

City of Folsom
Community Development Department
50 Natoma Street
Folsom, California 95630
(916) 461-6200

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

FOLSOM PLAN AREA DEVELOPMENT IMPACT AND PERMIT FEES

Effective through December 31st, 2022

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	\$1.76	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. See the last sheet for current rates

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	\$1,387	\$1,387	\$1,141	\$1,141	\$1,141	\$1,141	\$0.87	\$0.62	\$0.72	\$0.80	\$0.65
Library	\$350	\$350	\$232	\$232	\$232	\$232	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Municipal Center	\$637	\$637	\$424	\$424	\$424	\$424	\$0.12	\$0.12	\$0.12	\$0.12	\$0.12
Police	\$422	\$422	\$476	\$476	\$476	\$476	\$0.89	\$0.59	\$0.72	\$0.79	\$0.64
Fire	\$1,186	\$1,186	\$1,148	\$1,148	\$1,148	\$1,148	\$0.87	\$0.58	\$0.70	\$0.78	\$0.62
Parks	\$9,017	\$9,017	\$5,992	\$5,992	\$5,992	\$5,992	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50
Trails	\$1,784	\$1,784	\$1,184	\$1,184	\$1,184	\$1,184	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$14,783	\$14,783	\$10,597	\$10,597	\$10,597	\$10,597	\$3.25	\$2.41	\$2.76	\$2.99	\$2.53

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	\$561	\$561	\$373	\$373	\$373	\$373	\$0.42	\$0.42	\$0.42	\$0.42	\$0.42
Corp Yard	\$1,491	\$904	\$544	\$261	\$196	\$244	\$0.56	\$0.38	\$0.44	\$0.50	\$0.40
Transit	\$1,574	\$1,431	\$1,288	\$1,145	\$1,072	\$1,003	\$1.92	\$1.61	\$2.28	\$2.28	\$1.67
HW50 Improvement	\$1,523	\$1,386	\$1,247	\$1,109	\$1,040	\$970	\$1.87	\$1.56	\$2.22	\$2.22	\$2.22
HW50 Interchange	\$3,100	\$2,818	\$2,535	\$2,252	\$2,114	\$1,974	\$3.80	\$3.20	\$4.47	\$4.47	\$3.28
Sac County Transpo Dev	\$5,619	\$5,107	\$4,597	\$4,832	\$3,832	\$3,575	\$6.88	\$5.78	\$8.12	\$8.12	\$5.93
Total	\$13,868	\$12,207	\$10,584	\$9,972	\$8,627	\$8,139	\$15.45	\$12.95	\$17.95	\$18.01	\$13.92

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	\$15,668	\$14,243	\$12,819	\$11,394	\$10,682	\$9,971
Dry utilities	\$3,508	\$3,508	\$2,632	\$2,632	\$2,632	\$2,632
On-Site Water	\$10,899	\$6,836	\$4,249	\$3,510	\$3,326	\$2,955
Off-Site Water	\$5,429	\$3,405	\$2,116	\$1,748	\$1,656	\$1,472
Recycled Water	\$3,279	\$2,056	\$1,278	\$1,056	\$1,001	\$890
Drainage	\$7,512	\$7,208	\$6,579	\$3,676	\$3,162	\$4,416
Sewer	\$1,257	\$1,257	\$943	\$943	\$943	\$943
Habitat Mitigation	\$1,315	\$789	\$479	\$230	\$173	\$214
Administration (3%)	\$1,466	\$1,179	\$933	\$756	\$707	\$705
Total	\$50,333	\$40,481	\$32,028	\$25,945	\$24,282	\$24,198

	Commercial (per Square Foot)				
	MUD	OP	GC	CC	RC
On & Off-Site Roadways	\$19.18	\$16.13	\$22.67	\$22.67	\$16.55
Dry utilities	\$2.44	\$1.65	\$1.97	\$2.24	\$1.77
On-Site Water	\$3.44	\$2.78	\$2.78	\$2.97	\$2.23
Off-Site Water	\$1.71	\$1.38	\$1.31	\$1.47	\$1.11
Recycled Water	\$1.03	\$0.84	\$0.78	\$0.90	\$0.66
Drainage	\$10.06	\$6.77	\$8.15	\$9.24	\$7.31
Sewer	\$0.13	\$0.25	\$0.13	\$0.13	\$0.13
Habitat Mitigation	\$0.49	\$0.49	\$0.39	\$0.44	\$0.36
Administration (3%)	\$1.15	\$1.15	\$1.14	\$1.20	\$0.90
Total	\$39.63	\$31.03	\$39.16	\$41.26	\$31.02

Parkland Equalization Fee

All fees determined by EPS prior to Final Map Recordation.

	Cost per Unit
Single-Family	\$6,015
Single-Family High Density	\$6,015
Multifamily Low Density	\$3,996
Multifamily Medium Density	\$3,996
Multifamily High Density	\$3,996
Mixed Use	\$3,996

Public Facilities Land Equalization Fee

All fees determined by EPS prior to Final Map Recordation.

All Other

<u>Residential</u>	Cost per Unit
Single-Family	\$948
Single-Family High Density	\$948
Multifamily Low Density	\$618
Multifamily Medium Density	\$618
Multifamily High Density	\$618
Mixed Use	\$618

<u>Commercial</u>	Cost per Acre
Mixed Use Commercial	\$3,502
Industrial/Office Park	\$6,963
General Commercial	\$3,832
Community Commercial	\$2,802
Regional Commercial	\$2,966

Folsom Heights

<u>Residential</u>	Cost per Unit
Single-Family	\$630
Single-Family High Density	\$630
Multifamily Low Density	\$419
Multifamily Medium Density	\$419
Multifamily High Density	\$419
Mixed Use	\$419

Mixed Use Commercial	\$2,375
Industrial/Office Park	\$4,708
General Commercial	\$2,605
Community Commercial	\$1,883
Regional Commercial	\$2,011

CFD 2013-1 Payoff

TBD

Specific Plan Infrastructure Fees Set-Aside CFD-18

	No. of Units	SPIF Set-Aside per Unit
Single-Family (SFLD)	1,535	\$3,498
Single-Family High Density (SFHD)	4,453	\$2,194
Multifamily Low Density (MLD)	2,509	\$1,364
Multifamily Medium Density (MMD)	896	\$1,126
Multifamily High Density (MHD)	1,601	\$1,068
Mixed Use (MU) - Residential	343	\$949

Specific Plan Infrastructure Fee Set-Aside (Offsite Roadway)

Single-Family (SFLD)	\$245.00	Per Unit
Single-Family High Density (SFHD)	\$224.00	Per Unit
Multifamily Low Density (MLD)	\$201.00	Per Unit
Multifamily Medium Density (MMD)	\$178.00	Per Unit
Multifamily High Density (MHD)	\$167.00	Per Unit
Mixed Use (MU) - Residential	\$156.00	Per Unit
Mixed Use Commercial	\$0.31	Per Square Foot
Office Park (OP)	\$0.26	Per Square Foot
General Commercial (GC)	\$0.36	Per Square Foot
Community Commercial (CC)	\$0.32	Per Square Foot
Regional Commercial (RC)	\$0.26	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

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
Dwelling / Senior New Development Area (per unit)	\$3,887.00

Water Meter Fees

WATER METER FEES (Displacement Meters)

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

WATER METER FEES (Turbo)

Size	Cost	Fixed Network	Installation*	Total
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)

Size	Cost	Fixed Network	Installation*	Total
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

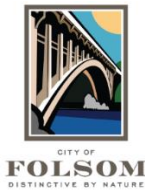
Single Family Residential	\$1,429	Per Unit
Single Family Residential Senior	\$1,144	Per Unit
Multi-Family Residential	\$1,000	Per Unit
Multi-Family Residential Senior	\$856	Per Unit
Office Use	\$1,717	Per 1,000 Square Feet
Retail Use	\$2,146	Per 1,000 Square Feet
Industrial Use	\$1,144	Per 1,000 Square Feet
Hotel / Motel	\$828	Per Sleeping Room
Extended Stay Hotel/Motel	\$736	Per Sleeping Room
Golf Course	\$1,190	Per Acre
Movie Theater	\$2,720	Per Screen
Religious Center	\$1,330	Per 1,000 Square Feet
Hospital	\$2,397	Per 1,000 Square Feet
Service Station	\$1,860	Per Fueling Pump
Supermarket	\$2,146	Per 1,000 Square Feet
Warehouse / Self-Storage	\$358	Per 1,000 Square Feet
Assisted Living Facility	\$412	Per Bed
Congregate Care	\$302	Per Bed
Child Day Care	\$658	Per Student
Private School (K-12)	\$372	Per Student
Auto Repair/Body Shop	\$2,146	Per 1,000 Square Feet
Gym/Fitness Center	\$2,146	Per 1,000 Square Feet
Drive-through Car Wash	\$2,146	Per 1,000 Square Feet
All Other	Average weekday trip generation rate X \$151	

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	\$1,423	Mixed Use Commercial	\$0.44
Single-Family High Density	\$893	Industrial/Office Park	\$0.36
Multifamily Low Density	\$555	General Commercial	\$0.34
Multifamily Medium Density	\$459	Community Commercial	\$0.39
Multifamily High Density	\$435	Regional Commercial	\$0.30
Mixed Use	\$386		

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

Folsom Heights
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



Inclusionary Housing Fees 2022

MANGINI RANCH					
AREA	PHASE	VILLAGE	NAME	ZONING	FEE
MANGINI RANCH	2	1	LONESTAR	SFHD	\$7155.00
MANGINI RANCH	2	2	EASTWOOD	SFHD	\$6360.00
MANGINI RANCH	2	8	SOLEIL	MLD	\$6,539.90
MANGINI RANCH	2	10	ROCKCRESS	MLD	\$6,329.90
RUSSELL RANCH					
AREA	PHASE	VILLAGE	NAME	ZONING	FEE
RUSSELL RANCH	1	3	SILVER CREST	SFHD	\$9,228.00
TOLL BROTHERS					
AREA	PHASE	VILLAGE	NAME	ZONING	FEE
TOLL BROTHERS	1	A-F	SEQUOIA	MLD	\$5,849.95
TOLL BROTHERS	1	A-F	REDWOOD	SFHD	\$6,399.95
TOLL BROTHERS	1	A-F	MENDOCINO	SFHD	\$6,749.95
TOLL BROTHERS	1	A-F	TAHOE	SFHD	\$7,699.95
TOLL BROTHERS	1	A-F	SHASTA	SFHD	\$7,149.95
WHITE ROCK SPRINGS RANCH					
AREA	PHASE	VILLAGE	NAME	ZONING	FEE
WHITE ROCK SPRINGS RANCH	1	8 & 9	SYCAMORE CREEK	SF	\$11,429.90
WHITE ROCK SPRINGS RANCH	1	8 & 9	STONEHAVEN	SF	\$8,400.00
WHITE ROCK SPRINGS RANCH	2	1	LADERA/MESA	SFHD	\$6,739.50
WHITE ROCK SPRINGS RANCH	2	2	STONE BLUFF	SF	\$6,999.50
WHITE ROCK SPRINGS RANCH	2	3	STONE BLUFF	SFHD	\$6,999.50
WHITE ROCK SPRINGS RANCH	2	5	LUNARIA	SF	\$8,600.00
WHITE ROCK SPRINGS RANCH	2	7	ASTER	SFHD	\$6,780.00