



# City of Isleton

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## Sacramento County Transportation Mitigation Fees Measure A Development Impact Fee Adopted by City Council Resolution 27-24 Effective 1/1/2025

Next Scheduled Update: January 2026

Land Use Category	Base Fee	2% Admin Fee	Transportation Fee Total
<b>RESIDENTIAL</b>			
<b>Single-Family Residential</b>			
Very Small (≤800 sq.ft.)	\$ 1,088	\$ 21.76	\$ 1,109.76 per unit
Small (801-1,200 sq.ft.)	\$ 1,334	\$ 26.68	\$ 1,360.68 per unit
Medium-Small (1,201-1,600 sq.ft.)	\$ 1,451	\$ 29.02	\$ 1,480.02 per unit
Medium (1,601-2,400 sq. ft.)	\$ 1,574	\$ 31.48	\$ 1,605.48 per unit
Large (>2,400 sq. ft.)	\$ 1,730	\$ 34.60	\$ 1,764.60 per unit
<b>Single-Family Residential, Senior</b>			
Very Small (≤800 sq.ft.)	\$ 497	\$ 9.94	\$ 506.94 per unit
Small (801-1,200 sq.ft.)	\$ 609	\$ 12.18	\$ 621.18 per unit
Medium-Small (1,201-1,600 sq.ft.)	\$ 663	\$ 13.26	\$ 676.26 per unit
Medium (1,601-2,400 sq. ft.)	\$ 719	\$ 14.38	\$ 733.38 per unit
Large (>2,400 sq. ft.)	\$ 790	\$ 15.80	\$ 805.80 per unit
<b>Multi-Family Residential</b>			
Very Small (≤800 sq.ft.)	\$ 995	\$ 19.90	\$ 1,014.90 per unit
Small (801-1,200 sq.ft.)	\$ 1,221	\$ 24.42	\$ 1,245.42 per unit
Medium-Small (1,201-1,600 sq.ft.)	\$ 1,327	\$ 26.54	\$ 1,353.54 per unit
Medium (1,601-2,400 sq. ft.)	\$ 1,440	\$ 28.80	\$ 1,468.80 per unit
Large (>2,400 sq. ft.)	\$ 1,582	\$ 31.64	\$ 1,613.64 per unit
<b>Multi-Family Residential, Senior</b>			
Very Small (≤800 sq.ft.)	\$ 440	\$ 8.80	\$ 448.80 per unit
Small (801-1,200 sq.ft.)	\$ 540	\$ 10.80	\$ 550.80 per unit
Medium-Small (1,201-1,600 sq.ft.)	\$ 587	\$ 11.74	\$ 598.74 per unit
Medium (1,601-2,400 sq. ft.)	\$ 637	\$ 12.74	\$ 649.74 per unit
Large (>2,400 sq. ft.)	\$ 700	\$ 14.00	\$ 714.00 per unit

Land Use Category	Base Fee	2% Admin Fee	Transportation Fee Total
<b>Accessory Dwelling Units</b> Very Small (<750 sq.ft.)  Otherwise (>750 sq.ft.)	\$ -	\$ -	\$ -  Fee is based on the ratio of the floor area of the ADU compared to the primary unit, times the fee that would be charged on the primary unit, if the primary unit was being newly built.

These fees are annually increased every year starting January 1 to adjust for cost increases.

A 2% City Administration Fee is assessed to defray the City's costs of administering this program.

**MEASURE A DEVELOPMENT IMPACT FEE (continued)**

<b>NON-RESIDENTIAL</b>				
Office Use	\$ 1,807	\$ 36.14	\$ 1,843.14	per 1,000 sq. ft.
Retail Use	\$ 2,361	\$ 47.22	\$ 2,408.22	per 1,000 sq. ft.
Industrial Use	\$ 827	\$ 16.54	\$ 843.54	per 1,000 sq. ft.
Hotel/Motel	\$ 854	\$ 17.08	\$ 871.08	per sleeping room
Extended Stay Hotel/Motel	\$ 559	\$ 11.18	\$ 570.18	per sleeping room
Hospital	\$ 1,796	\$ 35.92	\$ 1,831.92	per 1,000 sq. ft.
Service Station	\$ 3,442	\$ 68.84	\$ 3,510.84	per fuel pump
Supermarket	\$ 1,078	\$ 21.56	\$ 1,099.56	per 1,000 sq. ft.
Warehouse/Self-Storage	\$ 238	\$ 4.76	\$ 242.76	per 1,000 sq. ft.
Assisted Living Facility	\$ 434	\$ 8.68	\$ 442.68	per bed
Congregate Care	\$ 368	\$ 7.36	\$ 375.36	per unit
Child Day Care	\$ 682	\$ 13.64	\$ 695.64	per student
Private School (K-12)	\$ 414	\$ 8.28	\$ 422.28	per student
Auto Repair/Body Shop	\$ 2,361	\$ 47.22	\$ 2,408.22	per 1,000 sq. ft.
Gym/Fitness Center	\$ 2,361	\$ 47.22	\$ 2,408.22	per 1,000 sq. ft.
Drive-through Car Wash	\$ 2,361	\$ 47.22	\$ 2,408.22	per 1,000 sq. ft.
Normalized Cost per Trip (All Other Uses)	\$ 167	\$ 3.34	\$ 170.34	per weekday trip

Note: The fees are adjusted each July 1st for inflation.

STA completed a Nexus Study update in 2024, with the above rates taking effect on January 1, 2025. Annual adjustments will continue to occur on July 1.