



Folsom Plan Area Specific Plan Infrastructure Fee Nexus Study and Fee Update



CITY OF
FOLSOM

Folsom Plan Area Specific Plan Infrastructure Fees



CITY OF
FOLSOM

Background:

- Equalizes the allocation of costs for SPIF facilities among benefitting properties
- Adopted in 2015
- Updated in 2018
- 2020-21 update documents the required nexus findings to implement the updated SPIF program

Folsom Plan Area Specific Plan Infrastructure Fees



CITY OF
FOLSOM

2020-21 Nexus Study:

- Development agreements allow for adjustments
- Study was done at request of the landowners
- If approved, fees will become effective August 1, 2020

Folsom Plan Area Specific Plan Infrastructure Fees - Residential

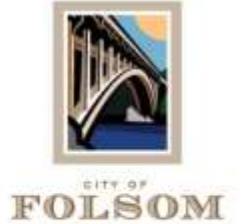


CITY OF
FOLSOM

	<u>19/20</u>	<u>20/21</u>	<u>\$ Change</u>	<u>% Change</u>
SFLD	\$ 39,780	\$ 46,188	\$ 6,408	16%
SFHD	32,453	37,146	4,693	14%
MFLD	25,701	29,390	3,689	14%
MFMD	21,025	23,807	2,782	13%
MFHD	19,730	22,281	2,551	13%
Mixed Use	19,658	22,204	2,546	13%

(excludes Folsom Heights area of the FPASP)

Folsom Plan Area Specific Plan Infrastructure Fees - Nonresidential



	<u>19/20</u>	<u>20/21</u>	<u>\$ Change</u>	<u>% Change</u>
Mixed Use	\$ 31.22	\$ 36.38	\$ 5.16	17%
Industrial/Office	24.56	28.46	3.90	16%
Gen Commercial	31.03	35.95	4.92	16%
Comm Commercial	32.61	37.84	5.23	16%
Reg Commercial	24.56	28.48	3.92	16%

(excludes Folsom Heights area of the FPASP)

Folsom Plan Area Specific Plan Infrastructure Fees



CITY OF
FOLSOM

SPIF Program Fee Updates:

- Reflect remaining land uses
- Incorporate actual costs
- Update remaining SPIF – Infrastructure Fee facility costs
- Create new SPIF Water Treatment Plant Set-Aside Fee
- Incorporate annual SPIF – Parkland Equalization Fee and SPIF – Public Facilities Land Equalization Fee Updates

Set-Aside Fee Component



CITY OF
FOLSOM

Set-Aside Fees:

- **SPIF Set-Aside Fee:** funds portion of Ph 1 and Ph 2 sewer and water improvements
- **SPIF Off-Site Roads Set-Aside Fee:** funds portion of off-site roadway improvements located north of U.S. Route 50
- **Proposed SPIF Water Treatment Plant Set-Aside Fee:** funds portion of off-site water improvements completed to accommodate future citywide growth, including FPASP development

Set-Aside Fee Component



CITY OF
FOLSOM

Proposed SPIF Water Treatment Plant Set-Aside Fee:

- Costs were included in the SPIF to reimburse City
- Mechanism is needed for City to receive reimbursement
- Implementing new set-aside fee requires amendments to the FMC

Conclusion



CITY OF
FOLSOM

Staff Recommendation:

- Approval of Resolution No. 10491
- Introduction and first reading of Ordinance No. 1307



CITY OF
FOLSOM

This page is intentionally left blank.