

Annual Adjustment of East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan ("HCP/NCCP") Mitigation Fees

FEE TYPE	YEAR ¹						
	2006 Fee	2007 Fee	2008 Fee	2009 Fee	2010 Fee	2011 Fee	% Change ²
Development Fees (per acre)							
Zone I	\$11,919.00	\$12,456.88	\$12,077.65	\$10,731.11	\$10,558.09	\$10,662.15	0.99%
Zone II	\$23,838.00	\$24,913.77	\$24,155.30	\$21,462.21	\$21,116.18	\$21,324.30	0.99%
Zone III	\$5,960.00	\$6,228.96	\$6,039.33	\$5,366.00	\$5,279.49	\$5,331.52	0.99%
Wetland Mitigation Fees (per acre, except as noted)							
Riparian woodland/scrub	\$58,140.00	\$60,004.38	\$61,968.58	\$61,980.77	\$63,600.58	\$64,570.30	1.52%
Perennial wetlands	\$79,560.00	\$82,111.26	\$84,799.11	\$84,815.80	\$87,032.37	\$88,359.36	1.52%
Seasonal Wetland	\$172,380.00	\$177,907.73	\$183,731.40	\$183,767.56	\$188,570.13	\$191,445.28	1.52%
Alkali wetland	\$163,200.00	\$168,433.35	\$173,946.89	\$173,981.12	\$178,527.93	\$181,249.97	1.52%
Ponds	\$86,700.00	\$89,480.22	\$92,409.28	\$92,427.47	\$94,842.96	\$96,289.05	1.52%
Aquatic (open water)	\$43,860.00	\$45,266.46	\$46,748.23	\$46,757.43	\$47,979.38	\$48,710.93	1.52%
Slough/ Channel	\$98,940.00	\$102,112.72	\$105,455.30	\$105,476.05	\$108,232.56	\$109,882.80	1.52%
Streams 25 feet wide or less - fee per linear foot	\$474.00	\$489.20	\$505.21	\$505.31	\$518.52	\$526.42	1.52%
Streams greater than 25 feet wide - fee per linear foot	\$714.00	\$736.90	\$761.02	\$761.17	\$781.06	\$792.97	1.52%

Notes:

1) Fee amounts indicated for each calendar year are valid from March 15 of that year until March 14 of the subsequent calendar year. Please note, the Conservancy is currently conducting the periodic fee audit required by the HCP/NCCP which could result in further adjustment to some or all fees in 2011.

2) Percent change from prior year. Please note, Development Fees are adjusted according to a formula that includes both a Home Price Index (HPI) and a Consumer Price Index (CPI). The Wetland Mitigation Fees are adjusted according to a CPI. For 2010, the change in the HPI was 0.46% and the change in the CPI was %1.52. See Table 9-7 of the HCP/NCCP for more information.