

## **RESOLUTION NO. 11505**

### **A RESOLUTION ADOPTING THE NOVEMBER 2025 ADJUSTMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN INFRASTRUCTURE FEES (SPIF) AND SETTING THE UPDATED AMOUNT OF THE SPIF FEES**

**WHEREAS**, the proposed developments in the Folsom Plan Area create a need for additional public improvements, infrastructure, facilities and services for the future residents, businesses, and visitors in the Folsom Plan Area; and

**WHEREAS**, the General Plan of the City and voter-approved Measure W require that new development within the Folsom Plan Area provide, in a time frame related to its development, an adequate level of public improvements, infrastructure, facilities and services in order to maintain adequate levels of public services and not adversely impact other areas of the City; and

**WHEREAS**, the Nexus Study for the Folsom Plan Area, dated July 16, 2020 demonstrates the need for the public facilities in the Folsom Plan Area and establishes a reasonable relationship between the need for the public facilities and the type of development, between the use of the fees and the type of development, and between the amount of the fees and the cost of the public facilities attributable to the type of development; and

**WHEREAS**, the Public Facilities Financing Plan (“PFFP”) for the Folsom Plan Area, adopted by the City council on January 28, 2014 in Resolution No. 9298, sets forth a financing mechanism to fund infrastructure and facility costs necessary to serve new developments in the Folsom Plan Area; and

**WHEREAS**, the public infrastructure components in the PFFP constitute approximately \$381,886,000 for the construction of water, sanitary sewer, roads, storm drainage, and other public infrastructure; and

**WHEREAS**, Ordinance No. 1235 added Chapter 3.130 to the Folsom Municipal Code which establishes the Folsom Plan Area Specific Plan Infrastructure Fee (SPIF) and authorizes the adoption of the SPIF Fees by City Council Resolution; and

**WHEREAS**, the City Council adopted Resolution No. 9642 on September 8, 2015, and established the initial amounts of SPIF fees; and

**WHEREAS**, the City Council adopted Resolution No. 10059 on January 9, 2018, and established the updated amounts of SPIF fees; and

**WHEREAS**, on June 11, 2019, the City Council adopted Ordinance No. 1293 amending sections 3.130.010(JJ) and 3.130.030(E)(1)(c) to the Folsom Municipal Code which changed the Off-Site Roadway Improvement fee to a Set-Aside Fee to be collected at building permit issuance rather than prior to final map approval; and

**WHEREAS**, on July 28, 2020, the City Council adopted Resolution No. 10491, approving the Nexus Study Fiscal Year 2020-21 Update and setting the updated amount of the SPIF Fees and introduced Ordinance No. 1307 amending sections 3.130.010(JJ) And 3.130.030(E)(1)(c) of the Folsom

Municipal Code Pertaining to the Set-Aside Component of the Folsom Plan Area Specific Plan Infrastructure Fees. On August 25, 2020, the City Council adopted Ordinance No. 1307; and

**WHEREAS**, the City Council adopted Resolution No. 11096 on August 22, 2023, and established the adjusted amounts of SPIF fees; and

**WHEREAS**, on November 14, 2023, the City Council adopted Resolution No. 11129, approving the November 2023 Adjustment to the SPIF, dated October 18, 2023, amending the August 2023 SPIF adjustment to the Folsom Plan Area Specific Plan Infrastructure Fees; and

**WHEREAS**, the November 2025 Adjustment for the SPIF, adjusts the Folsom Plan Area Specific Plan Infrastructure Fees for the development of public facilities necessary and required to serve the FPA; and

**WHEREAS**, this Resolution is adopted pursuant to the provisions of Chapter 3.130 of the Folsom Municipal Code (“Folsom Plan Area Specific Plan Infrastructure Fees”).

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Folsom that the November 2025 Adjustment for the Folsom Plan Area Specific Plan Infrastructure Fees (SPIF) is hereby approved and adopted for the Folsom Plan Area.

**BE IT FURTHER RESOLVED** that the updated Folsom Plan Area Specific Plan Infrastructure Fees specified in Exhibit “A” are hereby approved and adopted for the Folsom Plan Area, and the updated SPIF Fees shall be effective as of January 15, 2026.

**PASSED AND ADOPTED** on this 12th day of November 2025, by the following roll-call vote:

**AYES:** Councilmember(s)  
**NOES:** Councilmember(s)  
**ABSENT:** Councilmember(s)  
**ABSTAIN:** Councilmember(s)

\_\_\_\_\_  
Sarah Aquino, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK

**Exhibit A**  
**Folsom Plan Area Specific Plan Infrastructure Fees**  
**Effective January 15, 2026**

**Table 1**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**SPIF Summary per Dwelling Unit/Bldg. Sq. Ft.**

<b>SPIF Summary</b>
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Item	Residential - SPIF Per Dwelling Unit					
	Single-Family		Multifamily			
	Low Density	High Density	Low Density	Med. Density	High Density	Mixed Use
<b>Specific Plan Infrastructure Fee (SPIF)</b>						
On- and Off-Site Roadways	\$17,664	\$16,058	\$14,453	\$12,847	\$12,044	\$11,241
Dry Utilities	\$4,478	\$4,478	\$3,359	\$3,359	\$3,359	\$3,359
On-Site Water	\$18,440	\$11,564	\$7,188	\$5,938	\$5,626	\$5,001
Off-Site Water	\$2,062	\$1,293	\$804	\$664	\$629	\$559
Recycled Water	\$6,069	\$3,806	\$2,366	\$1,954	\$1,852	\$1,646
Drainage	\$8,799	\$8,082	\$7,475	\$4,830	\$3,665	\$2,380
Sewer	\$2,573	\$2,573	\$1,930	\$1,930	\$1,930	\$1,930
Habitat Mitigation	\$1,998	\$1,311	\$772	\$422	\$260	\$150
Administration (3% of sum of all SPIF costs)	\$1,862	\$1,475	\$1,150	\$958	\$881	\$788
<b>Total SPIF Cost per Dwelling Unit/Bldg. Sq. Ft.</b>	<b>\$63,946</b>	<b>\$50,641</b>	<b>\$39,496</b>	<b>\$32,902</b>	<b>\$30,244</b>	<b>\$27,053</b>
<b>FY 2025-26 SPIF Fee Summary (Including Admin.)</b>	<b>\$65,192</b>	<b>\$50,448</b>	<b>\$40,571</b>	<b>\$33,333</b>	<b>\$31,498</b>	<b>\$31,169</b>
<b>Difference from FY 2025-2026 SPIF Fee</b>						
Amount	(\$1,246)	\$193	(\$1,075)	(\$431)	(\$1,254)	(\$4,116)
Percentage	(1.9%)	0.4%	(2.7%)	(1.3%)	(4.0%)	(13.2%)

Source: City of Folsom; MacKay & Somp; EPS.

**Table 1**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**SPIF Summary per Dwelling Unit/Bldg. Sq. Ft.**

<b>SPIF Summary</b>
---------------------

Item	Nonresidential - SPIF Per Bldg. Sq. Ft				
	Mixed Use Commercial	Industrial/Office Park (IND/OP)	General Commercial	Community Commercial	Regional Commercial
<b>Specific Plan Infrastructure Fee (SPIF)</b>					
On- and Off-Site Roadways	\$21.63	\$18.18	\$25.56	\$25.56	\$18.67
Dry Utilities	\$2.14	\$2.73	\$3.29	\$4.40	\$2.24
On-Site Water	\$3.06	\$4.70	\$4.43	\$5.92	\$2.86
Off-Site Water	\$0.34	\$0.53	\$0.50	\$0.66	\$0.32
Recycled Water	\$1.01	\$1.55	\$1.46	\$1.95	\$0.94
Drainage	\$6.97	\$8.90	\$10.73	\$14.33	\$7.31
Sewer	\$0.26	\$0.51	\$0.26	\$0.26	\$0.26
Habitat Mitigation	\$0.44	\$0.56	\$0.68	\$0.90	\$0.46
Administration (3% of sum of all SPIF costs)	\$1.08	\$1.13	\$1.41	\$1.62	\$0.99
<b>Total SPIF Cost per Dwelling Unit/Bldg. Sq. Ft.</b>	<b>\$36.93</b>	<b>\$38.79</b>	<b>\$48.30</b>	<b>\$55.59</b>	<b>\$34.05</b>
<b>FY 2025-26 SPIF Fee Summary (Including Admin.)</b>	<b>\$50.12</b>	<b>\$39.21</b>	<b>\$49.05</b>	<b>\$51.80</b>	<b>\$39.09</b>
<b>Difference from FY 2025-2026 SPIF Fee</b>					
Amount	(\$13.19)	(\$0.42)	(\$0.75)	\$3.79	(\$5.04)
Percentage	(26.3%)	(1.1%)	(1.5%)	7.3%	(12.9%)

Source: City of Folsom; MacKay & Somps; EPS.

**Table 2**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Folsom Heights SPIF Summary per Dwelling Unit/Bldg. Sq. Ft.**

<b>Folsom Heights SPIF Summary</b>
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Item	Residential - SPIF per Dwelling Unit [1]					
	Single-Family		Multifamily			
	Low Density	High Density	Low Density	Med. Density	High Density	Mixed Use
<b>Specific Plan Infrastructure Fee (SPIF)</b>						
On- and Off-Site Roadways	\$17,664	\$16,058	\$14,453	\$12,847	\$12,044	\$11,241
Dry Utilities	\$4,478	\$4,478	\$3,359	\$3,359	\$3,359	\$3,359
On-Site Water	-	-	-	-	-	-
Off-Site Water	-	-	-	-	-	-
Recycled Water	-	-	-	-	-	-
Drainage	\$8,799	\$8,082	\$7,475	\$4,830	\$3,665	\$2,380
Sewer	\$19	\$19	\$14	\$14	\$14	\$14
Habitat Mitigation	\$1,998	\$1,311	\$772	\$422	\$260	\$150
Administration (3% of sum of all SPIF costs)	\$989	\$898	\$782	\$644	\$580	\$514
<b>Total SPIF Cost per Dwelling Unit/Bldg. Sq. Ft.</b>	<b>\$33,947</b>	<b>\$30,847</b>	<b>\$26,854</b>	<b>\$22,116</b>	<b>\$19,922</b>	<b>\$17,658</b>
<b>FY 2025-26 SPIF Fee Summary (Including Admin.)</b>	<b>\$35,464</b>	<b>\$30,764</b>	<b>\$27,977</b>	<b>\$22,565</b>	<b>\$21,188</b>	<b>\$21,771</b>
<i>Difference from FY 2025-2026 SPIF Fee (Amount)</i>	<i>(\$1,517)</i>	<i>\$83</i>	<i>(\$1,123)</i>	<i>(\$449)</i>	<i>(\$1,266)</i>	<i>(\$4,113)</i>
<i>Difference from FY 2025-2026 SPIF Fee (Percentage)</i>	<i>(4.5%)</i>	<i>0.3%</i>	<i>(4.2%)</i>	<i>(2.0%)</i>	<i>(6.4%)</i>	<i>(23.3%)</i>

Source: City of Folsom; MacKay & Somps; EPS.

**Table 2**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Folsom Heights SPIF Summary per Dwelling Unit/Bldg. Sq. Ft.**

<b>Folsom Heights SPIF Summary</b>
------------------------------------

Item	Nonresidential - SPIF per Bldg. Sq. Ft [1]				
	Mixed Use Commercial	Industrial/Office Park (IND/OP)	General Commercial	Community Commercial	Regional Commercial
<b>Specific Plan Infrastructure Fee (SPIF)</b>					
On- and Off-Site Roadways	\$21.63	\$18.18	\$25.56	\$25.56	\$18.67
Dry Utilities	\$2.14	\$2.73	\$3.29	\$4.40	\$2.24
On-Site Water	-	-	-	-	-
Off-Site Water	-	-	-	-	-
Recycled Water	-	-	-	-	-
Drainage	\$6.97	\$8.90	\$10.73	\$14.33	\$7.31
Sewer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Habitat Mitigation	\$0.44	\$0.56	\$0.68	\$0.90	\$0.46
Administration (3% of sum of all SPIF costs)	\$0.94	\$0.91	\$1.21	\$1.36	\$0.86
<b>Total SPIF Cost per Dwelling Unit/Bldg. Sq. Ft.</b>	<b>\$32.11</b>	<b>\$31.29</b>	<b>\$41.46</b>	<b>\$46.55</b>	<b>\$29.54</b>
<b>FY 2025-26 SPIF Fee Summary (Including Admin.)</b>	<b>\$41.34</b>	<b>\$31.79</b>	<b>\$42.30</b>	<b>\$44.20</b>	<b>\$33.30</b>
<i>Difference from FY 2025-2026 SPIF Fee (Amount)</i>	<i>(\$9.23)</i>	<i>(\$0.50)</i>	<i>(\$0.84)</i>	<i>\$2.35</i>	<i>(\$3.76)</i>
<i>Difference from FY 2025-2026 SPIF Fee (Percentage)</i>	<i>(28.7%)</i>	<i>(1.6%)</i>	<i>(2.0%)</i>	<i>5.0%</i>	<i>(12.7%)</i>

Source: City of Folsom; MacKay & Somp; EPS.

[1] Folsom Heights includes only Single-Family, Single-Family Low Density, and Multifamily Low Density residential land uses, and only General Commercial nonresidential land uses. However, this table shows the corresponding SPIF Fee for all FPASP land uses assuming the SPIF Infrastructure Fee components charged to Folsom Heights development.

**Table 3**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Off-Site Water Set Aside Cost Allocation**

**Off-Site Water Set-Aside Fee**

Land Use	Land Uses Excluding Folsom Heights		Cost Allocation Basis			Water Cost Allocation		
	Dev. Acres [1]	Units/ Sq. Ft.	Water Demand [2]	Total Demand	Distribution of Demand	Assigned Cost [3]	per Acre	per Unit/ Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=C*A or B</i>	<i>E=D/Total Demand</i>	<i>F=Total Cost*E</i>	<i>G=F/A</i>	<i>H=F/B</i>
<b>Residential</b>		<i>units</i>	<i>per unit</i>					<i>per unit</i>
Single-Family (SF)	245.3	925	0.59	546	24.5%	\$1,356,901	\$5,531	<b>\$1,466</b>
Single-Family High Density (SFHD)	162.2	946	0.37	350	15.7%	\$870,256	\$5,364	<b>\$920</b>
Multifamily Low Density (MLD)	133.8	1,295	0.23	298	13.4%	\$740,546	\$5,533	<b>\$572</b>
Multifamily Medium Density (MMD)	55.9	974	0.19	185	8.3%	\$460,116	\$8,235	<b>\$472</b>
Multifamily High Density (MHD)	71.0	2,008	0.18	361	16.2%	\$898,650	\$12,655	<b>\$448</b>
Mixed Use (MU) - Residential	22.8	1,117	0.16	179	8.0%	\$444,352	\$19,489	<b>\$398</b>
<b>Subtotal</b>	<b>691.1</b>	<b>7,265</b>		<b>1,919</b>	<b>86.2%</b>	<b>\$4,770,821</b>		
<b>Nonresidential</b>		<i>sq. ft.</i>	<i>per acre</i>					<i>per sq. ft.</i>
Mixed Use (MU) - Commercial	15.2	254,204	1.64	25	1.1%	\$61,979	\$4,078	<b>\$0.24</b>
Office Park (OP)	92.9	1,216,631	1.97	183	8.2%	\$454,954	\$4,898	<b>\$0.37</b>
General Commercial (GC)	30.9	336,062	1.54	48	2.1%	\$118,466	\$3,829	<b>\$0.35</b>
Community Commercial (CC)	11.4	92,565	1.54	18	0.8%	\$43,562	\$3,829	<b>\$0.47</b>
Regional Commercial (RC)	23.4	373,248	1.46	34	1.5%	\$84,942	\$3,630	<b>\$0.23</b>
<b>Subtotal</b>	<b>173.8</b>	<b>2,272,710</b>		<b>307</b>	<b>13.8%</b>	<b>\$763,903</b>		
<b>Total Project</b>	<b>864.9</b>			<b>2,226</b>	<b>100.0%</b>	<b>\$5,534,724</b>		

*wtp remaining alloc*

Source: Folsom Specific Plan Area Water Supply Assessment (June 2010), MacKay & Soms, EPS

[1] Residential acreage in this table does not reflect the reduction of the estimated acreage of residential subdivisions which have processed final maps.

[2] Residential: acre feet/dwelling unit/year; nonresidential: acre feet/acre/year