

Table 8-8. Land Cover Development Fees

Development Fee Type ^{1,2}	Unit	Projected Initial Fee Amount ³	Alternative Payment Mechanisms ⁴
Land Cover Fee			
Zone A: Mostly natural lands	per acre	\$ 15,416	Land in lieu; mitigation bank credit
Zone B: Mostly agricultural and valley floor rural residential lands	per acre	\$ 10,688	Land in lieu; mitigation bank credit
Zone C: Small vacant sites between 0.5 and 10 acres surrounded by urban development	per acre	\$ 3,905	Land in lieu; mitigation bank credit
Serpentine Fee	per acre	\$ 50,166	Land in lieu (must be serpentine)
Nitrogen Deposition Fee	per new vehicle trip	\$ 3.60	Other mechanisms determined during implementation
Burrowing Owl Fee	per acre	\$ 50,438	Land in lieu (must be occupied nesting habitat)
Wetland Fee			
Willow Riparian Forest and Mixed Riparian	per acre	\$ 139,708	Wetland mitigation in lieu; mitigation bank credit
Central California Sycamore Woodland	per acre	\$ 255,182	Wetland mitigation in lieu; mitigation bank credit
Freshwater Marsh	per acre	\$ 171,322	Wetland mitigation in lieu; mitigation bank credit
Seasonal Wetlands	per acre	\$ 374,842	Wetland mitigation in lieu; mitigation bank credit
Pond	per acre	\$ 153,321	Wetland mitigation in lieu; mitigation bank credit
Stream	per linear ft.	\$ 588	Wetland mitigation in lieu; mitigation bank credit
Temporary Impact Fee			
Land Cover	per acre	Varies ⁵	Land in lieu; mitigation bank credit
Serpentine	per acre	Varies ⁵	Land in lieu (must be serpentine)
Burrowing Owl	per acre	Varies ⁵	Land in lieu (must be occupied nesting habitat)
Wetland	per acre	Varies ⁵	Wetland mitigation in lieu; mitigation bank credit

¹ See Chapter 9 for details of each development fee and in what circumstances it is required.

² The Endowment fee and Plan Preparation fee are included in the appropriate Habitat Plan fees listed in this table as described in Chapter 9.

³ Projected initial fees would apply only in the first year of Plan implementation. All development fees would be adjusted (up or down) on an annual basis by a date determined by the Implementing Entity's Governing Board within the first 6 months of Plan implementation.

⁴ All fees may be paid in cash or, at the discretion of the Implementing Entity, through implementation of conservation actions.

⁵ Temporary fee varies based on duration of impact. See Chapter 9 text for details.