

**ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT**  
**Schedule of Developer Fee Agreements**  
**Effective July 1, 2020 for Mitigation Agreements Only**  
**Effective April 27, 2020 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.**

| <b>Statutory Fees:</b>                                 | Single<br>Family  | Condo; Duplex;<br>Townhome;<br>and Halfplex | Apartment    |
|--|---|---|--------------|
| Commercial Buildings/Centers                           | \$0.26 /sf  |   |              |
| Retirement Centers/Homes                               | \$0.26 /sf  |   |              |
| Self Storage   | \$0.08 /sf  |   |              |
| Residential No Agreement - Level 1                     | \$ 1.62 /sf   | \$ 1.62 /sf                                 | \$ 1.62 /sf  |
| <b>ROSEVILLE - Agreements</b>                          |   |   |              |
| <b>CITY INFILL</b>                                     |   |   |              |
| Cirby Hills Town-Homes Unit #2<br>Harding Condominiums |   | \$ 4,479 /DU                                |              |
| Hidden Creek   | \$ 5,812 /DU  |   |              |
| Livoti Ave - Leonard Teague<br>206 Whyte Ave           | \$ 5,813 /DU  |   |              |
| 310 Whyte Ave  | \$ 9,406 /DU<br>\$ 755 /DU Age Restricted   | \$ 4,479 /DU                                | \$ 4,233 /DU |
| 502-508 Livoti Ave - Bill Stone                        | \$ 6,784  |   |              |
| <b>ARSP - Amoruso Ranch</b>                            |   |   |              |
| Amoruso Ranch  | \$ 9,071 /DU<br>\$ 729 /DU Age Restricted   | \$ 4,083 /DU                                | \$ 4,083 /DU |
| <b>CVSP - Creekview</b>                                |   |   |              |
| Creekview  | \$ 9,157 /DU<br>\$ 736 /DU Age Restricted   | \$ 4,121 /DU                                | \$ 4,121 /DU |
| <b>HRNSP - Highland Reserve North</b>                  |   |   |              |
| <b>NCRSP - North Central Roseville</b>                 |   |   |              |
| Parcel 44 / Broadstone                                 | \$ 9,406 /DU<br>\$ 756 /DU Age Restricted   | \$ 4,233 /DU                                | \$ 4,233 /DU |
| <b>NERSP - Northeast Roseville</b>                     |   |   |              |
| Stone Point  | \$ 9,406 /DU<br>\$ 756 /DU Age Restricted   | \$ 4,233 /DU                                | \$ 4,233 /DU |
| Westin 9500 Sierra College                             | \$ 9,407 /DU<br>\$ 756 /DU Age Restricted   | \$ 4,233 /DU                                | \$ 4,233 /DU |
| <b>NIPA - North Industrial</b>                         |   |   |              |
| HP Campus Oaks   | \$ 5,556 /DU HDR<br>\$ 9,096 /DU LDR MDR<br>\$ 756 /DU Age Restricted                               |   |              |
| <b>NRSP - North Roseville</b>                          |   |   |              |
| Diamond Creek 30 - 33                                  | \$ 7,109 /DU Equal or less 1,100 sf<br>\$ 8,744 /DU More than 1,100 sf<br>\$ 702 /DU Age Restricted | \$4,649                                     | \$ 3,935 /DU |
| <b>NWRSP - Northwest Roseville</b>                     |   |   |              |
| Liberty Village / Breton Village                       | \$ 6,617 /DU Equal or less 1,100 sf<br>\$ 8,138 /DU More than 1,100 sf<br>\$ 654 /DU Age Restricted |   |              |

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|---|----------------------------|---|--------------|
| <b>SERSP - Southeast Roseville</b>  |                            |   |              |
| Baldaramos - 9865 Sierra College Blvd   | \$ 9,407 /DU               |   |              |
| Woo - 9845 Sierra College Blvd<br>(Legacy Land)   | \$ 9,407 /DU<br>\$ 691 /DU | \$ 4,113 /DU<br><b>Age Restricted</b>       | \$ 4,113 /DU |
| <b>SRSP - Stoneridge</b>  |                            |   |              |
| Stoneridge East Village 1,2,3,4,7,8,9 & 10<br>11, 12, 13  |                            |   |              |
| Stoneridge East Phase 4A & 4B   |                            |   |              |
| Stoneridge West Village 1,2,3,4,5 & 6<br>(aka Stone Canyon or Whispering Canyon)<br>also Stoneridge Parcel 13 |                            |   |              |
| Vista Ridge aka Stoneridge 58   |                            |   |              |
| Olympus Pointe, Stoneridge, Chelsea   | \$ 5,438 /DU               |   | \$ 1,210 /DU |
| <b>SVSP - Sierra Vista</b>  |                            |   |              |
| Sierra Vista / South 468B   | \$ 8,887 /DU               |   | \$ 4,000 /DU |
| Frederico / JMC   | \$ 715 /DU                 | <b>Age Restricted</b>                       |              |
| Westbrook / North 468A  | \$ 9,157 /DU<br>\$ 736 /DU | \$ 4,121 /DU<br><b>Age Restricted</b>       | \$ 4,121 /DU |
| <b>WRSP - West Roseville</b>  |                            |   |              |
| Roseville Fiddymment Land Venture, LLC<br>1600 Placer Investors, LP<br>Fiddymment Ranch Phase 1 & 2           |                            |   |              |
| Westpark Village W-1,2,3,4,5,6 & 7  | \$ 9,157 /DU<br>\$ 736 /DU | <b>Age Restricted</b>                       | \$ 4,121 /DU |

**PLACER COUNTY - Agreements**

**Granite Bay Community Plan**

|   |              |  |  |
|---|--------------|--|--|
| Abdul Hafeez - Douglas Blvd PM 75735                                  |              |  |  |
| William Silva, Jr. - Sheba Investments/<br>Granite Bay Investments    |              |  |  |
| Gerry Hargis - 7185 Barton Rd.  |              |  |  |
| Terrence Collins - 7227 Barton Rd                                     |              |  |  |
| Alexandria Estates  | \$ 6,021 /DU |  |  |
| Granite Hills - Barton Rd.  | \$ 5,798 /DU |  |  |
| G&T Developers - Oak Creek Place/Barton Rd                            |              |  |  |
| Hudson Trust - 6555 Lou Place   |              |  |  |
| Robert Keil - Seven Cedars Place                                      | \$ 5,886 /DU |  |  |
| The Lakes @ Granite Bay (Bella Terra)                                 |              |  |  |
| Sycamore Ventures / Granite Bay Estates                               | \$ 5,726 /DU |  |  |
| Seymour Ranch / The Collections                                       |              |  |  |
| Granite Meadows   | \$ 6,189 /DU |  |  |
| 5878 Gibson Place - Lyle Ethington                                    | \$ 6,791 /DU |  |  |
| 5915 Macargo Road   | \$ 7,002 /DU |  |  |
| 3555 Old Auburn Rd - Pumnut Parcel                                    | \$ 7,003 /DU |  |  |
| Granite Bay Deep Blue LLC - 8440 Berg St                              | \$ 7,003 /DU |  |  |
| Clearwater Ventures LLC   | \$ 7,003 /DU |  |  |
| Greyhawk II   | \$ 6,344 /DU |  |  |
| 4937 Olive Ranch Road - William Kesti<br>Olive Ranch / Carlisle Woods | \$ 8,866 /DU |  |  |

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| Woodbridge Estates II 3605 Old Auburn<br>Martelle Lane              | \$ 9,736 /DU               |   |              |
| Chelshire Downs North<br>(aka Chelshire Estates)                    | \$ 5,985 /DU               | \$ 4,454 /DU                                | \$ 1,128 /DU |
| Chelshire Downs LLC   | \$ 5,974 /DU               | \$ 4,446 /DU                                | \$ 1,126 /DU |
| William & Rebecca Harris - PM 75828                                 | \$ 5,542 /DU               |   |              |
| Waterford I & II (aka The Grove)                                    | \$ 5,923 /DU               | \$ 4,408 /DU                                | \$ 1,117 /DU |
| Nicholas / R/W Land 9530 Sierra College                             | \$ 9,407 /DU               |   |              |
| Eureka at Granite Bay   |                            | \$ 4,591 /DU                                |              |
| Rancho Del Oro Estates  | \$ 8,990 /DU               |   |              |
| Shelbourne  | Fees paid at time of sale. |   |              |
| <b>WPCP - West Placer (DCCP)</b>                                    |                            |   |              |
| American Vineyard Village   | \$ 9,406 /DU               | \$ 4,479 /DU                                | \$ 4,233 /DU |
|   | \$ 755 /DU                 | <b>Age Restricted</b>                       |              |
| Morgan Creek (Chammix) (Waterstone)                                 | \$ 5,509 /DU               | \$ 4,100 /DU                                | \$ 1,222 /DU |
| Morgan Creek Village  | \$ 5,509 /DU               |   |              |
| Sun Valley Oaks   | \$ 5,542 /DU               |   |              |
| Winding Creek   | \$ 7,708 /DU               | \$ 3,469 /DU                                | \$ 3,469 /DU |
|   | \$ 620 /DU                 | <b>Age Restricted</b>                       |              |
| Morgan Greens aka Riolo Greens<br>Willow Park                       | \$ 5,986 /DU               | \$ 4,456 /DU                                | \$ 1,129 /DU |
| Morgan Ranch - Whisper Creek  | \$ 8,888 /DU               |   |              |
| Hidden Crossing / Silver Creek<br>Morgan Downs                      | \$ 8,990 /DU               |   |              |
| <b>SACRAMENTO COUNTY - Agreements</b>                               |                            |   |              |
| Antelope Manor  | \$ 3.07 /sf                | \$ 3.07 /sf                                 | \$ 1.32 /sf  |
|   |                            | \$ 4,228 /DU                                | <b>Condo</b> |
| Barrett Ranch - Units: 1A, 1B, 2, 3A, 3B                            | \$ 2.62 /sf                | \$ 2.62 /sf                                 |              |
| Barrett Ranch - East  | \$ 2.62 /sf                | \$ 2.62 /sf                                 |              |
| Carriage Oaks 4, 5, 6<br>Highland Hills 4                           | \$ 2.76 /sf                | \$ 2.76 /sf                                 | \$ 1.26 /sf  |
| East Antelope Legends<br>East Antelope Woods<br>Highland Greens III | \$ 2.68 /sf                | \$ 2.68 /sf                                 | \$ 1.22 /sf  |
| Kimball Hill Homes<br>Antelope Trails Unit #1                       | \$ 2.76 /sf                |   |              |