

## FY 2021-22 Land Conversion Fee Schedule (effective November 1, 2021)

<b>Plan Area A - Valley (Components A1 and A2)</b>			
	Any Existing Parcel up to 20,000 square feet	No fee (not a Covered Activity)	
1a	Total covered activity on existing parcel greater than 20,000 square feet up to 1.0 acre	\$ 5,278	per acre
1b	Single family residential on existing parcel greater than 1.0 acre or on any parcel created by subdivision of an existing parcel into four or fewer total parcels	\$ 3,958 plus \$ 1,319	per dwelling unit  per acre up to maximum <sup>1</sup>
1c	All other development	\$26,886	per acre
<b>Plan Area A - Foothills (Components A3 and A4)</b>			
	Any Existing Parcel up to 20,000 square feet	No fee (not a Covered Activity)	
2a	Residential project on existing parcel greater than 20,000 square feet up to 1.0 acre	\$ 2,315	per dwelling unit
2b	Non-residential project on existing parcel greater than 20,000 square feet up to 1.0 acre	\$ 2,800	per acre
2c	Single family residential on existing parcel greater than 1.0 acre or on any parcel created by subdivision of an existing parcel into four or fewer total parcels	\$ 2,315 plus \$ 1,353	per dwelling unit  per acre up to maximum <sup>1</sup>
2d	Single family residential on any parcel created by subdivision of existing parcel into five or more total parcels and multi-family residential	\$ 2,315 plus \$ 7,678	per dwelling unit  per acre
2e	Non-residential project on existing parcel greater than 1.0 acre or on any parcel created by subdivision	\$10,478	per acre
<b>Plan Area B</b>			
<b>Valley (Component B1: Roseville / Rocklin / Loomis area)</b>			
3a	All covered activities	\$26,886	per acre
<b>Foothills (Component B1: Auburn area and Component B2)</b>			
3b	Covered activity on existing parcel up to 1.0 acre	\$ 2,800	per acre
3c	Covered activity on existing parcel greater than 1.0 acre	\$10,478	per acre
Note:	Fee schedule applies to permanent effects. See <i>Western Placer HCP/NCCP</i> , Section 9.4.1.5, Temporary Effect Fee, for application of fee to projects with temporary effects.		
Note:	Non-covered activities are not subject to Plan development fees but may be subject to other local fees for impacts to other resources such as open space and native trees.		
Note:	Per acre fees apply to the entire parcel area excluding areas improved at time of Plan adoption and where avoidance occurs pursuant to <i>Western Placer HCP/NCCP</i> , Section 6.3.1.3, General Condition 3, Land Conversion, including land approved by the PCA set aside as habitat. Per acre fees apply only to the disturbed area footprint of Covered Activities on low density rural development limited to structures or activities that are appurtenant or accessory to rural residential uses and activities or structures that support rural nonresidential land uses (see <i>Western Placer HCP/NCCP</i> , Section 6.3.1.3.2, Permanent Effect Avoidance for Low Density Rural Development).		
Note:	"Existing Parcel" refers to a parcel at time of Plan adoption.		
Note:	For mixed use projects with multi-family residential, the project pays the higher fee of either category 2d or category 2e.		
Note:	Plan Area A - Foothills includes that portion of Plan Area A - Valley that is the higher elevation portion of the City of Lincoln planning area roughly eastward of a line dropped due south from the intersection of Virginiatown Road and Hungry Hollow Road and pulled west to follow the 200' elevation line which runs roughly along the NID irrigation ditch north of Hwy. 193 and Oak Tree Lane.		
	<sup>1</sup> Maximum amount per parcel applies to per acre fee only. Per dwelling unit fee is in addition to per acre fee.		
	Sources: Table 2; FY 2020-21 PCCP Land Conversion Fee Schedule.		

## FY 2021-22 Special Habitats Fee Schedule (effective November 1, 2021)

	Name	Amount	Temporary Effects Fee Applicable?
4a	Vernal Pool Direct Effects	\$174,147 per acre	Yes
4b	Vernal Pool Immediate Watershed Effects <sup>1</sup>	\$ 29,084 per acre	No
4c	Aquatic/Wetland	\$123,132 per acre	Yes
4d	Riverine/Riparian	\$109,511 per acre	Yes
4e	Riverine/Riparian Buffer <sup>2</sup>	\$ 54,756 per acre	No
4f	Stream System Encroachment <sup>3</sup>	\$109,511 per acre	No
4g	Salmonid Stream Channel <sup>4</sup>	\$ 665 per linear foot	No
<p>Note: All special habitat fees are paid in addition to the land conversion fee.</p> <p>Note: Fee schedule applies to permanent effects. See <i>Western Placer HCP/NCCP</i>, Section 9.4.1.5, Temporary Effect Fee, for application of fee to projects with temporary effects.</p> <p><sup>1</sup> Vernal pool constituent habitat delineated wetland on project site not altered by ground disturbance but within an immediate watershed that is altered by ground disturbance. See <i>Western Placer HCP/NCCP</i>, Section 6.3.2.1.1 Community Condition 1.1, Avoidance for Vernal Pool-Type Wetlands.</p> <p><sup>2</sup> Ground disturbance not in stream system but within 50 feet of riverine/riparian constituent habitat.</p> <p><sup>3</sup> Area subject to stream system encroachment excludes any area already subject to a constituent habitat fee (such as riverine/riparian fee).</p> <p><sup>4</sup> Salmonid stream channel fee paid in addition to any other applicable special habitat fees.</p> <p>Sources: Table 2; FY 2020-21 PCCP Special Habitats Fee Schedule.</p>			