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March 26, 2013

Mr. John Kopchik  
East Contra Costa County Habitat Conservancy  
c/o Contra Costa County Department of Conservation and Development  
30 Muir Road  
Martinez, CA 94533

Re: East Contra Costa Habitat Conservation Plan/Natural Community  
Conservation Plan (HCP/NCCP)

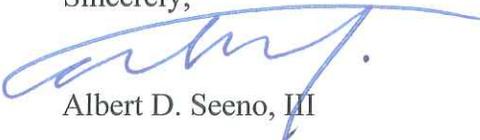
Dear John:

Thank you for meeting with me on March 14, 2013 and for following up and meeting with my staff on March 19, 2013 to discuss our concerns with the HCP/NCCP. Based on our meetings, it is clear, for a variety of reasons, that there is an unwillingness to process amendments to the HCP/NCCP. In order to address the many concerns we have raised over the past two years, amendments to the HCP/NCCP are necessary. However, all that was offered in these recent meetings with you is to work within the confines of the plan as it already exists. The HCP/NCCP allows and provides the parameters for a property owner to propose land in-lieu of paying fees. We understand that you are willing to discuss a land in-lieu fee agreement; however we are disappointed that you are not willing to discuss and consider necessary amendments to the HCP/NCCP.

There are significant issues with the Fee Audit documents that have been produced over the past 18 months. Furthermore, there are fundamental flaws with the HCP/NCCP Plan where 'nexus' for fees have not been demonstrated (no nexus study exists), the 'rough proportionality' standards have not been met, the financial feasibility of the fees have not been accurately analyzed, and there are no rights for property owners to seek any adjustments or amendments to the HCP/NCCP.

These are not only issues for me as a property owner, but these are issues for all participants of this HCP/NCCP. The costs of this HCP/NCCP are too high and in many cases are simply not justified. I therefore must continue to convey my concerns to the various implementing entities, decision makers, oversight boards and stakeholders so that informed decisions moving forward can be made.

Sincerely,



Albert D. Seeno, III

cc: HCP/NCCP Governing Board Members