sq. ft.	$20,472.00
150,001 to 300,000	Per 1,000 sq. ft.	$25,211.00
Greater than 300,000 s.f.	Per 1,000 sq. ft.	$27,988.00
Retail		
100,000 s.f. or less	Per 1,000 sq. ft.	$19,692.00
Greater than 100,000 s.f.	Per 1,000 sq. ft.	$29,489.00
Heavy Commercial	Per 1,000 sq. ft.	$12,805.00
Furniture Store	Per 1,000 sq. ft.	$6,020.00
Restaurant	Per 1,000 sq. ft.	$20,943.00
Restaurant w/Drive Thru	Per 1,000 sq. ft.	$84,751.00
Stone Lock Southport District Zone 1B Fee		
Industrial		
Light Industrial	Per 1,000 sq. ft.	$11,999.00
Heavy Industrial	Per 1,000 sq. ft.	$2,327.00
Warehousing	Per 1,000 sq. ft.	$5,756.00
Residential		
700 s.f. or less	Per Dwelling Unit	$1,846.00
701 to 1,100 s.f.	Per Dwelling Unit	$5,779.00
1,101 to 2,500 s.f.	Per Dwelling Unit	$7,271.00
Greater than 2,500 s.f.	Per Dwelling Unit	$9,413.00

FEE SCHEDULE E (CONTINUED)

TRAFFIC IMPACT FEES—CITYWIDE BY DISTRICT

Tiny Homes on Wheels		
700 s.f. or less	Per Dwelling Unit	$1,846.00
Lodging		
Hotel/Motel	Per Room	$6,996.00
Recreational		
Movie Theater	Per 1,000 sq. ft.	$19,388.00
Health Club	Per 1,000 sq. ft.	$10,938.00
Institutional		
Schools/Day Care	Per Student	$628.00
Church	Per 1,000 sq. ft.	$6,046.00
Medical		
Hospital	Per 1,000 sq. ft.	$15,176.00
Nursing Home/ Continuing Care	Per 1,000 sq. ft.	$2,302.00
Office		
150,000 or less	Per 1,000 sq. ft.	$11,465.00
150,001 to 300,000	Per 1,000 sq. ft.	$14,117.00
Greater than 300,000 s.f.	Per 1,000 sq. ft.	$15,673.00
Retail		
100,000 s.f. or less	Per 1,000 sq. ft.	$11,027.00
Greater than 100,000 s.f.	Per 1,000 sq. ft.	$16,514.00
Heavy Commercial	Per 1,000 sq. ft.	$7,171.00
Furniture Store	Per 1,000 sq. ft.	$3,371.00
Restaurant	Per 1,000 sq. ft.	$11,728.00
Restaurant w/Drive Thru	Per 1,000 sq. ft.	$47,460.00
Port Industrial - District 2 WC/CBD – District 3 Lighthouse – District 5 Reed/Harbor – District 6 Fee		
Industrial		
Light Industrial	Per 1,000 sq. ft.	$8,912.00
Heavy Industrial	Per 1,000 sq. ft.	$1,728.00
Warehousing	Per 1,000 sq. ft.	$4,274.00
Residential		
700 s.f. or less	Per Dwelling Unit	$1,370.00
701 to 1,100 s.f.	Per Dwelling Unit	$4,290.00
1,101 to 2,500 s.f.	Per Dwelling Unit	$5,399.00
Greater than 2,500 s.f.	Per Dwelling Unit	$6,990.00
Tiny Homes on Wheels		
700 s.f. or less	Per Dwelling Unit	$1,370.00
Lodging		
Hotel/Motel	Per Room	$5,196.00
Recreational		
Movie Theater	Per 1,000 sq. ft.	$14,398.00
Health Club	Per 1,000 sq. ft.	$8,124.00
Institutional		
Schools/Day Care	Per Student	$466.00
Church	Per 1,000 sq. ft.	$4,490.00

FEE SCHEDULE E (CONTINUED)

TRAFFIC IMPACT FEES—CITYWIDE BY DISTRICT

Medical		
Hospital	Per 1,000 sq. ft.	$11,271.00
Nursing Home/ Continuing Care	Per 1,000 sq. ft.	$1,708.00
Office		
150,000 or less	Per 1,000 sq. ft.	$8,514.00
150,001 to 300,000	Per 1,000 sq. ft.	$10,484.00
Greater than 300,000 s.f.	Per 1,000 sq. ft.	$11,639.00
Retail		
100,000 s.f. or less	Per 1,000 sq. ft.	$8,190.00
Greater than 100,000 s.f.	Per 1,000 sq. ft.	$12,264.00
Heavy Commercial	Per 1,000 sq. ft.	$5,327.00
Furniture Store	Per 1,000 sq. ft.	$2,504.00
Restaurant	Per 1,000 sq. ft.	$8,709.00
Restaurant w/Drive Thru	Per 1,000 sq. ft.	$35,248.00
Riverfront – District 4 Fee		
Industrial		
Light Industrial	Per 1,000 sq. ft.	$5,181.00
Heavy Industrial	Per 1,000 sq. ft.	$1,003.00
Warehousing	Per 1,000 sq. ft.	$2,483.00
Residential		
700 s.f. or less	Per Dwelling Unit	$797.00
701 to 1,100 s.f.	Per Dwelling Unit	$2,494.00
1,101 to 2,500 s.f.	Per Dwelling Unit	$3,138.00
Greater than 2,500 s.f.	Per Dwelling Unit	$4,062.00
Tiny Homes on Wheels		
700 s.f. or less	Per Dwelling Unit	$797.00
Lodging		
Hotel/Motel	Per Room	$3,019.00
Recreational		
Movie Theater	Per 1,000 sq. ft.	$8,369.00
Health Club	Per 1,000 sq. ft.	$4,722.00
Institutional		
Schools/Day Care	Per Student	$272.00
Church	Per 1,000 sq. ft.	$2,610.00
Medical		
Hospital	Per 1,000 sq. ft.	$6,551.00
Nursing Home/ Continuing Care	Per 1,000 sq. ft.	$993.00
Office		
150,000 or less	Per 1,000 sq. ft.	$4,949.00
150,001 to 300,000	Per 1,000 sq. ft.	$6,094.00
Greater than 300,000 s.f.	Per 1,000 sq. ft.	$6,765.00
Retail		
100,000 s.f. or less	Per 1,000 sq. ft.	$4,760.00
Greater than 100,000 s.f.	Per 1,000 sq. ft.	$7,128.00
Heavy Commercial	Per 1,000 sq. ft.	$3,095.00
Furniture Store	Per 1,000 sq. ft.	$1,454.00
Restaurant	Per 1,000 sq. ft.	$5,064.00
Restaurant w/Drive Thru	Per 1,000 sq. ft.	$20,487.00
Credits		
Credits	Each	12.8%
ACCESSORY DWELLING UNITS (ADU)		
Accessory Dwelling Unit (ADU)		
≤750 sf	Per Dwelling Unit	$0.00

FEE SCHEDULE E (CONTINUED)

TRAFFIC IMPACT FEES—I-5 SUBREGIONAL CORRIDOR MITIGATION IN LIEU FEE

These mitigation fees for impacts to the I-5 Subregional Corridor are supported by a study entitled *Nexus Study for the I-5 Subregional Corridor Mitigation Program* by DKS, dated January 2016. Fees in this study reflect Engineering News Record's Construction Cost Index (ENRCCI) for July 2015 (10037) and will be increased annually by the ratio of the most recent July ENRCCI to the July 2015 ENR CCI.

This is a ***voluntary*** fee program, payment of which would be considered mitigation towards traffic impacts on the I-5 subregional corridor in lieu of preparing a traffic model analysis of those impacts. This fee program applies to projects which:

1) Meet or exceed the defined threshold of significance of 100 peak period automobile trips per day; and

2) Are not exempt from mitigation of traffic impacts under CEQA* or a prior agreement with the City. (if a project is not subject to CEQA, then it is not subject to this fee)

* Under SB375, Transit Priority Projects (TPPs) meeting the qualifications below are eligible for CEQA exemption, or CEQA streamlining, in which case they need not consider project-specific or cumulative impacts from cars and light-duty trucks generated by the project, and are therefore exempt from the Fee.

To be considered a TPP, a project must meet the following conditions:

1) Contains at least 50% residential use based on total building square footage, and if the project contains between 26% and 50% non-residential uses, a floor area ratio (FAR) of not less than 0.75;

2) Provides a minimum net density of 20 dwelling units per acre;

3) Is within a Transit Priority Project Area (TPP Area), meaning it is within ½ mile of a major transit stop or high-quality transit corridor;

4) Is consistent with the general use designation, density, building intensity, and applicable policies of certain sustainable community strategies (SCS) or alternative planning strategies (APS) determined to reduce greenhouse gas (GHG) emissions.

TPPs which meet all of the conditions above will be exempt from the Fee. Check with Development Engineering and Planning Staff to see if your project qualifies for Fee exemption.

See the exhibits on Pages 22 through 24 for maps of the Fee Districts and TPP Areas.

FEE SCHEDULE E (CONTINUED)

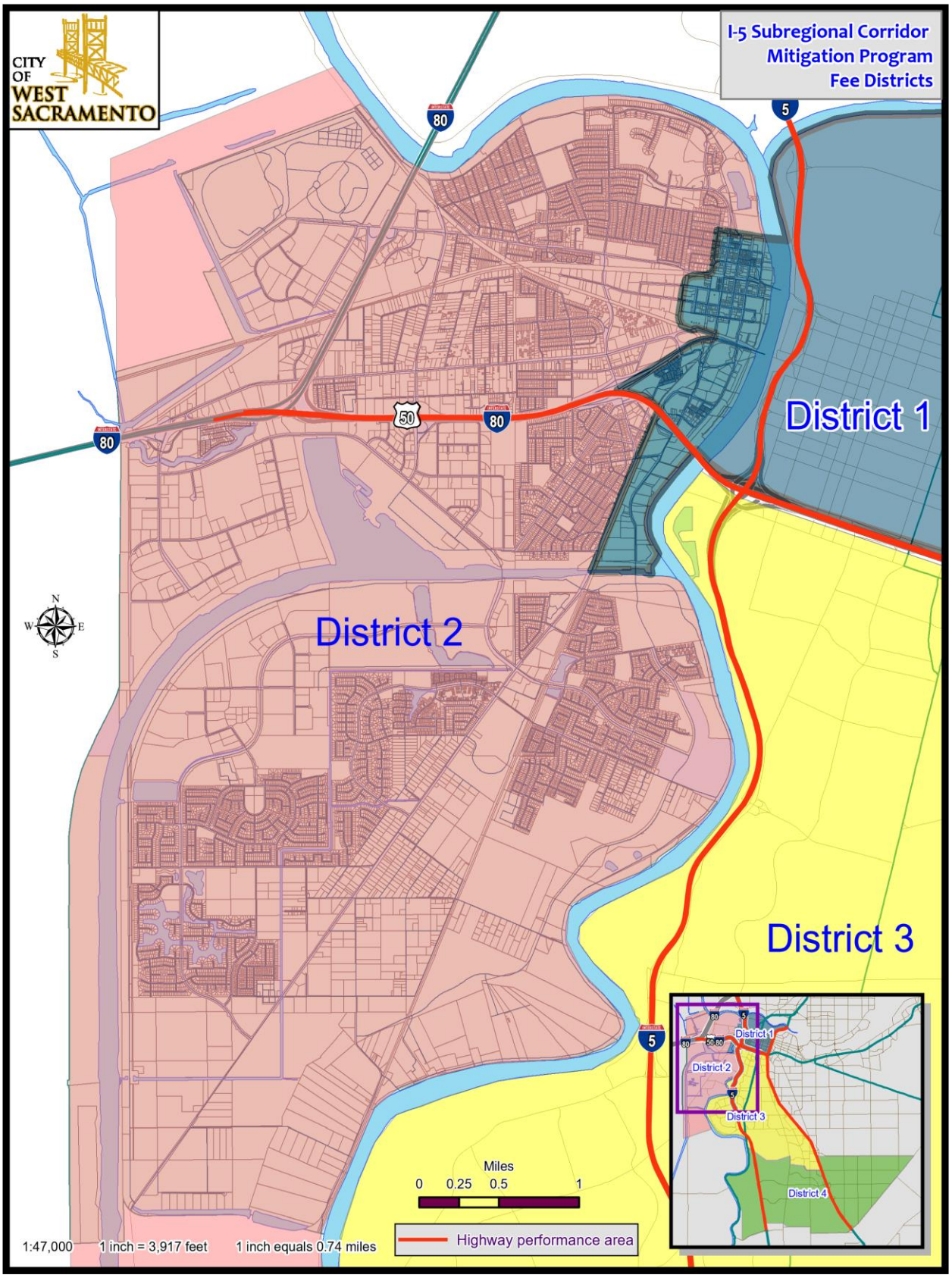
TRAFFIC IMPACT FEES—I-5 SUBREGIONAL CORRIDOR MITIGATION IN LIEU FEE

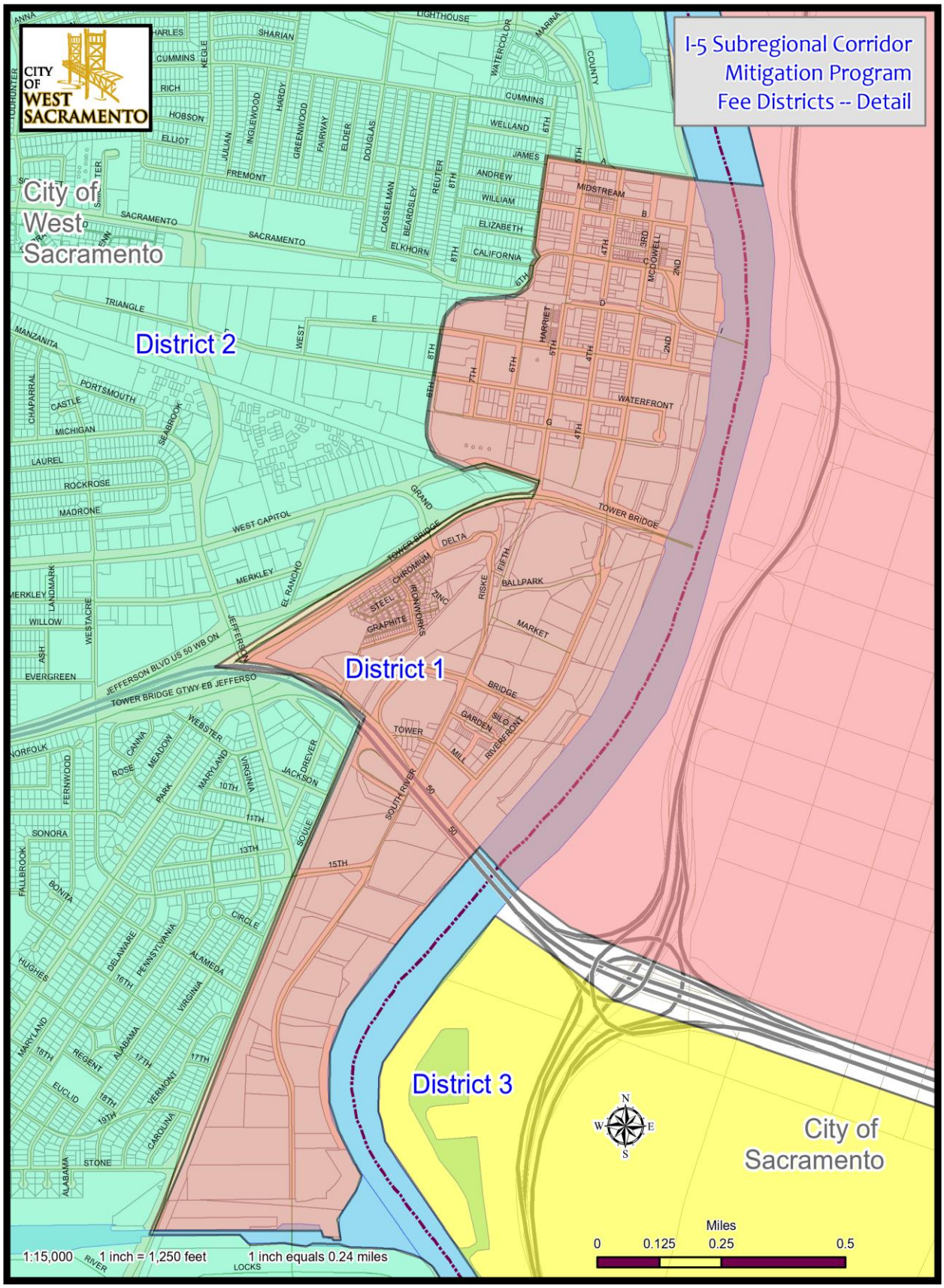
I-5 Subregional Corridor Mitigation Fee		
Fee District 1		
Residential		
700 sq. ft. or less	Per Dwelling Unit	$1,171.00
701 to 1110 sq. ft.	Per Dwelling Unit	$1,679.00
1,101 to 2,500 sq. ft.	Per Dwelling Unit	$1,913.00
Greater than 2,500 sq. ft.	Per Dwelling Unit	$2,226.00
Retail		
100,000 sq. ft. or less	Per 1,000 sq. ft.	$2,421.00
Greater than 100,000 sq. ft.	Per 1,000 sq. ft.	$3,632.00
Heavy Commercial	Per 1,000 sq. ft.	$1,561.00
Furniture Store	Per 1,000 sq. ft.	$742.00
Restaurant	Per 1,000 sq. ft.	$2,577.00
Restaurant with drive thru	Per 1,000 sq. ft.	$8,942.00
Recreational		
Movie Theater	Per 1,000 sq. ft.	$2,498.00
Health Club	Per 1,000 sq. ft.	$2,421.00
Lodging		
Hotel/Motel	Per Room	$1,015.00
Office		
150,00 sq. ft. or less	Per 1,000 sq. ft.	$3,592.00
150,001 to 300,000 sq. ft.	Per 1,000 sq. ft.	$4,413.00
Greater than 300,000 sq. ft.	Per 1,000 sq. ft.	$4,919.00
Medical		
Hospital	Per 1,000 sq. ft.	$3,592.00
Nursing Home/Congregate Care	Per 1,000 sq. ft.	$703.00
Institutional		
Schools	Per Student	$39.00
Day Care	Per Student	$39.00
Church	Per Student	$195.00
Industrial/Other		
Light Industrial	Per 1,000 sq. ft.	$2,539.00
Heavy Industrial	Per 1,000 sq. ft.	$1,757.00
Warehousing	Per 1,000 sq. ft.	$1,211.00
Fee District 2		
Residential		
700 sq. ft. or less	Per Dwelling Unit	$1,015.00
701 to 1110 sq. ft.	Per Dwelling Unit	$1,484.00
1,101 to 2,500 sq. ft.	Per Dwelling Unit	$1,679.00
Greater than 2,500 sq. ft.	Per Dwelling Unit	$1,953.00

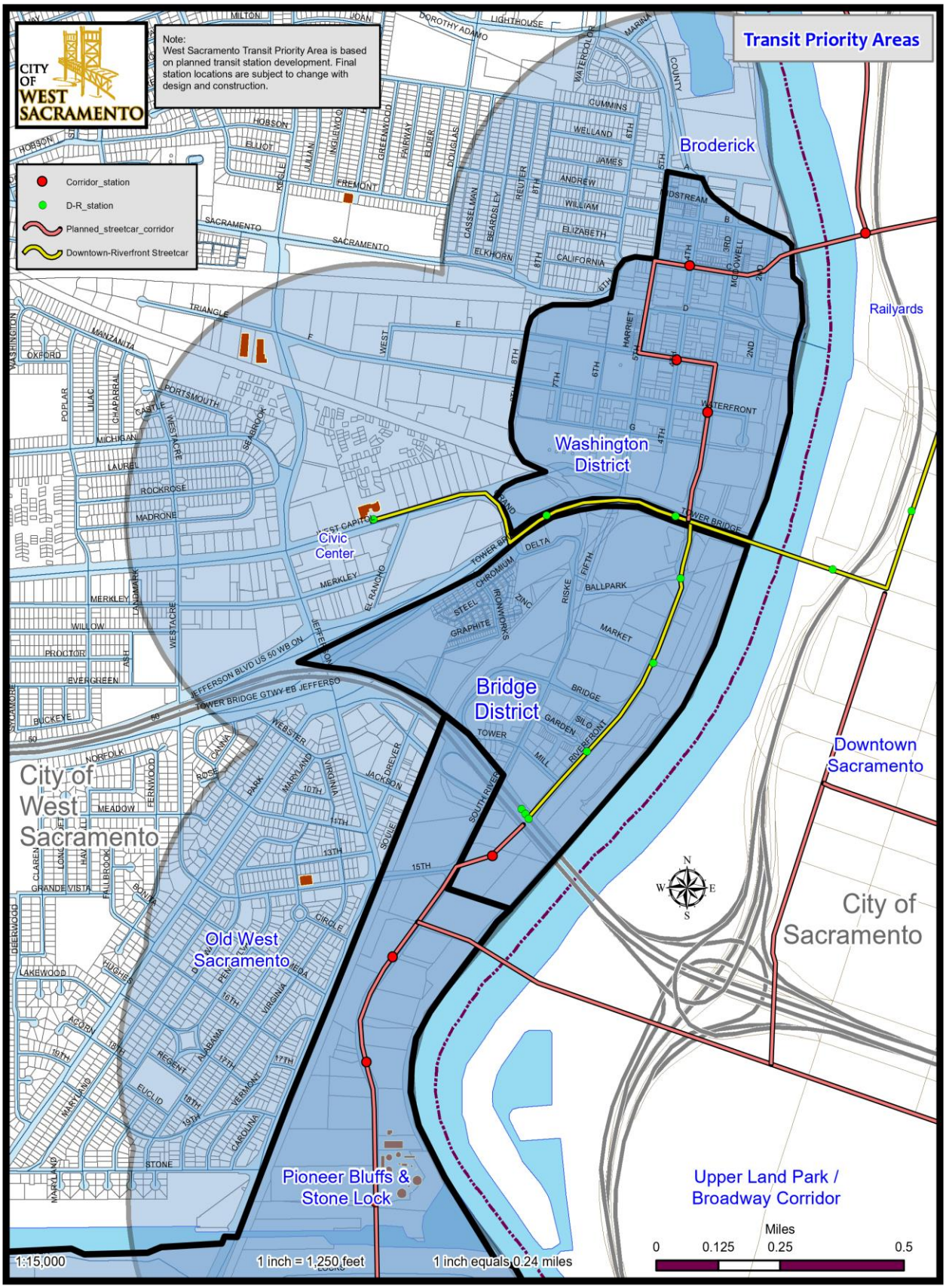
FEE SCHEDULE E (CONTINUED)

TRAFFIC IMPACT FEES—I-5 SUBREGIONAL CORRIDOR MITIGATION IN LIEU FEE

Retail		
100,000 sq. ft. or less	Per 1,000 sq. ft.	$1,913.00
Greater than 100,000 sq. ft.	Per 1,000 sq. ft.	$2,890.00
Heavy Commercial	Per 1,000 sq. ft.	$1,250.00
Furniture Store	Per 1,000 sq. ft.	$586.00
Restaurant	Per 1,000 sq. ft.	$2,069.00
Restaurant with drive thru	Per 1,000 sq. ft.	$7,106.00
Recreational		
Movie Theater	Per 1,000 sq. ft.	$1,992.00
Health Club	Per 1,000 sq. ft.	$1,913.00
Lodging		
Hotel/Motel	Per Room	$819.00
Office		
150,00 sq. ft. or less	Per 1,000 sq. ft.	$2,577.00
150,001 to 300,000 sq. ft.	Per 1,000 sq. ft.	$3,163.00
Greater than 300,000 sq. ft.	Per 1,000 sq. ft.	$3,514.00
Medical		
Hospital	Per 1,000 sq. ft.	$2,577.00
Nursing Home/Congregate Care	Per 1,000 sq. ft.	$491.00
Institutional		
Schools	Per Student	$39.00
Day Care	Per Student	$39.00
Church	Per Student	$78.00
Industrial/Other		
Light Industrial	Per 1,000 sq. ft.	$1,797.00
Heavy Industrial	Per 1,000 sq. ft.	$1,250.00
Warehousing	Per 1,000 sq. ft.	$860.00


CITY OF WEST SACRAMENTO
I-5 Subregional Corridor Mitigation Program Fee Districts
District 1
District 2
District 3
80
50
5
N
W
E
S
Miles
0 0.25 0.5 1
Highway performance area
1:47,000 1 inch = 3,917 feet 1 inch equals 0.74 miles
District 1
District 2
District 3
District 4


I-5 Subregional Corridor
Mitigation Program
Fee Districts -- Detail
CITY OF WEST SACRAMENTO
City of West Sacramento
District 1
District 2
District 3
City of Sacramento
1:15,000
1 inch = 1,250 feet
1 inch equals 0.24 miles
Miles
0
0.125
0.25
0.5



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City of West Sacramento June 2017 I.T. Division (916) 617-4529

FEE SCHEDULE **F**

DRAINAGE IMPACT FEES—SOUTHPORT

Drainage Impact Fees are supported by a study entitled “Southport Drainage Impact Fees” by Borcalli and Associates dated July 2, 1996. Fees in this study were updated by a Borcalli and Associates report dated May 11, 2001, and again by a Wood Rodgers technical analysis to combine sub-areas MC10 and MC11, dated April 15, 2004. Fees in the original study reflected the Engineering News Record’s Construction Cost Index of 6404, and have been adjusted to reflect the July 2025 index of 13892.84

For residential developments (other than rural residential and rural estates), the fee for a single parcel as shown below shall be divided by the maximum number of lots allowed under the given Land Use Category for that parcel.
The Drainage Impact Fees below are in $/unit acre unless otherwise noted.

DRAINAGE IMPACT FEES		
Low Density Residential (LR)		
MC10/MC11	Per Gross Acre Sub-Area	$41,508.00
MC20	Per Gross Acre Sub-Area	$0.00
MC30[1]	Per Gross Acre Sub-Area	$0.00
MC60	Per Gross Acre Sub-Area	$34,511.00
MC70	Per Gross Acre Sub-Area	$0.00
MC71	Per Gross Acre Sub-Area	$43,381.00
MC 80	Per Gross Acre Sub-Area	$38,765.00
NC10	Per Gross Acre Sub-Area	$39,698.00
NC20	Per Gross Acre Sub-Area	$41,813.00
NC23	Per Gross Acre Sub-Area	$0.00
SC10	Per Gross Acre Sub-Area	$36,576.00
Medium Density Residential (MR)		
MC10/MC11	Per Gross Acre Sub-Area	$52,114.00
MC20	Per Gross Acre Sub-Area	$0.00
MC30[1]	Per Gross Acre Sub-Area	$16,572.00
MC60	Per Gross Acre Sub-Area	$38,507.00
MC70	Per Gross Acre Sub-Area	$0.00
MC71	Per Gross Acre Sub-Area	$0.00
MC 80	Per Gross Acre Sub-Area	$49,150.00
NC10	Per Gross Acre Sub-Area	$50,206.00
NC20	Per Gross Acre Sub-Area	$52,604.00
NC23	Per Gross Acre Sub-Area	$0.00
SC10	Per Gross Acre Sub-Area	$46,668.00
High Density Residential (HR)		
MC10/MC11	Per Gross Acre Sub-Area	$72,216.00
MC20	Per Gross Acre Sub-Area	$0.00
MC30[1]	Per Gross Acre Sub-Area	$23,124.00
MC60	Per Gross Acre Sub-Area	$51,842.00
MC70	Per Gross Acre Sub-Area	$0.00
MC71	Per Gross Acre Sub-Area	$0.00
MC 80	Per Gross Acre Sub-Area	$68,475.00
NC10	Per Gross Acre Sub-Area	$69,948.00
NC20	Per Gross Acre Sub-Area	$0.00
NC23	Per Gross Acre Sub-Area	$0.00
SC10	Per Gross Acre Sub-Area	$65,023.00
High Rise Residential, HRR		
NC20	Per Gross Acre Sub-Area	$0.00
NC23	Per Gross Acre Sub-Area	$0.00
SC10	Per Gross Acre Sub-Area	$0.00

FEE SCHEDULE F (CONTINUED)

DRAINAGE IMPACT FEES—SOUTHPORT

Neighborhood Commercial (NC)		
MC10/MC11	Per Gross Acre Sub-Area	$81,031.00
MC20	Per Gross Acre Sub-Area	$64,516.00
MC30[1]	Per Gross Acre Sub-Area	$0.00
MC60	Per Gross Acre Sub-Area	$60,455.00
MC70	Per Gross Acre Sub-Area	$0.00
MC71	Per Gross Acre Sub-Area	$0.00
MC 80	Per Gross Acre Sub-Area	$76,779.00
NC10	Per Gross Acre Sub-Area	$78,521.00
NC20	Per Gross Acre Sub-Area	$0.00
NC23	Per Gross Acre Sub-Area	$23,124.00
SC10	Per Gross Acre Sub-Area	$72,694.00
Community Commercial (CC)		
MC10/MC11	Per Gross Acre Sub-Area	$0.00
MC20	Per Gross Acre Sub-Area	$0.00
MC30[1]	Per Gross Acre Sub-Area	$23,124.00
MC60	Per Gross Acre Sub-Area	$0.00
MC70	Per Gross Acre Sub-Area	$23,124.00
MC71	Per Gross Acre Sub-Area	$0.00
MC 80	Per Gross Acre Sub-Area	$0.00
NC10	Per Gross Acre Sub-Area	$0.00
NC20	Per Gross Acre Sub-Area	$0.00
NC23	Per Gross Acre Sub-Area	$0.00
SC10	Per Gross Acre Sub-Area	$0.00
Water Related Commercial (WRC)		
MC10/MC11	Per Gross Acre Sub-Area	$0.00
MC20	Per Gross Acre Sub-Area	$0.00
MC30[1]	Per Gross Acre Sub-Area	$0.00
MC60	Per Gross Acre Sub-Area	$0.00
MC70	Per Gross Acre Sub-Area	$0.00
MC71	Per Gross Acre Sub-Area	$0.00
MC 80	Per Gross Acre Sub-Area	$0.00
NC10	Per Gross Acre Sub-Area	$0.00
NC20	Per Gross Acre Sub-Area	$0.00
NC23	Per Gross Acre Sub-Area	$0.00
SC10	Per Gross Acre Sub-Area	$0.00
General Commercial (GC)		
MC10/MC11	Per Gross Acre Sub-Area	$67,331.00
MC20	Per Gross Acre Sub-Area	$0.00
MC30[1]	Per Gross Acre Sub-Area	$0.00
MC60	Per Gross Acre Sub-Area	$0.00
MC70	Per Gross Acre Sub-Area	$0.00
MC71	Per Gross Acre Sub-Area	$0.00
MC 80	Per Gross Acre Sub-Area	$0.00
NC10	Per Gross Acre Sub-Area	$0.00
NC20	Per Gross Acre Sub-Area	$0.00
NC23	Per Gross Acre Sub-Area	$0.00
SC10	Per Gross Acre Sub-Area	$0.00

FEE SCHEDULE F (CONTINUED)

DRAINAGE IMPACT FEES—SOUTHPORT

Business Park (BP)		
MC10/MC11	Per Gross Acre Sub-Area	$0.00
MC20	Per Gross Acre Sub-Area	$64,516.00
MC30[1]	Per Gross Acre Sub-Area	$0.00
MC60	Per Gross Acre Sub-Area	$60,498.00
MC70	Per Gross Acre Sub-Area	$0.00
MC71	Per Gross Acre Sub-Area	$0.00
MC 80	Per Gross Acre Sub-Area	$0.00
NC10	Per Gross Acre Sub-Area	$0.00
NC20	Per Gross Acre Sub-Area	$0.00
NC23	Per Gross Acre Sub-Area	$0.00
SC10	Per Gross Acre Sub-Area	$0.00
Mixed Use (MU)		
MC10/MC11	Per Gross Acre Sub-Area	$67,468.00
MC20	Per Gross Acre Sub-Area	$0.00
MC30[1]	Per Gross Acre Sub-Area	$0.00
MC60	Per Gross Acre Sub-Area	$47,102.00
MC70	Per Gross Acre Sub-Area	$0.00
MC71	Per Gross Acre Sub-Area	$0.00
MC 80	Per Gross Acre Sub-Area	$0.00
NC10	Per Gross Acre Sub-Area	$0.00
NC20	Per Gross Acre Sub-Area	$0.00
NC23	Per Gross Acre Sub-Area	$0.00
SC10	Per Gross Acre Sub-Area	$0.00
Riverfront Mixed Use (RMU)		
MC10/MC11	Per Gross Acre Sub-Area	$67,468.00
MC20	Per Gross Acre Sub-Area	$54,660.00
MC30[1]	Per Gross Acre Sub-Area	$0.00
MC60	Per Gross Acre Sub-Area	$0.00
MC70	Per Gross Acre Sub-Area	$0.00
MC71	Per Gross Acre Sub-Area	$0.00
MC 80	Per Gross Acre Sub-Area	$0.00
NC10	Per Gross Acre Sub-Area	$0.00
NC20	Per Gross Acre Sub-Area	$0.00
NC23	Per Gross Acre Sub-Area	$0.00
SC10	Per Gross Acre Sub-Area	$0.00
Light Industrial (LI)		
MC10/MC11	Per Gross Acre Sub-Area	$0.00
MC20	Per Gross Acre Sub-Area	$62,546.00
MC30[1]	Per Gross Acre Sub-Area	$0.00
MC60	Per Gross Acre Sub-Area	$57,834.00
MC70	Per Gross Acre Sub-Area	$0.00
MC71	Per Gross Acre Sub-Area	$0.00
MC 80	Per Gross Acre Sub-Area	$0.00
NC10	Per Gross Acre Sub-Area	$0.00
NC20	Per Gross Acre Sub-Area	$0.00
NC23	Per Gross Acre Sub-Area	$0.00
SC10	Per Gross Acre Sub-Area	$0.00

FEE SCHEDULE F (CONTINUED)

DRAINAGE IMPACT FEES—SOUTHPORT

Heavy Industrial (HI)		
MC10/MC11	Per Gross Acre Sub-Area	$0.00
MC20	Per Gross Acre Sub-Area	$0.00
MC30[1]	Per Gross Acre Sub-Area	$0.00
MC60	Per Gross Acre Sub-Area	$57,828.00
MC70	Per Gross Acre Sub-Area	$0.00
MC71	Per Gross Acre Sub-Area	$0.00
MC 80	Per Gross Acre Sub-Area	$0.00
NC10	Per Gross Acre Sub-Area	$0.00
NC20	Per Gross Acre Sub-Area	$0.00
NC23	Per Gross Acre Sub-Area	$0.00
SC10	Per Gross Acre Sub-Area	$0.00
Water Related Industrial (WRI)		
MC10/MC11	Per Gross Acre Sub-Area	$78,319.00
MC20	Per Gross Acre Sub-Area	$62,546.00
MC30[1]	Per Gross Acre Sub-Area	$0.00
MC60	Per Gross Acre Sub-Area	$0.00
MC70	Per Gross Acre Sub-Area	$0.00
MC71	Per Gross Acre Sub-Area	$0.00
MC 80	Per Gross Acre Sub-Area	$0.00
NC10	Per Gross Acre Sub-Area	$0.00
NC20	Per Gross Acre Sub-Area	$0.00
NC23	Per Gross Acre Sub-Area	$0.00
SC10	Per Gross Acre Sub-Area	$0.00
Public/Quasi-Public, PQP		
MC10/MC11	Per Gross Acre Sub-Area	$59,740.00
MC20	Per Gross Acre Sub-Area	$0.00
MC30[1]	Per Gross Acre Sub-Area	$0.00
MC60	Per Gross Acre Sub-Area	$0.00
MC70	Per Gross Acre Sub-Area	$0.00
MC71	Per Gross Acre Sub-Area	$0.00
MC 80	Per Gross Acre Sub-Area	$53,621.00
NC10	Per Gross Acre Sub-Area	$0.00
NC20	Per Gross Acre Sub-Area	$0.00
NC23	Per Gross Acre Sub-Area	$0.00
SC10	Per Gross Acre Sub-Area	$50,801.00

Rural Estates (RE) in sub-areas MC70, MC73, MC74, MC75, MC81, and SC11 will be charged **$5,397.00 per dwelling unit**.

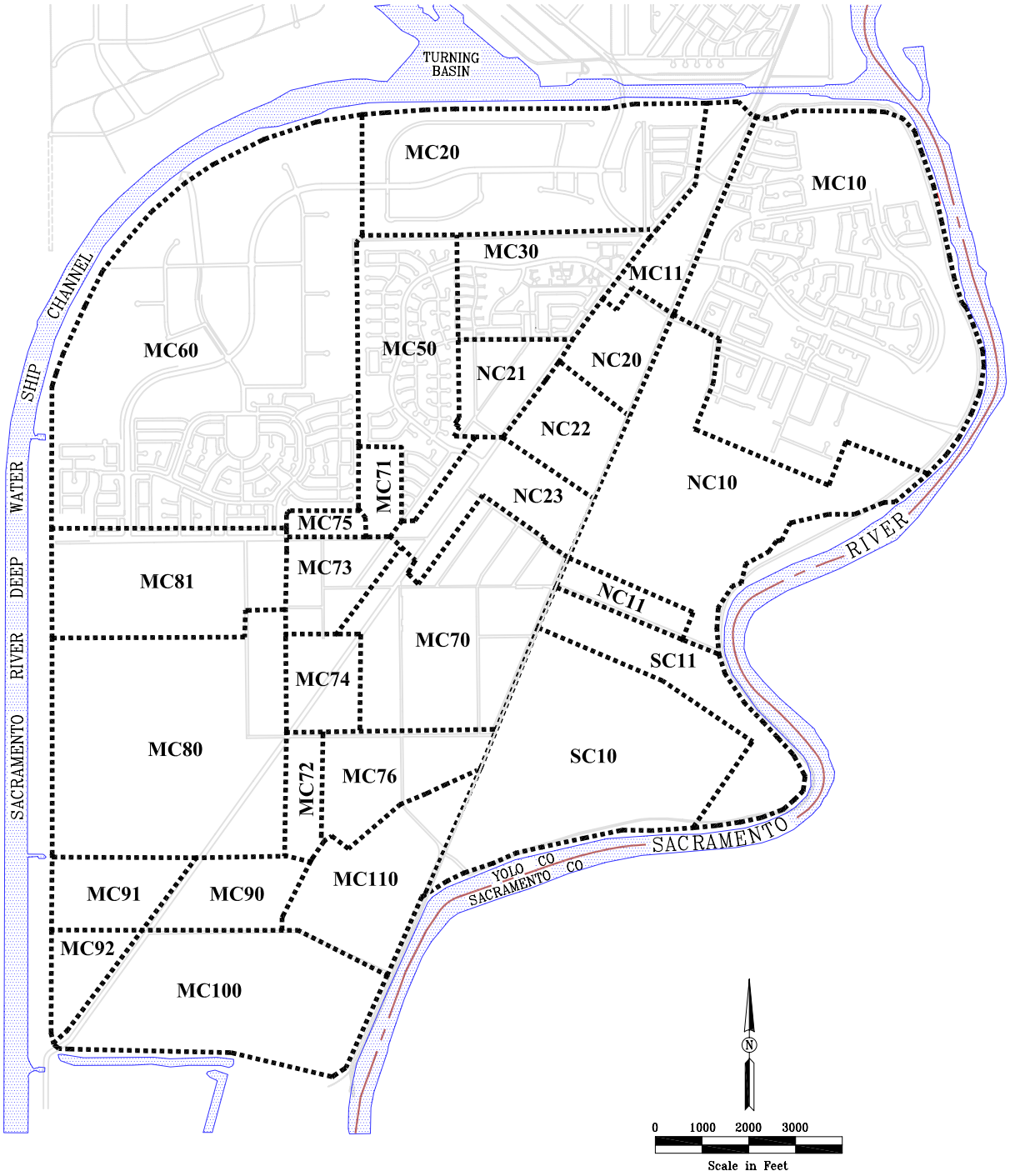
Rural Residential (RR) in sub-areas MC10/11, MC70, MC73, NC10, NC11, NC22, NC23, and SC11 will be charged **$3,031.00 per dwelling unit**.

STORM DRAINAGE FEE CREDITS

A. Credits against fees for the following components of drainage facilities are provided for past performance (cash payments, land dedications, constructed improvements, etc.) in accordance with the Southport Drainage Master Plan, dated May 11, 2001, Appendix C, Tables C-12 through C-45, as amended by the ENR CCI:

- Sub-basin Specific Drainage Facilities
- Common Drainage Facilities
- Exempt Land Cost

B. Green Building drainage fee adjustment: Project applicants that demonstrate green building techniques in excess of minimum building code requirements may be eligible for adjustment to the City drainage impact fees. The adjustment would be proportionate to the reduction in impact to the drainage system funded through the fee program. An estimate of the reduction in drainage system impact and fee amount is required by the applicant, along with substantiating evidence. The City Manager's concurrence with the applicant's findings is required prior to granting a drainage fee adjustment.



CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE MASTER PLAN UPDATE

STORM DRAIN IMPACT FEE MAP

LEGEND

- STORM DRAIN BOUNDARY
- **MC11** BOUNDARY NAME LABELS

BORCALLI & ASSOCIATES, INC.
SACRAMENTO, CALIFORNIA

FEE SCHEDULE G

PARK IMPACT FEE

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 Maser 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.

Estimated costs and impact fees within the above mentioned plans have been updated to the July 2025 ENR construction cost index.

*****See exhibit on page 50 to determine in which zone your property is located*****

NEIGHBORHOOD FACILITIES			
Residential Dwelling Unit			
Single-family			
Zone 1	EA	$2,225.00	Impact Fee
Zone 2	EA	$890.00	Impact Fee
Multifamily			
Zone 1	EA	$1,824.00	Impact Fee
Zone 2	EA	$731.00	Impact Fee
Tiny Homes On Wheels As Primary Unit			
Zone 1	EA	$1,824.00	Impact Fee
Zone 2	EA	$731.00	Impact Fee
Accessory Dwelling Unit (ADU)			
≤750 sf	Per Dwelling Unit	$0.00	Impact Fee
COMMUNITYWIDE FACILITIES			
Residential Dwelling Unit			
Single-family			
Zone 1	EA	$11,408.00	Impact Fee
Zone 2	EA	$4,564.00	Impact Fee
Multifamily			
Zone 1	EA	$9,355.00	Impact Fee
Zone 2	EA	$3,742.00	Impact Fee
Tiny Homes On Wheels As Primary Unit			
Zone 1	EA	$9,355.00	Impact Fee
Zone 2	EA	$3,742.00	Impact Fee
Accessory Dwelling Unit (ADU)			
≤750 sf	Per Dwelling Unit	$0.00	Impact Fee
Nonresidential			
Commercial			
Zone 1	Per Bldg. Sq. Ft	$1.48	Impact Fee
Zone 2	Per Bldg. Sq. Ft	$0.84	Impact Fee
Office			
Zone 1	Per Bldg. Sq. Ft	$2.09	Impact Fee
Zone 2	Per Bldg. Sq. Ft	$1.17	Impact Fee
Industrial			
Zone 1	Per Bldg. Sq. Ft	$1.03	Impact Fee
Zone 2	Per Bldg. Sq. Ft	$0.58	Impact Fee

FEE SCHEDULE G (CONTINUED)

PARK IMPACT FEE

*Note: At the approval of the City Manager, staff may prepare a specialty fee calculation based on the Interim Traffic and Park Impact Fee Study for an industrial applicant who believes that the employment density of his/her project varies substantially from the general industrial category of 750sf per employee. Information must be provided by the applicant substantiating the employment density of the project. Applicant may be charged for staff time to prepare fee calculation.

A. ADMINISTRATIVE CHARGE

The Park Impact Fee set forth in Section A and B includes a 1% Administrative Charge. The purpose of the Administrative Charge is to cover all costs incurred by the City to establish and administer the collection of this fee in accordance with the regulations set forth in AB 1600.

B. CREDITS

Additionally, the City Manager may provide credits against the Park Impact Fees for a previous structure of similar use on the same lot that was lawfully demolished within five years of the building permit issuance for a new structure.

FEE SCHEDULE H

FIRE FACILITIES DEVELOPMENT FEE

Fire Facility Development Fees are supported by a nexus study attached entitled “Analysis of the Impacts of Development on Fire, Police and Corporation Yard Facilities” by Citygate Associates, dated June 1, 2005. Fees in this study, reflecting the Engineering News Record’s Construction Cost Index of 7422, have been indexed to reflect the July 2025 index of 13892.84

*****See exhibit on page 50 to determine in which zone your property is located*****

Residential > 2500 Sq. Ft.		
Zone 1	Per Dwelling Unit	$1,763.00
Zone 2	Per Dwelling Unit	$705.00
Residential 1100-2500 Sq. Ft		
Zone 1	Per Dwelling Unit	$1,616.00
Zone 2	Per Dwelling Unit	$646.00
Residential < 1100 Sq. Ft.		
Zone 1	Per Dwelling Unit	$1,273.00
Zone 2	Per Dwelling Unit	$509.00
Retail/Service Commercial		
Zone 1	Per 1,000 gross square feet of building area	$979.00
Zone 2	Per 1,000 gross square feet of building area	$548.00
Office/Business Park		
Zone 1	Per 1,000 gross square feet of building area	$1,631.00
Zone 2	Per 1,000 gross square feet of building area	$913.00
Industrial		
Zone 1	Per 1,000 gross square feet of building area	$653.00
Zone 2	Per 1,000 gross square feet of building area	$365.00
Tiny Homes On Wheels As Primary Unit		
Zone 1	Per Square Feet	$1.16
Zone 2	Per Square Feet	$0.46
Accessory Dwelling Unit (ADU)		
≤750 sf	Per Dwelling Unit	$0.00

FEE SCHEDULE I

POLICE FACILITIES DEVELOPMENT FEE

Police Facility Development Fees are supported by a nexus study attached entitled “Analysis of the Impacts of Development on Fire, Police and Corporation Yard Facilities” by Citygate Associates, dated June 1, 2005. Fees in this study, reflecting the Engineering News Record’s Construction Cost Index of 7422, have been indexed to reflect the July 2025 index of 13892.84

*****See exhibit on page 50 to determine in which zone your property is located*****

Residential > 2500 Sq. Ft.		
Zone 1	Per Dwelling Unit	$1,730.00
Zone 2	Per Dwelling Unit	$693.00
Residential 1100-2500 Sq. Ft		
Zone 1	Per Dwelling Unit	$1,586.00
Zone 2	Per Dwelling Unit	$634.00
Residential < 1100 Sq. Ft.		
Zone 1	Per Dwelling Unit	$1,250.00
Zone 2	Per Dwelling Unit	$499.00
Retail/Service Commercial		
Zone 1	Per 1,000 gross square feet of building area	$961.00
Zone 2	Per 1,000 gross square feet of building area	$538.00
Office/Business Park		
Zone 1	Per 1,000 gross square feet of building area	$1,601.00
Zone 2	Per 1,000 gross square feet of building area	$897.00
Industrial		
Zone 1	Per 1,000 gross square feet of building area	$641.00
Zone 2	Per 1,000 gross square feet of building area	$359.00
Tiny Homes On Wheels As Primary Unit		
Zone 1	Per Square Feet	$1.14
Zone 2	Per Square Feet	$0.58
Accessory Dwelling Unit (ADU)		
≤750 sf	Per Dwelling Unit	$0.00

FEE SCHEDULE J

CORPORATION YARD FACILITIES DEVELOPMENT FEE

Corporation Yard Facility Development Fees are supported by a nexus study attached entitled “Analysis of the Impacts of Development on Fire, Police and Corporation Yard Facilities” by Citygate Associates, dated June 1, 2005. Fees in this study, reflecting the Engineering News Record’s Construction Cost Index of 7422, have been indexed to reflect the July 2025 index of 13892.84

*****See exhibit on page 50 to determine in which zone your property is located*****

Residential > 2500 Sq. Ft.		
Zone 1	Per Dwelling Unit	$1,320.00
Zone 2	Per Dwelling Unit	$528.00
Residential 1100-2500 Sq. Ft		
Zone 1	Per Dwelling Unit	$1,210.00
Zone 2	Per Dwelling Unit	$484.00
Residential < 1100 Sq. Ft.		
Zone 1	Per Dwelling Unit	$953.00
Zone 2	Per Dwelling Unit	$382.00
Retail/Service Commercial		
Zone 1	Per 1,000 gross square feet of building area	$733.00
Zone 2	Per 1,000 gross square feet of building area	$412.00
Office/Business Park		
Zone 1	Per 1,000 gross square feet of building area	$1,221.00
Zone 2	Per 1,000 gross square feet of building area	$684.00
Industrial		
Zone 1	Per 1,000 gross square feet of building area	$489.00
Zone 2	Per 1,000 gross square feet of building area	$274.00
Tiny Homes On Wheels As Primary Unit		
Zone 1	Per Square Feet	$0.87
Zone 2	Per Square Feet	$0.44
Accessory Dwelling Unit (ADU)		
≤750 sf	Per Dwelling Unit	$0.00

FEE SCHEDULE K

CITY HALL FACILITIES DEVELOPMENT FEE

City Hall Facility Development Fees are supported by a nexus study attached entitled “Analysis of the Impacts of Development on Fire, Police and Corporation Yard Facilities” by Citygate Associates, dated June 1, 2005. Fees in this study, reflecting the Engineering News Record’s Construction Cost Index of 7422, have been indexed to reflect the July 2025 index of 13892.84

*****See exhibit on page 50 to determine in which zone your property is located*****

Residential > 2500 Sq. Ft.		
Zone 1	Per Dwelling Unit	$965.00
Zone 2	Per Dwelling Unit	$386.00
Residential 1100-2500 Sq. Ft		
Zone 1	Per Dwelling Unit	$885.00
Zone 2	Per Dwelling Unit	$355.00
Residential < 1100 Sq. Ft.		
Zone 1	Per Dwelling Unit	$697.00
Zone 2	Per Dwelling Unit	$280.00
Retail/Service Commercial		
Zone 1	Per 1,000 gross square feet of building area	$536.00
Zone 2	Per 1,000 gross square feet of building area	$300.00
Office/Business Park		
Zone 1	Per 1,000 gross square feet of building area	$893.00
Zone 2	Per 1,000 gross square feet of building area	$499.00
Industrial		
Zone 1	Per 1,000 gross square feet of building area	$357.00
Zone 2	Per 1,000 gross square feet of building area	$200.00
Tiny Homes On Wheels As Primary Unit		
Zone 1	Per Square Feet	$0.63
Zone 2	Per Square Feet	$0.32
Accessory Dwelling Unit (ADU)		
≤750 sf	Per Dwelling Unit	$0.00

FEE SCHEDULE L

CHILDCARE IMPACT FEE

Childcare Impact Fees are supported by a Keyser Marston Associates study entitled “Child Care Demand Analysis” dated August 1994. In a follow-up review dated November 18, 2003, Keyser Marston Associates found the fee program identified in the study still valid. Estimated facility costs and corresponding fees in the study have been indexed from the July 2003 (6695) values to July 2025 (13892.84) values.

*****See exhibit on page 50 to determine in which zone your property is located*****

Residential		
Zone 1		
≤600 sf	Per Dwelling Unit	$104.00
600 – 1000 sf	Per Dwelling Unit	$311.00
1001 – 1400 sf	Per Dwelling Unit	$519.00
>1400 sf	Per Dwelling Unit	$830.00
Zone 2		
≤600 sf	Per Dwelling Unit	$0.00
600 – 1000 sf	Per Dwelling Unit	$0.00
1001 – 1400 sf	Per Dwelling Unit	$0.00
>1400 sf	Per Dwelling Unit	$0.00
Hotel		
Zone 1	Per 1,000 gross square feet of building area	$249.00
Zone 2	Per 1,000 gross square feet of building area	$0.00
Retail		
Zone 1	Per 1,000 gross square feet of building area	$623.00
Zone 2	Per 1,000 gross square feet of building area	$0.00
Office		
Zone 1	Per 1,000 gross square feet of building area	$830.00
Zone 2	Per 1,000 gross square feet of building area	$0.00
Industrial		
Zone 1	Per 1,000 gross square feet of building area	$249.00
Zone 2	Per 1,000 gross square feet of building area	$0.00
Tiny Homes On Wheels As Primary Unit		
Zone 1	Per Square Feet	$0.00
Zone 2	Per Square Feet	$0.00
Accessory Dwelling Unit (ADU)		
≤750 sf	Per Dwelling Unit	$0.00

The fee for multifamily residential is calculated by treating each unit separately. For example, a duplex with two 1,000sf units would pay a total fee of $622.

This fee is levied on construction of new buildings, upgrade from one size category to another, or change of use. Fees will be placed in a Childcare Development Fund which may be used toward the acquisition of property for childcare facilities, construction or expansion of childcare facilities, and facilities for before- and after-school care. Facilities for childcare may also include a preschool component

Alternatives to payment of the fee can be found in Chapter 17-47 of the Municipal Code.

FEE SCHEDULE M

BRIDGE DISTRICT SPECIAL TAXES

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. Fees in this study, reflecting July 2009 Engineering News Record's Construction Cost Index of 8566, have been adjusted to reflect the July 2024 index of 13556.09

A. REGIONAL ONE TIME SPECIAL TAXES (Regional OTSTs)

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.

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.

C. GENERAL NOTES (cont.)

The Developer may request a Supplemental Special Tax Rate in order to reduce the amount of the Bridge OTST. Such request must be submitted to the Finance Department 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.

Bridge OTST		
All uses		
Tier 1	Square Feet	$2.50
Tier 2	Square Feet	$6.24
Tier 3	Square Feet	$14.95
Regional OTST		
Residential		
Tier 1		
Water	Square Feet	$2.94
Sewer	Square Feet	$0.00
Police Facilities	Square Feet	$0.00
Fire Facilities	Square Feet	$1.30
Corporation Yard	Square Feet	$0.00
City Hall Addition	Square Feet	$0.00
Childcare Facilities	Square Feet	$0.00
Tier 2		
Water	Square Feet	$1.18
Sewer	Square Feet	$1.73
Police Facilities	Square Feet	$0.65
Fire Facilities	Square Feet	$0.52
Corporation Yard	Square Feet	$0.66
City Hall Addition	Square Feet	$0.36
Childcare Facilities	Square Feet	$0.00
Tier 3		
Water	Square Feet	$2.94
Sewer	Square Feet	$4.33
Police Facilities	Square Feet	$1.62
Fire Facilities	Square Feet	$1.30
Corporation Yard	Square Feet	$1.64
City Hall Addition	Square Feet	$0.91
Childcare Facilities	Square Feet	$0.65

Regional OTSTs (cont.)

Office		
Tier 1		
Water	Square Feet	$0.50
Sewer	Square Feet	$0.00
Police Facilities	Square Feet	$0.00
Fire Facilities	Square Feet	$2.71
Corporation Yard	Square Feet	$0.00
City Hall Addition	Square Feet	$0.00
Childcare Facilities	Square Feet	$0.00
Tier 2		
Water	Square Feet	$0.28
Sewer	Square Feet	$0.71
Police Facilities	Square Feet	$1.67
Fire Facilities	Square Feet	$1.52
Corporation Yard	Square Feet	$1.68
City Hall Addition	Square Feet	$0.92
Childcare Facilities	Square Feet	$0.00
Tier 3		
Water	Square Feet	$0.50
Sewer	Square Feet	$1.27
Police Facilities	Square Feet	$2.98
Fire Facilities	Square Feet	$2.71
Corporation Yard	Square Feet	$3.00
City Hall Addition	Square Feet	$1.65
Childcare Facilities	Square Feet	$1.01
Retail		
Tier 1		
Water	Square Feet	$0.50
Sewer	Square Feet	$0.00
Police Facilities	Square Feet	$0.00
Fire Facilities	Square Feet	$1.64
Corporation Yard	Square Feet	$0.00
City Hall Addition	Square Feet	$0.00
Childcare Facilities	Square Feet	$0.00
Tier 2		
Water	Square Feet	$0.28
Sewer	Square Feet	$0.71
Police Facilities	Square Feet	$1.00
Fire Facilities	Square Feet	$0.92
Corporation Yard	Square Feet	$1.01
City Hall Addition	Square Feet	$0.57
Childcare Facilities	Square Feet	$0.00
Tier 3		
Water	Square Feet	$0.50
Sewer	Square Feet	$1.27
Police Facilities	Square Feet	$1.78
Fire Facilities	Square Feet	$1.64
Corporation Yard	Square Feet	$1.80
City Hall Addition	Square Feet	$1.01
Childcare Facilities	Square Feet	$1.56

FEE SCHEDULE O

SPECIFIC PLAN/FRAMEWORK PLAN FEES

SOUTHPORT FRAMEWORK PLAN FEES are supported by Resolution 98-109 adopted December 8, 1999. Fees in this Resolution based on 1998 costs reflecting the Engineering News Record's Construction Cost Index of 5921, have been adjusted to reflect the July 2025 index of 13892.84

SOUTHPORT FRAMEWORK PLAN FEE		
CHARGE PER NET DEVELOPABLE ACRE		
Charge Per Net Developable Acre	Per Net Developable Acre	$576.39
ADMINISTRATIVE CHARGE		
Administrative Charge	% Charge Per Net Developable Acre	1%
Credits		
Credits	Per Acre	$895.80

BRIDGE DISTRICT SPECIFIC PLAN FEES (formerly Triangle Specific Plan Fees) are supported by Resolution 93-117 adopted December 7, 1994; and Resolution 10-4 adopted February 3, 2010. Fees in these Resolutions provide for an annual simple interest adjustment of 10%.

BRIDGE DISTRICT (TRIANGLE) SPECIFIC PLAN FEES		
CFD 27	Per Acre	$41,982.00
Administrative Charge	Each	1%

FEE SCHEDULE P

IN-LIEU FLOOD PROTECTION PAYMENT OPTION, BY LAND USE – CITYWIDE

The in-lieu fee shall be adjusted each January 1st commencing January 1, 2008 to reflect inflationary cost. The value shall be increased by the ratio which the Engineering News Record's Construction Cost Index (twenty cities) for the most recent December bears to the December 2007 index.

*****See exhibit on page 52 to determine in which zone your property is located*****

Summary of Flood Protection In-Lieu Fees		
Residential		
Single Family		
<1,100 sq. ft.		
Zone 1	Per Dwelling Unit	$393.00
Zone 2	Per Dwelling Unit	$1,980.00
Zone 3	Per Dwelling Unit	$790.00
1,101–2,500 sq. ft.		
Zone 1	Per Dwelling Unit	$643.00
Zone 2	Per Dwelling Unit	$3,241.00
Zone 3	Per Dwelling Unit	$1,296.00
>2,500 sq. ft.		
Zone 1	Per Dwelling Unit	$893.00
Zone 2	Per Dwelling Unit	$4,500.00
Zone 3	Per Dwelling Unit	$1,800.00
Multi-Family		
<900 sq. ft.		
Zone 1	Per Dwelling Unit	$136.00
Zone 2	Per Dwelling Unit	$1,596.00
Zone 3	Per Dwelling Unit	$637.00
>900 sq. ft.		
Zone 1	Per Dwelling Unit	$203.00
Zone 2	Per Dwelling Unit	$2,394.00
Zone 3	Per Dwelling Unit	$957.00
Tiny Homes On Wheels As Primary Unit		
Zone 1	Per Square Feet	$0.36
Zone 2	Per Square Feet	$1.80
Zone 3	Per Square Feet	$0.72
Accessory Dwelling Unit (ADU)		
≤750 sf	Per Dwelling Unit	$0.00
Commercial		
Retail		
Zone 1	Per 1,000 Building Square Feet	$819.00
Zone 2	Per 1,000 Building Square Feet	$4,118.00
Zone 3	Per 1,000 Building Square Feet	$2,306.00
Office		
Zone 1	Per 1,000 Building Square Feet	$530.00
Zone 2	Per 1,000 Building Square Feet	$3,845.00
Zone 3	Per 1,000 Building Square Feet	$2,152.00
Industrial		
Zone 1	Per 1,000 Building Square Feet	$196.00
Zone 2	Per 1,000 Building Square Feet	$1,846.00
Zone 3	Per 1,000 Building Square Feet	$1,035.00

FEE SCHEDULE Q

IMPROVEMENT VALUATION DATA

The following Improvement Valuation was approved by Resolution No. 02-95 effective 2/10/03, with inflationary adjustments effective 1/3/05 and each subsequent year. The determination of value or valuation to be used in computing permit fees under any of the provisions of this fee schedule shall be made by the Director of Community Development. The value to be used shall be the total value of all construction work for which a permit is issued or for which plans are being checked. Valuation shall be taken at the contract price or shall be determined by the use estimates prepared and published from time to time by the Director of Community Development, whichever is higher. Unit prices will be updated annually based on the Engineering News Record Construction Cost Index.

MINIMUM UNIT PRICE AMOUNTS FOR PERMIT VALUATION		
Pavement		
Class II ASB	SF-IN	$0.36
Class II AB	SF-IN	$0.40
asphalt concrete	SF-IN	$0.67
Concrete		
4" on 4" AB	SF	$14.72
6" on 4" AB	SF	$19.46
8" on 4" AB	SF	$24.40
vertical curb and gutter	LF	$59.11
median and barrier curb	LF	$32.18
Water System		
Water Pipe		
3/4"-2" PE AWWA C901	LF	$61.00
4" PVC C900 Class 150	LF	$107.27
6" PVC C900 Class 150	LF	$113.58
8" PVC C900 Class 150	LF	$119.89
10" PVC C900 Class 150	LF	$132.51
12" PVC C900 Class 150	LF	$145.13
16" PVC C905 DR 25 (PR 165)	LF	$174.58
20" PVC C905 DR 25 (PR 165)	LF	$199.82
24" PVC C905 DR 25 (PR 165)	LF	$227.17
6" PVC C900 Class 200	LF	$138.82
8" PVC C900 Class 200	LF	$147.24
10" PVC C900 Class 200	LF	$157.75
12" PVC C900 Class 200	LF	$172.48
16" PVC C905 DR 21 (PR 200)	LF	$193.51
20" PVC C905 DR 21 (PR 200)	LF	$210.34
24" PVC C905 DR 21 (PR 200)	LF	$225.06
Valves		
4" gate	EA	$1,358.78
6" gate	EA	$1,893.04
8" gate	EA	$2,357.89
10" gate	EA	$2,923.70
12" tapping gate	EA	$4,623.23
12" butterfly	EA	$3,371.72
16" butterfly	EA	$6,920.13
20" butterfly	EA	$9,591.42
24" butterfly	EA	$12,473.06

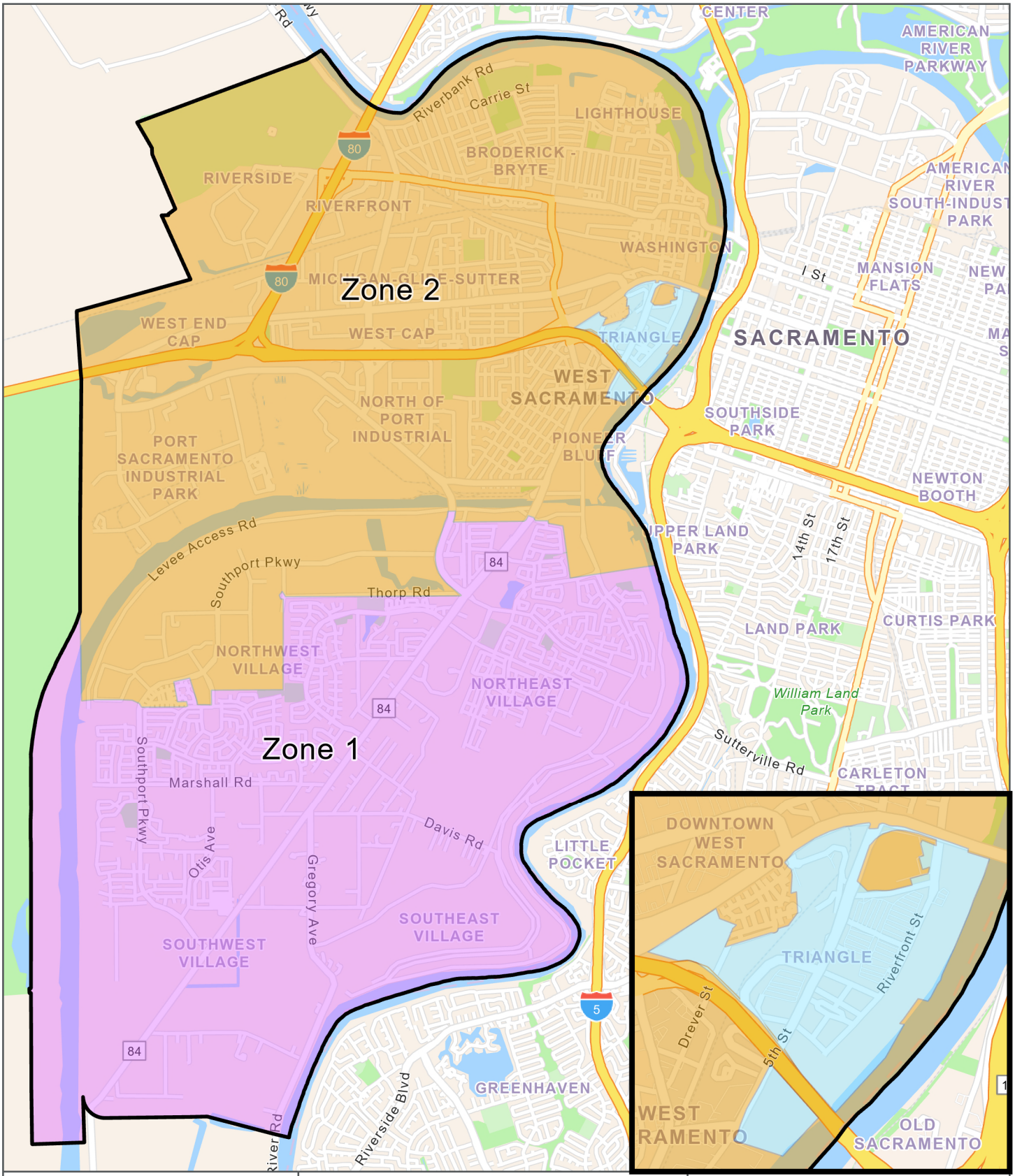
FEE SCHEDULE Q (CONTINUED)

IMPROVEMENT VALUATION DATA

Meter Assembly		
3/4"	EA	$1,472.37
1"	EA	$1,630.12
1-1/2"	EA	$2,597.68
2"	EA	$3,323.34
4"	EA	$20,823.48
6"	EA	$36,598.85
8"	EA	$53,005.23
RP Backflow Assembly		
3/4" Fire and Domestic	EA	$1,156.86
1"	EA	$1,472.37
1-1/2"	EA	$1,893.04
2"	EA	$2,629.23
4"	EA	$9,780.73
6"	EA	$14,723.68
8"	EA	$25,240.59
10"	EA	$35,336.82
Appurtenances		
2" standard blow-off (assembly)	EA	$4,027.98
fire hydrant	EA	$6,331.18
air release valve	EA	$2,429.41
Storm Drain Systems		
RCP Storm Drain		
12"	LF	$65.20
15"	LF	$77.83
18"	LF	$88.34
21"	LF	$111.48
24"	LF	$136.72
30"	LF	$166.17
36"	LF	$210.34
42"	LF	$248.20
48"	LF	$273.44
54"	LF	$336.54
60"	LF	$361.78
66"	LF	$399.64
72"	LF	$525.85
PVC Storm Drain		
6" SDR-35	LF	$103.07
8" SDR-35	LF	$122.00
10" SDR-35	LF	$153.55
12" SDR-35	LF	$178.79
15" SDR-35	LF	$197.72
18" SDR-35	LF	$210.34
21" SDR-35	LF	$218.75
24" SDR-35	LF	$229.27
27" SDR-35	LF	$239.79

IMPROVEMENT VALUATION DATA

HDPE Storm Drain		
10"	LF	$50.48
12"	LF	$54.69
15"	LF	$65.20
18"	LF	$71.51
21"	LF	$79.93
24"	LF	$88.34
30"	LF	$105.17
36"	LF	$122.00
SD Structures		
SD manhole	EA	$7,077.88
SD junction box	EA	$10,237.16
catch basin	EA	$3,497.92
Sanitary Sewer System		
Sewer Pipe		
4" SDR-26	LF	$92.55
6" SDR-35	LF	$103.07
8" SDR-35	LF	$122.00
10" SDR-35	LF	$153.55
12" SDR-35	LF	$178.79
Appurtenances		
Manhole	EA	$7,077.88
Street clean-out	EA	$2,103.38
Miscellaneous		
Monument (ST-11)	EA	$525.85
Street electrolier	EA	$5,700.17



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LEGEND

- City Limits

Impact Fee Zones

- Zone 1: Remaining Southern Area of City
- Zone 2: Urban Infill Fee Reduction Area
- Bridge District

CITY OF WEST SACRAMENTO

1110 W. CAPITOL AVE.
WEST SACRAMENTO, CA

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Fee Schedule R
Page - 50 -

Child Care, City Hall, Corp Yard, Fire, Park, Police, Sewer, Water

IMPACT FEE ZONES MAP

CAPITAL PROJECTS DEPARTMENT
GIS & MAPPING SECTION

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.
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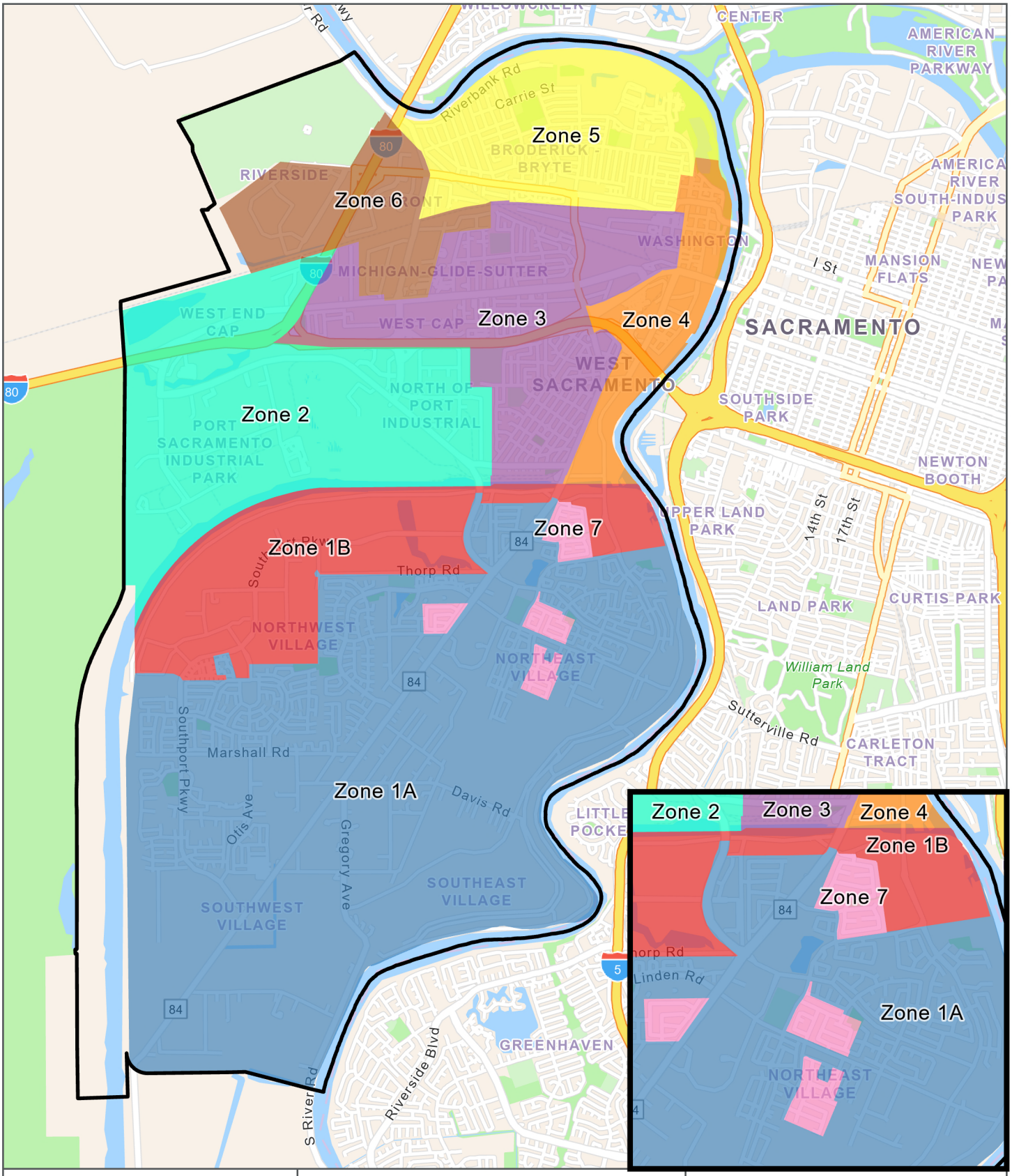

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LEGEND

- City Limits

Traffic Impact Fee Zone

- Zone 1A
- Zone 1B
- Zone 2
- Zone 3
- Zone 4
- Zone 5
- Zone 6
- Zone 7

TRAFFIC IMPACT FEE ZONES MAP

CAPITAL PROJECTS DEPARTMENT
GIS & MAPPING SECTION

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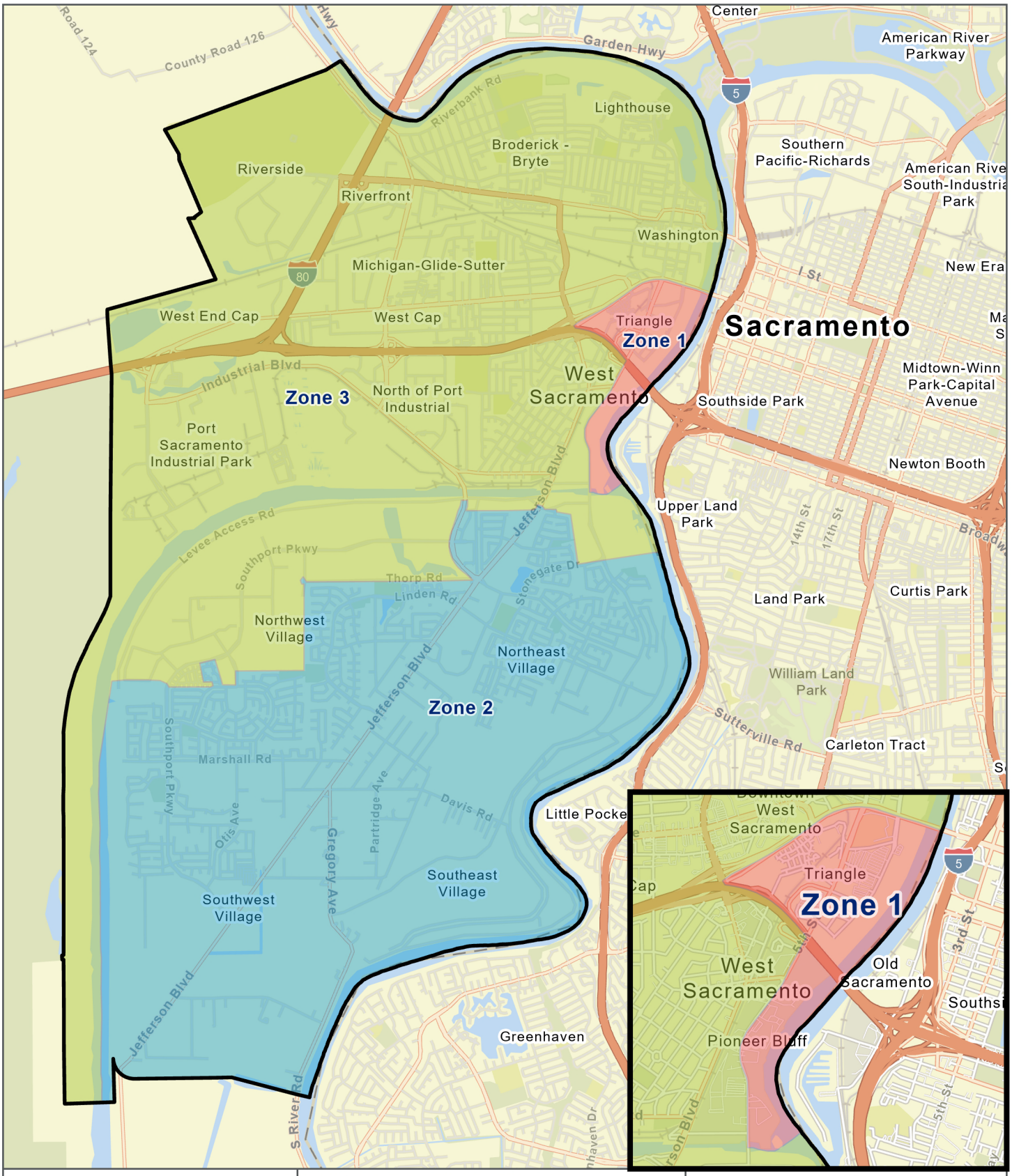

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LEGEND

- City Limits

Flood Zones

- Zone 1
- Zone 2
- Zone 3

FLOOD IMPACT FEE ZONES

CAPITAL PROJECTS DEPARTMENT
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