

FY 2025-26 Land Conversion Fee Schedule (effective July 1, 2025)

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	\$6,047 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	\$4,535 per dwelling unit plus \$1,511 per acre up to \$15,116 maximum ¹
1c	All other development	\$30,804 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	\$2,652 per dwelling unit
2b	Non-residential project on existing parcel greater than 20,000 square feet up to 1.0 acre	\$3,208 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	\$2,652 per dwelling unit plus \$1,550 per acre up to \$15,499 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	\$2,652 per dwelling unit plus \$8,796 per acre
2e	Non-residential project on existing parcel greater than 1.0 acre or on any parcel created by subdivision	\$12,004 per acre
Plan Area B		
Valley (Component B1: Roseville / Rocklin / Loomis area)		
3a	All covered activities	\$30,804 per acre
Foothills (Component B1: Auburn area and Component B2)		
3b	Covered activity on existing parcel up to 1.0 acre	\$3,208 per acre
3c	Covered activity on existing parcel greater than 1.0 acre	\$12,004 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 (e.g. Open Space Fire Hazard Management Fee).	
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 (November 1, 2020).	
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.		

FY 2025-26 Special Habitats Fee Schedule

	Name	Amount	Temporary Effects Fee Applicable?
4a	Vernal Pool Direct Effects	\$210,800 per acre	Yes
4b	Vernal Pool Immediate Watershed Effects ¹	\$35,206 per acre	No
4c	Aquatic/Wetland	\$149,049 per acre	Yes
4d	Riverine/Riparian	\$132,561 per acre	Yes
4e	Riverine/Riparian Buffer ²	\$66,281 per acre	No
4f	Stream System Encroachment ³	\$132,561 per acre	No
4g	Salmonid Stream Channel ⁴	\$805 per linear foot	No

Note: All special habitat fees are paid in addition to the land conversion fee.

Note: Fee schedule applies to permanent effects. See *Western Placer HCP/NCCP*, Section 9.4.1.5, Temporary Effect Fee, for application of fee to projects with temporary effects.

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 *Western Placer HCP/NCCP*, Section 6.3.2.1.1 Community Condition 1.1, Avoidance for Vernal Pool-Type Wetlands.

² Ground disturbance not in stream system but within 50 feet of riverine/riparian constituent habitat.

³ Area subject to stream system encroachment excludes any area already subject to a constituent habitat fee (such as riverine/riparian fee).

⁴ Salmonid stream channel fee paid in addition to any other applicable special habitat fees.

FY 2025-26 Open Space & Fire Hazard Management Fee Schedule

Plan Area A - Foothills (Components A3 and A4)

Residential project on existing parcel	\$2,652 per dwelling unit
Non-residential project on existing parcel	\$3,208 per acre

Note: "Existing Parcel" refers to a parcel created by parcel map, subdivision map, or other county entitlement approved prior to Plan adoption (November 1, 2020).

Note: For mixed use projects with multi-family residential, the project pays the higher fee of either category.

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.