

Before the Board of Supervisors County of Placer, State of California

In the matter of:

A resolution adjusting the Placer County
Conservation Program Fees for FY 21-22

Resolution No.: 2021-293

The following Resolution was duly passed by the Board of Supervisors of the County of Placer
at a regular meeting held on August 31, 2021, by the following vote:

Ayes: GORE, HOLMES, JONES, GUSTAFSON, WEYGANDT

Noes: NONE

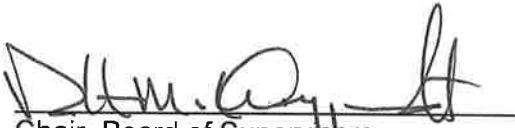
Absent: NONE

THE FOREGOING INSTRUMENT IS A CORRECT
COPY OF THE ORIGINAL ON FILE IN THIS OFFICE
ATTEST

MEGAN WOOD
Clerk of the Board of Supervisors, County
of Placer, State of California

Deputy Clerk

Signed and approved by me after its passage.


Chair, Board of Supervisors

Attest:


Clerk of said Board

WHEREAS, On September 1, 2020, the Placer County Conservation Program (PCCP) was adopted by the Board of Supervisors. Along with various actions approved on that day, was the adoption of ordinance 6040-B to add Chapter 19 to the Placer County Code in order to implement the PCCP and established the PCCP Fee, established the Open Space and Fire Hazard Management Fee, replaced Chapter 12, Article 12.16 (Tree Preservation Generally) in Chapter 19, Article 19.50 (Woodland Conservation); adopted resolution 2020-191 approving the nexus study and fee schedule for Placer County Conservation Program development fees; and adopted resolution 2020-192 to approve the nexus study and fee schedule for the Placer County Open Space and Fire Hazard Management Fee; and

WHEREAS, the Placer Conservation Authority Board approved and adopted the Placer County Conservation Program and made findings pursuant to CEQA Guidelines section 15096(e) on December 16, 2020 and filed a Notice of Determination; and

WHEREAS, the Placer County Board of Supervisors approved the Western Placer County In-Lieu Fee Program on December 4, 2018, copies of which are on file in the County's Community Development Resource Agency; and

WHEREAS, Chapter 9, Section 9.4.1.7.1(Automatic Adjustment of Fees) of the PCCP requires an automatic annual inflation adjustment to the PCCP development fees; and

WHEREAS, the updated Land Conversion fee schedule for FY 2021-22 is shown in Table 3 of Exhibit 1 (Fee Adjustment Memorandum) and represents a 1.56% increase and the updated Special Habitats Fee schedule for FY 2021-22 is shown in Table 4 and represent a 1.74% increase from the fees currently adopted in the PCCP; and

WHEREAS, on July 21, 2021, the Placer Conservation Authority approved the annual adjustment of the PCCP's FY 2021-2022 development fees and authorized its Executive Director to forward the FY 2021-2022 development fee schedules to the County for its consideration and adoption;

WHEREAS, the County is required to provide, to all interested persons who file a request with the Clerk of the Board, a notice of the scheduled meeting not less than 14 days in advance of the meeting and said notice was provided: and

WHEREAS, the County is required to make and has made available to the public data indicating the amount of the fee increase at least 10 days prior to the hearing; and

WHEREAS, the Board has held a public hearing on this matter on August 31, 2021.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER that, by the Board of Supervisors of Placer County that the Board approves the FY 2021-22 annual fee adjustment to the PVSP development fees as set forth in Exhibit A, attached hereto and incorporated herein: and

BE IT FURTHER RESOLVED that the adjusted fee schedules are hereby determined, approved and set as shown in Exhibit 1 attached to this resolution, effective sixty (60) days following adoption of this resolution.

EXHIBITS

Exhibit 1 – Fee Adjustment Memorandum – Placer Conservation Authority

Exhibit 2 – Fee Adjustment Memorandum – Urban Electronics

Attachment A, Exhibit 1



PCCP Administration

Memorandum

TO: Placer County Community Development Resource Agency
City of Lincoln Community Development Department

FROM: Gregg McKenzie, PCA Executive Director

DATE: July 21, 2021

SUBJECT: Recommended FY 2021-22 PCCP Development Fees Annual Inflation Adjustment

On July 21, 2021 the Placer Conservation Authority Board (PCA) accepted staff's recommendation and directed staff to forward the FY 2021-22 Development Fees Annual Inflation Adjustment for consideration and adoption by Placer County and the City of Lincoln.

Background

Chapter nine of the *Western Placer County Habitat Conservation Plan and Natural Communities Conservation Plan* (Plan) of the Placer County Conservation Program (PCCP), calls for an automatic annual inflation adjustment to the PCCP development fees. These fees are a critical revenue source providing 70 percent of the Plan's total funding. The Plan requires the Placer Conservation Authority (PCA) to annually recommend adjustments to the fees to ensure that Plan revenues from development fees keep pace with inflation on Plan costs. The two land use jurisdictions implementing the Plan, the City of Lincoln and Placer County, then consider the recommended adjustment and revise their adopted PCCP development fee schedules based on guidance provided by the PCA. The Placer County Water Agency and the South Placer Regional Transportation Authority also use the adjusted fee amounts for purposes of permitting and paying PCCP fees for their own covered activities.

Every five years the PCA will also conduct a comprehensive nexus-based assessment of all the Plan's cost and funding assumptions and develop recommended adjustments to the PCCP development fees accordingly. The annual inflation adjustment then resumes until the next five-year review is completed.

The current Plan's costs, funding assumptions and adopted development fee schedule were based on 2019 funds. The first year of fee collection following Plan adoption began in FY 2020-

21. The purpose of this requested action is to update the Plan's original development fee schedule to 2020 funds for application during FY 2021-22.

The recommended annual adjustment to the Land Conversion Fee schedule for FY 2021-22 is shown in Table 2 of Attachment A. These fees represent a 1.56% increase from the fees adopted by the City and County. The recommended annual adjustment to the Special Habitats Fee schedule for FY 2021-22 is shown in Table 3 of Attachment A. These fees represent a 1.74% increase from the fees adopted by the City and County.

The PCA Board and staff members are available to support your consideration and adoption of the annual PCCP fee inflation adjustment as soon as possible in order to keep the fees on-par between our local permittees collecting and paying fees.

FY 2021-22 Development Fee Schedules

The recommended updated land conversion fee schedule for FY 2021-22 is shown in Table 2 based on the "Weighted Index" shown in Table 1. These fees represent a 1.56% increase from the fees adopted in the Plan. The recommended updated special habitats fee schedule for FY 2021-22 is shown in Table 3 based on the "All Other Plan Costs Index" shown in Table 1. These fees represent a 1.74% increase from the fees adopted in the Plan.

Table 1: FY 2021-22 PCCP Development Fee Inflation Indices

Land Acquisition Cost Index				
	Low	High	Median	Weight¹
<i>Rangeland</i>				
Base Year Index (2015)	\$ 750	\$ 3,500	2,125	
Current Year Index (2020)	\$ 750	\$ 3,500	<u>2,125</u>	
Annual Change (compounded)			0.00%	70.59%
<i>Rice</i>				
Base Year Index (2015)	\$7,500	\$13,000	10,250	
Current Year Index (2020)	\$9,000	\$16,000	<u>12,500</u>	
Annual Change (compounded)			4.05%	29.41%
Annual Change (weighted)			1.19%	100.00%
All Other Plan Costs Index				
			Index	
Prior Year Index (2019 Annual Average)			270.350	
Current Year Index (2020 Annual Average)			<u>275.057</u>	
Annual Change (for Special Habitats Fee)			1.74%	
Land Acquisition / All Other Plan Costs Weighted Index				
			Annual Change	Weight²
Land Cost Index			1.19%	32.69%
All Other Costs Index			<u>1.74%</u>	<u>67.31%</u>
Annual Change (for Land Conversion Fee)			1.56%	100.00%

¹ Based on 10,000 acres out of 34,000 total reserve acres estimated to be purchased as rice.

² Based on use of land conversion fee revenue for land acquisition versus all other Plan costs.

Sources: Sources for cost index data described in Table 1 of this report. Reserve acreage for purposes of determining weights for "Land Acquisition Cost Index" from Placer County, *Western Placer County Habitat Conservation Plan / Natural Community Conservation Plan*, Appendix L (Cost Estimates and Assumptions), February 2020, Table K, Reserve System Acres through 50-year Permit Term (acres by time period). Weighting for the two indices under the "Land Acquisition / All Other Costs Weighted Index" based on projected use of land conversion fee revenue over 50-year permit term from Urban Economics, *Development Fee Nexus Study for the Western Placer County HCP/NCCP*, January 2020, Table A-10, p. 87.

Table 2: FY 2021-22 Land Conversion Fee Schedule

Plan Area A - Valley (Components A1 and A2)		
	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 per dwelling unit plus \$ 1,319 per acre up to maximum ¹
1c	All other development	\$26,886 per acre
Plan Area A - Foothills (Components A3 and A4)		
	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 per dwelling unit plus \$ 1,353 per acre up to maximum ¹
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 per dwelling unit plus \$ 7,678 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
Plan Area B		
Valley (Component B1: Roseville / Rocklin / Loomis area)		
3a	All covered activities	\$26,886 per acre
Foothills (Component B1: Auburn area and Component B2)		
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.	
	¹ 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.		

Table 3: FY 2021-22 Special Habitats Fee Schedule

	Name	Amount	Temporary Effects Fee Applicable?
4a	Vernal Pool Direct Effects	\$174,147 per acre	Yes
4b	Vernal Pool Immediate Watershed Effects ¹	\$ 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 ²	\$ 54,756 per acre	No
4f	Stream System Encroachment ³	\$109,511 per acre	No
4g	Salmonid Stream Channel ⁴	\$ 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>¹ 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>² Ground disturbance not in stream system but within 50 feet of riverine/riparian constituent habitat.</p> <p>³ Area subject to stream system encroachment excludes any area already subject to a constituent habitat fee (such as riverine/riparian fee).</p> <p>⁴ 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>			

MEMORANDUM

To: Gregg McKenzie, Placer Conservation Authority
From: Robert D. Spencer, Urban Economics
Date: May 13, 2021
Subject: FY 2021-22 PCCP Development Fees Annual Inflation Adjustment

Chapter 9 of the *Western Placer County Habitat Conservation Plan and Natural Communities Conservation Plan* (Plan) of the Placer County Conservation Program (PCCP), calls for an automatic annual inflation adjustment to the PCCP development fees.¹ These fees are a critical revenue source providing 70 percent of the Plan's total funding. As required by the Plan, the Placer Conservation Authority (PCA) makes this adjustment to ensure that Plan revenues from development fees keep pace with the effect of inflation on Plan costs. The two land use jurisdictions implementing the Plan, the City of Lincoln and Placer County, then revise their adopted PCCP development fee schedules based on guidance provided by the PCA.

Every five years the PCA conducts a comprehensive assessment of all the Plan's cost and funding assumptions and adjusts the PCCP development fees accordingly. The automatic annual inflation adjustment then resumes until the next five-year review is completed.

The Plan's costs and funding assumptions and adopted development fee schedule were based on 2019 dollars. The first year of fee collection following Plan adoption was fiscal year (FY) 2020-21. The purpose of this memorandum is to update the Plan's original development fee schedule to 2020 dollars for application during FY 2021-22.

Current Development Fees

The Plan includes two development fees based on the type of permanent impact caused by the activity seeking coverage under the Plan:

- ◆ Land conversion fee
- ◆ Special habitats fee

The Plan also has a third fee, the temporary effect fee, for temporary impacts from activities subject to the land conversion fee and certain categories of the special habitats fee. Temporary effect fees are calculated based on the related land conversion or special habitats fee adjusted for the length of time that the temporary impact occurs. This memorandum provides the annual inflation adjustment for the two permanent impact fees and these adjustments will apply to any applicable temporary effect fee.

¹ Placer County, *Placer County Conservation Program, Western Placer County Habitat Conservation Plan/Natural Community Conservation Plan (Plan)*, Section 9.4.1.7 (Adjustment of Fees), February 2020, pp. 9-43 to 9-44. For the Plan's development fee schedules see Table 9-6 (Land Conversion Fee Schedule), p. 9-35, and Table 9-7 (Special Habitats Fee Schedule), p. 9-36.

Annual Inflation Adjustment

The method used for the annual inflation adjustment is described in Chapter 9 of the Plan.² The prescribed method recognizes that Plan implementation costs include a wide range of cost categories affected in varying ways by inflation.

For purposes of the land conversion fee, the adjustment method breaks Plan costs into two cost categories to allow the use of a different inflation index more closely related to each category. The two cost categories are:

- ◆ Land acquisition costs
- ◆ All other Plan costs

Land acquisition costs are separated out from other Plan costs because land costs (1) are a large component of total Plan costs and funded by approximately 33 percent of total land conversion fee revenue, and (2) tend to change at different rates than other Plan cost components. The two cost categories and the applicable inflation index are shown in **Table 1**.

The special habitats fee does not fund land acquisition so only the “All Other Plan Costs” inflation index shown in Table 1 applies to that fee.

Land Acquisition Costs

The land acquisition cost index is derived from land valuation data for rangeland and rice reported in *Trends in Agricultural Land and Lease Values* published annually by the California Chapter of the American Society of Farm Managers and Rural Appraisers (ASFMRA). Data for the annual inflation adjustment is based on land values for the southern area of the Sacramento Valley region that includes Sutter (south portion), Placer (west portion), Sacramento (north portion), Solano, and Yolo counties. Data reflects rangeland and rice land values as the types most closely associated with the location of reserve acquisitions. To dampen the year-to-year volatility of agricultural land values, the annual inflation adjustment uses the most recent five-year compounded average annual increase in the median land value.

All Other Plan Costs

All other Plan costs cover personnel, supplies, services, and equipment needed for reserve management, maintenance, and monitoring, as well as wetland restoration and program administration. Overall cost inflation across the economy provides a reasonable estimate of inflation for this diverse set of costs. Therefore, the index used for this cost category is the Consumer Price Index (CPI) from the U.S. Bureau of Labor Statistics for the West Region.³

² Ibid.

³ The West Region comprises the thirteen states of Alaska, Arizona, California, Colorado, Hawaii, Idaho, Montana, Nevada, New Mexico, Oregon, Utah, Washington, and Wyoming.

Table 1: Plan Cost Categories and Inflation Indices

Cost Category	Inflation Index
<p>Land Acquisition Costs</p> <ul style="list-style-type: none"> • Direct fee title and conservation easement acquisition costs only, plus land acquisition contingency • Excludes other costs associated with land transactions such as due diligence, pre-acquisition surveys, fencing, and site improvements 	<p>Land Values</p> <p>Average compounded annual change in agricultural land values during the prior five years for rangeland and rice land as published by the American Society of Farm Managers and Rural Appraisers in their annual report, <i>Trends in Agricultural Land and Lease Values</i> (2021 edition), for the southern area of the Sacramento Valley Region.¹</p> <ul style="list-style-type: none"> • Base year index equals 2015 median price • Current year index equals 2020 median price
<p>All Other Plan Costs</p> <ul style="list-style-type: none"> • All costs except land acquisition costs • Includes costs for reserve management, maintenance, and monitoring, wetland restoration, and program administration 	<p>Consumer Price Index</p> <p>Consumer Price Index - All Urban Consumers change published by the U.S. Bureau of Labor Statistics for the most recent 12-month period, West Region.²</p> <ul style="list-style-type: none"> • Base year index equals 2019 annual average index • Current year index equals 2020 annual average index

¹ Includes Sutter (south portion), Placer (west portion), Sacramento (north portion), Solano, and Yolo counties.

² Comprises the thirteen states of Alaska, Arizona, California, Colorado, Hawaii, Idaho, Montana, Nevada, New Mexico, Oregon, Utah, Washington, and Wyoming

Source: Placer County, *Placer County Conservation Program, Western Placer County Habitat Conservation Plan/Natural Community Conservation Plan (Plan)*, February 2020, Table 9-8, Development Fee Adjustment Indices, p. 9-44.

Table 2 shows the data for the inflation indices described in Table 1 and the consequent inflation factor used for this annual adjustment. As explained above, the “Land Acquisition / All Other Plan Costs Weighted Index” shown in Table 2 is used to adjust the land conversion fee and the “All Other Plan Costs” index is used to adjust the special habitats fee.

FY 2021-22 Development Fee Schedules

The updated land conversion fee schedule for FY 2021-22 is shown in **Table 3** based on the “Weighted Index” shown in Table 2. These fees represent a 1.56% increase from the fees adopted in the Plan. The updated special habitats fee schedule for FY 2021-22 is shown in **Table 4** based on the “All Other Plan Costs Index” shown in Table 2. These fees represent a 1.74% increase from the fees adopted in the Plan.

Table 2: FY 2021-22 PCCP Development Fee Inflation Indices

Land Acquisition Cost Index				
	Low	High	Median	Weight¹
<u>Rangeland</u>				
Base Year Index (2015)	\$ 750	\$ 3,500	2,125	
Current Year Index (2020)	\$ 750	\$ 3,500	<u>2,125</u>	
Annual Change (compounded)			0.00%	70.59%
<u>Rice</u>				
Base Year Index (2015)	\$7,500	\$13,000	10,250	
Current Year Index (2020)	\$9,000	\$16,000	<u>12,500</u>	
Annual Change (compounded)			4.05%	29.41%
Annual Change (weighted)			1.19%	100.00%
All Other Plan Costs Index				
			Index	
Prior Year Index (2019 Annual Average)			270.350	
Current Year Index (2020 Annual Average)			<u>275.057</u>	
Annual Change (for Special Habitats Fee)			1.74%	
Land Acquisition / All Other Plan Costs Weighted Index				
			Annual Change	Weight²
Land Cost Index			1.19%	32.69%
All Other Costs Index			<u>1.74%</u>	<u>67.31%</u>
Annual Change (for Land Conversion Fee)			1.56%	100.00%

¹ Based on 10,000 acres out of 34,000 total reserve acres estimated to be purchased as rice.
² Based on use of land conversion fee revenue for land acquisition versus all other Plan costs.
 Sources: Sources for cost index data described in Table 1 of this report. Reserve acreage for purposes of determining weights for "Land Acquisition Cost Index" from Placer County, *Western Placer County Habitat Conservation Plan / Natural Community Conservation Plan*, Appendix L (Cost Estimates and Assumptions), February 2020, Table K, Reserve System Acres through 50-year Permit Term (acres by time period). Weighting for the two indices under the "Land Acquisition / All Other Costs Weighted Index" based on projected use of land conversion fee revenue over 50-year permit term from Urban Economics, *Development Fee Nexus Study for the Western Placer County HCP/NCCP*, January 2020, Table A-10, p. 87.

Table 3: FY 2021-22 Land Conversion Fee Schedule

Plan Area A - Valley (Components A1 and A2)			
	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 ¹
1c	All other development	\$26,886	per acre
Plan Area A - Foothills (Components A3 and A4)			
	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 ¹
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
Plan Area B			
Valley (Component B1: Roseville / Rocklin / Loomis area)			
3a	All covered activities	\$26,886	per acre
Foothills (Component B1: Auburn area and Component B2)			
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.		
	¹ 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.		

Table 4: FY 2021-22 Special Habitats Fee Schedule

	Name	Amount	Temporary Effects Fee Applicable?
4a	Vernal Pool Direct Effects	\$174,147 per acre	Yes
4b	Vernal Pool Immediate Watershed Effects ¹	\$ 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 ²	\$ 54,756 per acre	No
4f	Stream System Encroachment ³	\$109,511 per acre	No
4g	Salmonid Stream Channel ⁴	\$ 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>¹ 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>² Ground disturbance not in stream system but within 50 feet of riverine/riparian constituent habitat.</p> <p>³ Area subject to stream system encroachment excludes any area already subject to a constituent habitat fee (such as riverine/riparian fee).</p> <p>⁴ 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>			