



City of Folsom
Community Development Department
 50 Natoma Street
 Folsom, California 95630
 (916) 461-6231



FOLSOM PLAN AREA DEVELOPMENT IMPACT AND PERMIT FEES
Effective through June 30th 2021

Zoning Code

Residential

- SFLD: Single-Family Low-Density
- SFHD: Single-Family High-Density
- MLD: Multi-Family Low Density
- MMD: Multi-Family Medium Density
- MHD: Multi-Family High Density
- MU-R: Mixed Use District

Non-Residential

- MUD: Mixed Use District
- OP: Office Park
- GC: General Commercial
- CC: Community Commercial
- RC: Regional Commercial

Building Plan Check & Inspection Fees

Building Permit and Civil Improvement Fees are based on project valuation.
 Commercial Planning Plan Check: 10% of Plan Check Fee.
 General Plan Update Fee: 3% of Plan Check & Inspection Fees.
 Strong Motion Instrumentation Fee is based on project valuation.

Business License Fee

Per Permit	\$25.00	Per Permit
State Facilities Access	\$4.00	Per Permit

School Impact Administration Fee

Per Permit	\$45.00	Per Permit
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Fire Department Knox Box

Commercial / Retail	\$25.00	Per Permit
Office / Industrial	\$25.00	Per Permit

Housing Trust Fund Fee

Commercial/Industrial	\$1.73	Per Square Foot
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Inclusionary Housing Building Permit Fee

Paid per dwelling and equal to 1% of the subdivision's lowest cost production. To be revaluated annually.

General Park Equipment

Single Family	\$94.00	Per Unit
Multi-Family	\$94.00	Per Unit
Manufactured Home	\$44.00	Per Unit
Commercial Lodging	\$00.00	Per Unit
Commercial/ Retail Industrial	\$0.018	Per Square Foot

Folsom Plan Area Specific Plan Fees

	Residential (per Unit)						Commercial (per Square Foot)				
	SFLD	SFHD	MLD	MMD	MHD	MU-R	MUD	OP	GC	CC	RC
General Capital	\$1,273	\$1,273	\$1,047	\$1,047	\$1,047	\$1,047	\$0.79	\$0.57	\$0.66	\$0.74	\$0.60
Library	\$322	\$322	\$213	\$213	\$213	\$213	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Municipal Center	\$585	\$585	\$389	\$389	\$389	\$389	\$0.10	\$0.10	\$0.10	\$0.10	\$0.10
Police	\$387	\$387	\$437	\$437	\$437	\$437	\$0.81	\$0.54	\$0.66	\$0.73	\$0.59
Fire	\$1,089	\$1,089	\$1,054	\$1,054	\$1,054	\$1,054	\$0.79	\$0.53	\$0.64	\$0.72	\$0.57
Parks	\$8,275	\$8,275	\$5,498	\$5,498	\$5,498	\$5,498	\$0.46	\$0.46	\$0.46	\$0.46	\$0.46
Trails	\$1,637	\$1,637	\$1,087	\$1,087	\$1,087	\$1,087	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$13,568	\$13,568	\$9,725	\$9,725	\$9,725	\$9,725	\$2.95	\$2.20	\$2.52	\$2.75	\$2.32

Folsom Plan Area Stand Alone Fees

	Residential (per Unit)						Commercial (per Square Foot)				
	SFLD	SFHD	MLD	MMD	MHD	MU-R	MUD	OP	GC	CC	RC
Solid Waste	\$515	\$515	\$342	\$342	\$342	\$342	\$0.39	\$0.39	\$0.39	\$0.39	\$0.39
Corp Yard	\$1,369	\$830	\$499	\$239	\$180	\$224	\$0.51	\$0.35	\$0.41	\$0.46	\$0.37
Transit	\$1,444	\$1,313	\$1,182	\$1,051	\$984	\$920	\$1.76	\$1.48	\$2.09	\$2.09	\$1.53
HW50 Improvement	\$1,398	\$1,272	\$1,145	\$1,018	\$954	\$890	\$1.71	\$1.43	\$2.03	\$2.03	\$1.48
HW50 Interchange	\$2,845	\$2,586	\$2,326	\$2,067	\$1,940	\$1,811	\$3.49	\$2.93	\$4.11	\$4.11	\$3.01
Sac County Transpo Dev	\$5,880	\$5,344	\$4,810	\$4,275	\$4,009	\$3,741	\$7.20	\$6.05	\$8.50	\$8.50	\$6.21
Total	\$13,451	\$11,860	\$10,304	\$8,992	\$8,409	\$7,928	\$15.06	\$12.63	\$17.53	\$17.58	\$12.99

Specific Plan Infrastructure Fees

The SPIF is a limited time fee, which terminates once fulfilled. All fees determined by EPS prior to Final Map Recordation.

	Residential (per Unit)					
	SFLD	SFHD	MLD	MMD	MHD	MU-R
On & Off-Site Roadways	\$14,377	\$13,070	\$11,763	\$10,456	\$9,802	\$9,149
Dry utilities	\$3,219	\$3,219	\$2,415	\$2,415	\$2,415	\$2,415
On-Site Water	\$10,002	\$6,273	\$3,899	\$3,221	\$3,052	\$2,712
Off-Site Water	\$4,982	\$3,124	\$1,942	\$1,604	\$1,520	\$1,351
Recycled Water	\$3,009	\$1,887	\$1,173	\$969	\$918	\$816
Drainage	\$6,893	\$6,614	\$6,037	\$3,373	\$2,902	\$4,052
Sewer	\$1,153	\$1,153	\$865	\$865	\$865	\$865
Habitat Mitigation	\$1,207	\$724	\$440	\$211	\$159	\$197
Administration (3%)	\$1,345	\$1,082	\$856	\$693	\$649	\$647
Total	\$46,188	\$37,146	\$29,390	\$23,807	\$22,281	\$22,204

	Commercial (per Square Foot)				
	MUD	OP	GC	CC	RC
On & Off-Site Roadways	\$17.60	\$14.80	\$20.80	\$20.80	\$15.19
Dry utilities	\$2.24	\$1.51	\$1.81	\$2.05	\$1.63
On-Site Water	\$3.16	\$2.55	\$2.40	\$2.72	\$2.04
Off-Site Water	\$1.57	\$1.27	\$1.20	\$1.35	\$1.02
Recycled Water	\$0.95	\$0.77	\$0.72	\$0.82	\$0.61
Drainage	\$9.23	\$6.21	\$7.48	\$8.47	\$6.71
Sewer	\$0.12	\$0.23	\$0.12	\$0.12	\$0.12
Habitat Mitigation	\$0.45	\$0.30	\$0.36	\$0.41	\$0.33
Administration (3%)	\$1.06	\$0.83	\$1.05	\$1.10	\$0.83
Total	\$36.38	\$28.46	\$35.95	\$37.84	\$28.48

Parkland Equalization Fee

All fees determined by EPS prior to Final Map Recordation.

	Cost per Unit
Single-Family	\$6,129
Single-Family High Density	\$6,129
Multifamily Low Density	\$4,072
Multifamily Medium Density	\$4,072
Multifamily High Density	\$4,072
Mixed Use	\$4,072

Public Facilities Land Equalization Fee

All fees determined by EPS prior to Final Map Recordation.

<u>Residential</u>	Cost per Unit
Single-Family	\$640
Single-Family High Density	\$640
Multifamily Low Density	\$425
Multifamily Medium Density	\$425
Multifamily High Density	\$425
Mixed Use	\$425

<u>Commercial</u>	Cost per Acre
Mixed Use Commercial	\$2,413
Industrial/Office Park	\$4,785
General Commercial	\$2,647
Community Commercial	\$1,914
Regional Commercial	\$2,043

CFD 2013-1 Payoff

TBD

Specific Plan Infrastructure Fees Set-Aside CFD-18

	<u>No. of Units</u>	<u>SPIF Set-Aside per Unit</u>
Single-Family (SFLD)	1,535	\$3,388
Single-Family High Density (SFHD)	4,453	\$2,125
Multifamily Low Density (MLD)	2,509	\$1,321
Multifamily Medium Density (MMD)	896	\$1,091
Multifamily High Density (MHD)	1,601	\$1,034
Mixed Use (MU) - Residential	343	\$919

Specific Plan Infrastructure Fee Set-Aside (Offsite Roadway)

Single-Family (SFLD)	\$225.00	Per Unit
Single-Family High Density (SFHD)	\$205.00	Per Unit
Multifamily Low Density (MLD)	\$184.00	Per Unit
Multifamily Medium Density (MMD)	\$164.00	Per Unit
Multifamily High Density (MHD)	\$153.00	Per Unit
Mixed Use (MU) - Residential	\$143.00	Per Unit
Mixed Use Commercial	\$0.28	Per Square Foot
Office Park (OP)	\$0.24	Per Square Foot
General Commercial (GC)	\$0.33	Per Square Foot
Community Commercial (CC)	\$0.29	Per Square Foot
Regional Commercial (RC)	\$0.24	Per Square Foot

Transportation Management Fee

Single Family	\$35.00	Per Unit
Multi-Family	\$25.00	Per Unit
Commercial / Industrial	\$0.15	Per Square Foot

Inclusionary Housing Fees

Per Unit

Mangini Ranch Ph. 1 Village 1	\$4,590.00	Mangini Ranch Ph. 2 Village 4	\$5,000.00
Mangini Ranch Ph. 1 Village 2	\$4,800.00	Mangini Ranch Ph. 2 Village 7	\$5,159.00
Mangini Ranch Ph. 1 Village 3	\$5,820.00	Mangini Ranch Ph. 2 Village 8	\$5,000.00
Mangini Ranch Ph. 1 Village 4 (Brookstone)	\$5,820.00	Mangini Ranch Ph. 2 Village 10	\$5,140.00
Mangini Ranch Ph. 1 Village 4 (Waterstone)	\$6,380.00	Russell Ranch Ph. 1 Village 1	\$7,599.90
Mangini Ranch Ph. 1 Village 5 (Brookstone)	\$5,820.00	Russell Ranch Ph. 1 Village 4	\$4,999.50
Mangini Ranch Ph. 1 Village 6	\$5,119.90	Russell Ranch Ph. 1 Village 7	\$8,379.90
Mangini Ranch Ph. 1 Village 7	\$5,379.90	Russell Ranch Ph. 1 Village 8	\$5,690.00
Mangini Ranch Ph. 1 Village 8	\$6,300.00	Enclave	\$4,999.00
Mangini Ranch Ph. 1 Village 9	\$6,010.00	White Rock Springs Ranch Carr	\$5,140.00
		White Rock Springs Ranch V 8&9	\$7,300.00

Solid Waste Dumpster Fee

Commercial / Multi-Family

2 Yard Dumpster	\$4,064.00	15 Yard Roll-off	\$13,304.00
3 Yard Dumpster	\$4,092.00	20 Yard Roll-off	\$13,661.00
4 Yard Dumpster	\$4,149.00	30 Yard Roll-off	\$14,211.00
6 Yard Dumpster	\$4,319.00	40 Yard Roll-off	\$14,519.00

Alternative Solid Waste Option: Admin Fees

Based on the plan selected on the Solid Waste Management Application

Single Family	\$21 first 3,000 Square Foot + \$7/ each additional 1,000 Square Foot
Multi-Family	\$50 first 10,000 Square Foot + \$25/ each additional 5,000 Square Foot
Commercial	\$250 first 50,000 Square Foot + \$50/ each additional 10,000 Square Foot

Folsom Cordova Unified School District

All School District Fees Paid directly to Folsom Cordova School District

Contact District at (916) 355-1111 Ext. 184

County Regional Sanitation Sewer Impact Fees

All Commercial Development within the Sacramento Regional County Sanitation District shall pay impact fees directly to the District. Receipt is required prior to building permit issuance.

Contact permitservices@sacsewer.com (916) 876-6100

Residential fees are paid directly to the City of Folsom.

	<u>County Portion</u>
Dwelling / Single Family New Development Area (per unit)	\$6,479.00
Dwelling / Multi-Family New Development Area (per unit)	\$4,859.00

Water Meter Fees

WATER METER FEES (Displacement Meters)

<u>Size</u>	<u>Cost</u>	<u>Fixed Network</u>	<u>Installation*</u>	<u>Total</u>
1"	\$99	\$111	\$91	\$301
1 1/2"	\$241	\$111	\$91	\$443
2"	\$313	\$111	\$91	\$515

WATER METER FEES (Turbo)

<u>Size</u>	<u>Cost</u>	<u>Fixed Network</u>	<u>Installation*</u>	<u>Total</u>
1 1/2"	\$929	\$111	\$91	\$1,131
2"	\$1,095	\$111	\$91	\$1,296
3"	\$1,354	\$111	\$112	\$1,577
4"	\$2,598	\$111	\$112	\$2,820
6"	\$4,644	\$111	\$112	\$4,866
8"	\$7,852	\$111	\$112	\$8,075
10"	\$10,225	\$111	\$112	\$10,448

WATER METER FEES (Compound)

<u>Size</u>	<u>Cost</u>	<u>Fixed Network</u>	<u>Installation*</u>	<u>Total</u>
1 1/2"	\$1,267	\$111	\$91	\$1,469
2"	\$1,456	\$111	\$91	\$1,658
3"	\$1,833	\$111	\$112	\$2,056
4"	\$3,154	\$111	\$112	\$3,377
6"	\$5,418	\$111	\$112	\$5,641
8"	\$8,814	\$111	\$112	\$9,037
10"	\$11,361	\$111	\$112	\$11,584

*Meters larger than 2" are installed by the contractor, all firefly units and meters 2" or smaller are installed by the Utilities Department.

Sacramento County Transportation Mitigation

Single Family Residential	\$1,329	Per Unit
Single Family Residential Senior	\$1,064	Per Unit
Multi-Family Residential	\$930	Per Unit
Multi-Family Residential Senior	\$796	Per Unit
Office Use	\$1,596	Per 1,000 Square Feet
Retail Use	\$1,995	Per 1,000 Square Feet
Industrial Use	\$1,064	Per 1,000 Square Feet
Hotel / Motel	\$770	Per Sleeping Room
Extended Stay Hotel/Motel	\$684	Per Sleeping Room
Golf Course	\$1,106	Per Acre
Movie Theater	\$2,539	Per Screen
Religious Center	\$1,237	Per 1,000 Square Feet
Hospital	\$2,229	Per 1,000 Square Feet
Service Station	\$1,729	Per Fueling Pump
Supermarket	\$1,995	Per 1,000 Square Feet
Warehouse / Self-Storage	\$333	Per 1,000 Square Feet
Assisted Living Facility	\$383	Per Bed
Congregate Care	\$281	Per Bed
Child Day Care	\$612	Per Student
Private School (K-12)	\$346	Per Student
Auto Repair/Body Shop	\$1,995	Per 1,000 Square Feet
Gym/Fitness Center	\$1,995	Per 1,000 Square Feet
Drive-through Car Wash	\$1,956	Per 1,000 Square Feet
All Other	Average weekday trip generation rate X \$140	

Specific Plan Infrastructure Fee Water Treatment Plant Set-Aside

<u>Residential</u>	<u>Cost per Unit</u>	<u>Commercial</u>	<u>Cost per Square foot</u>
Single-Family	\$1,306	Mixed Use Commercial	\$0.41
Single-Family High Density	\$819	Industrial/Office Park	\$0.33
Multifamily Low Density	\$509	General Commercial	\$0.31
Multifamily Medium Density	\$421	Community Commercial	\$0.36
Multifamily High Density	\$399	Regional Commercial	\$0.27
Mixed Use	\$354		

Villages that have satisfied the SPIF WTP Set-Aside obligation:

- Mangini Ranch Phase 1 Villages 1,2,4,5,6,7,8,9
- Mangini Ranch Phase 2 Villages 4,7,8
- Russell Ranch Phase 1 Entirely
- White Rock Springs Ranch Entirely
- Enclave at Folsom Ranch