

ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT
Schedule of Developer Fee Agreements
Effective July 1, 2026 for Mitigation Agreements Only
Effective August 10, 2026 for Residential and Commercial Statutory Fees

**MUTUAL BENEFIT AGREEMENTS SET MINIMUM RESIDENTIAL FEES WHICH WILL APPLY IF
THEY ARE HIGHER THAN THE STATUTORY FEE FOR ANY GIVEN DWELLING UNIT PER
PARAGRAPH 3 OF THE MUTUAL BENEFIT AGREEMENT.**

	Single Family	Multi- Family
Statutory Fees:		
Commercial Buildings/Centers	\$0.35 /sf	
Retirement Centers/Homes	\$0.35 /sf	
Self Storage	\$0.03 /sf	
Residential No Agreement - Level 1	\$ 2.14 /sf	\$ 2.14 /sf
ROSEVILLE - Agreements		
CITY INFILL		
Cirby Hills Town-Homes Unit #2		
Harding Condominiums		\$ 6,319 /DU
Hidden Creek	\$ 8,199 /DU	
Sierra View Country Club	\$ 8,735 /DU	
ARSP - Amoruso Ranch		
Amoruso Ranch	\$ 12,796 /DU	\$ 5,760 /DU
	\$ 1,029 /DU Age Restricted	
CVSP - Creekview		
Creekview	\$ 11,344 /DU	\$ 5,105 /DU
	\$ 911 /DU Age Restricted	
HRNSP - Highland Reserve North		
NCRSP - North Central Roseville		
Parcel 44 / Broadstone	\$ 13,269 /DU	\$ 5,971 /DU
	\$ 1,066 /DU Age Restricted	
NERSP - Northeast Roseville		
Stone Point	\$ 13,269 /DU	\$ 5,971 /DU
	\$ 1,066 /DU Age Restricted	
NIPA - North Industrial		
HP Campus Oaks	\$ 7,838 /DU HDR	
	\$ 12,831 /DU LDR MDR	
	\$ 1,066 /DU Age Restricted	
NRSP - North Roseville		
Diamond Creek 30 - 33	\$ 8,806 /DU Equal or less 1,100 sf	
	\$ 10,832 /DU More than 1,100 sf	
	\$ 870 /DU Age Restricted	
	\$ 5,759 /DU Condo	
	\$ 4,874 /DU Apartment	
NWRSP - Northwest Roseville		
Liberty Village / Breton Village	\$ 8,197 /DU Equal or less 1,100 sf	
	\$ 10,081 /DU More than 1,100 sf	
	\$ 810 /DU Age Restricted	
PRSP - Placer Ranch Roseville		
Placer One	\$ 11,334	\$5,212
	\$ 912 /DU Age Restricted & Off Campus Student Housing	
SERSP - Southeast Roseville		

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SRSP - Stoneridge		
Stoneridge East Village 1,2,3,4,7,8,9 & 10 11, 12, 13		
Stoneridge East Phase 4A & 4B		
Stoneridge West Village 1,2,3,4,5 & 6 (aka Stone Canyon or Whispering Canyon) also Stoneridge Parcel 13		
Vista Ridge aka Stoneridge 58		
Olympus Pointe, Stoneridge, Chelsea	\$ 6,905 /DU	\$ 1,536 /DU
SVSP - Sierra Vista		
Sierra Vista / South 468B	\$ 12,537 /DU	\$ 5,643 /DU
Frederico / JMC	\$ 1,008 /DU Age Restricted	
Westbrook / North 468A	\$ 11,343 /DU	\$ 5,105 /DU
	\$ 912 /DU Age Restricted	
WRSP - West Roseville		
Roseville Fiddymment Land Venture, LLC	\$ 11,344 /DU	\$ 5,106 /DU
1600 Placer Investors, LP	\$ 912 /DU Age Restricted	
Fiddymment Ranch Phase 1 & 2		
Westpark Village W-1,2,3,4,5,6 & 7		
PLACER COUNTY - Agreements		
Granite Bay Community Plan		
Alexandria Estates	\$ 7,645 /DU	
Granite Hills - Barton Rd.	\$ 7,362 /DU	
The Lakes @ Granite Bay (Bella Terra)		
Sycamore Ventures / Granite Bay Estates	\$ 7,236 /DU	
Seymour Ranch / The Collections		
Granite Meadows	\$ 7,858 /DU	
Greyhawk II	\$ 8,949 /DU	
Whitehawk II	\$ 8,001 /DU	
Woodbridge Estates II 3605 Old Auburn Martelle Lane	\$ 12,061 /DU	
Chelshire Downs North (Chelshire Estates)	\$ 7,600 /DU	\$ 5,655 /DU
	\$ 1,433 /DU Apartment	
Chelshire Downs LLC	\$ 7,586 /DU	\$ 5,646 /DU
		\$ 1,430 /DU
Waterford I & II (aka The Grove)	\$ 7,520 /DU	\$ 5,598 /DU
	\$ 1,418 /DU Apartment	
The Park at Granite Bay	\$ 13,270 /DU	
Eureka at Granite Bay		\$ 5,687 /DU
Rancho Del Oro Estates	\$ 12,682 /DU	
The Glen - Ventura at Granite Bay	\$ 7,236 /DU	
Shelbourne	Fees paid at time of sale.	

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WPCP - West Placer (DCCP)		
American Vineyard Village	\$ 13,269 /DU	\$ 6,319 /DU
	\$ 5,971 /DU Apartment	
	\$ 1,066 /DU Age Restricted	
Cabral Ranch	\$ 9,549 /DU	
Double S Ranch	\$ 11,054 /DU	
Morgan Creek (Chammix) (Waterstone) (Village)	\$ 6,995 /DU	\$ 5,206 /DU
	\$ 1,551 /DU Apartment	
Sun Valley Oaks	\$ 7,037 /DU	
Winding Creek	\$ 9,548 /DU	\$ 4,297 /DU
	\$ 768 /DU Age Restricted	
Morgan Greens aka Riolo Greens	\$ 7,601 /DU	\$ 5,658 /DU
Willow Park	\$ 1,434 /DU Apartment	
Morgan Knolls	\$ 10,973 /DU	
Morgan Ranch - Whisper Creek	\$ 12,538 /DU	
Hidden Crossing / Silver Creek	\$ 12,682 /DU	
Morgan Downs		
<u>SACRAMENTO COUNTY - Agreements</u>		
Barrett Ranch - East	\$ 3.25 /sf	\$ 3.25 /sf
7907 Antelope Road North	\$ 3.25 /sf	

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Removed from above - 06/13/2022 - Projects appear to be built out			
Abdul Hafeez - Douglas Blvd PM 75735			
William Silva, Jr. - Sheba Investments/ Granite Bay Investments			
Gerry Hargis - 7185 Barton Rd.			
Terrence Collins - 7227 Barton Rd	\$ 7,424 /DU		
Alexandria Estates			
G&T Developers - Oak Creek Place/Barton Rd			
Hudson Trust - 6555 Lou Place			
Robert Keil - Seven Cedars Place	\$ 7,259 /DU		
5915 Macargo Road	\$ 9,258 /DU		
3555 Old Auburn Rd - Pumnut Parcel	\$ 9,259 /DU		
Granite Bay Deep Blue LLC - 8440 Berg St	\$ 9,529 /DU		
Clearwater Ventures LLC	\$ 9,529 /DU		
4937 Olive Ranch Road - William Kesti	\$ 12,064 /DU		
Olive Ranch / Carlisle Woods			
William & Rebecca Harris - PM 75828	\$ 6,834 /DU		
Nicholas / R/W Land 9530 Sierra College			
Westin 9500 Sierra College	\$ 12,800 /DU	\$ 5,760 /DU	\$ 5,760 /DU
	\$ 1,029 /DU Age Restricted		
Antelope Manor	\$ 4.18 /sf	\$ 4.18 /sf	\$ 1.79 /sf
		\$ 5,754 /DU	Condo
Barrett Ranch - Units: 1A, 1B, 2, 3A, 3B	\$ 3.23 /sf	\$ 3.23 /sf	
Carriage Oaks 4, 5, 6			
Highland Hills 4	\$ 3.40 /sf	\$ 3.40 /sf	\$ 1.55 /sf
East Antelope Woods / East Antelope Legends			
Highland Greens III	\$ 3.31 /sf	\$ 3.31 /sf	\$ 1.51 /sf
Kimball Hill Homes			
Antelope Trails Unit #1	\$ 3.40 /sf		

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Houses are already on lots			
CITY INFILL			
Livoti Ave - Leonard Teague			
206 Whyte Ave	\$ 7,910 /DU		
310 Whyte Ave	\$ 12,799 /DU	\$ 5,760 /DU	\$ 5,760 /DU
	\$ 1,028 /DU	Age Restricted	
502-508 Livoti Ave - Bill Stone	\$ 9,232		
SERSP - Southeast Roseville			
Baldaramos - 9865 Sierra College Blvd	\$ 12,800 /DU		
Woo - 9845 Sierra College Blvd	\$ 12,800 /DU	\$ 5,596 /DU	\$ 5,596 /DU
(Legacy Land)	\$ 940 /DU	Age Restricted	
Granite Bay Community Plan			
5878 Gibson Place - Lyle Ethington	\$ 9,241 /DU		