

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

Version 1: Fee amounts are for projects subject to City/County HCP Implementing Ordinances¹

FEE TYPE	YEAR ²											% Change Relative to: 2015
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
	Fee	Fee	Fee	Fee	Fee	Fee	Fee	Fee	Fee	Fee	Fee	
Development Fees (per acre)												
Zone I	\$11,919.00	\$12,456.88	\$12,077.65	\$10,731.11	\$10,558.09	\$10,662.15	\$10,584.32	\$10,924.14	\$12,117.05	\$12,926.75	\$13,936.97	7.8%
Zone II	\$23,838.00	\$24,913.77	\$24,155.30	\$21,462.21	\$21,116.18	\$21,324.30	\$21,168.64	\$21,848.28	\$24,234.09	\$25,853.51	\$27,873.94	7.8%
Zone III	\$5,960.00	\$6,228.96	\$6,039.33	\$5,366.00	\$5,279.49	\$5,331.52	\$5,292.61	\$5,462.53	\$6,059.03	\$6,463.92	\$6,969.07	7.8%
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	\$66,461.82	\$67,938.39	\$69,690.65	\$71,551.82	\$73,825.38	3.2%
Perennial wetlands	\$79,560.00	\$82,111.26	\$84,799.11	\$84,815.80	\$87,032.37	\$88,359.36	\$90,947.75	\$92,968.32	\$95,366.15	\$97,913.01	\$101,024.21	3.2%
Seasonal Wetland	\$172,380.00	\$177,907.73	\$183,731.40	\$183,767.56	\$188,570.13	\$191,445.28	\$197,053.47	\$201,431.37	\$206,626.66	\$212,144.86	\$218,885.79	3.2%
Alkali wetland	\$163,200.00	\$168,433.35	\$173,946.89	\$173,981.12	\$178,527.93	\$181,249.97	\$186,559.50	\$190,704.26	\$195,622.87	\$200,847.21	\$207,229.15	3.2%
Ponds	\$86,700.00	\$89,480.22	\$92,409.28	\$92,427.47	\$94,842.96	\$96,289.05	\$99,109.73	\$101,311.64	\$103,924.65	\$106,700.08	\$110,090.49	3.2%
Aquatic (open water)	\$43,860.00	\$45,266.46	\$46,748.23	\$46,757.43	\$47,979.38	\$48,710.93	\$50,137.86	\$51,251.77	\$52,573.65	\$53,977.69	\$55,692.83	3.2%
Slough/ Channel	\$98,940.00	\$102,112.72	\$105,455.30	\$105,476.05	\$108,232.56	\$109,882.80	\$113,101.70	\$115,614.45	\$118,596.37	\$121,763.62	\$125,632.67	3.2%
Streams 25 feet wide or less - fee per linear foot	\$474.00	\$489.20	\$505.21	\$505.31	\$518.52	\$526.42	\$541.85	\$553.88	\$568.17	\$583.34	\$601.88	3.2%
Streams greater than 25 feet wide - fee per linear foot	\$714.00	\$736.90	\$761.02	\$761.17	\$781.06	\$792.97	\$816.20	\$834.33	\$855.85	\$878.71	\$906.63	3.2%

Notes:

1) The Conservancy commissioned a periodic fee audit in 2011 and adjusted wetland fees as recommended by the audit. City and County consideration of the 2011 fee audit was postponed until the Conservancy commissioned a second fee audit. The Conservancy commissioned a second fee audit in 2012 which was approved in 2013. Action by participating cities and the County on the second fee audit is pending.

2) Development Fees are adjusted annually 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.

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

Version 2: Fee amounts are for projects by Participating Special Entities permitted through the Conservancy¹

FEE TYPE	YEAR ²												% Change Relative to: 2015
	2006	2007	2008	2009	2010	2011	2012	2013	2013 ³	2014	2015	2016	
	Fee	Fee	Fee	Fee	Fee	Fee	Fee	Fee	Fee Audit	Fee	Fee	Fee	
Development Fees (per acre)													
Zone I	\$11,919.00	\$12,456.88	\$12,077.65	\$10,731.11	\$10,558.09	\$10,662.15	\$10,584.32	\$10,924.14	\$10,076.00	\$11,146.99	\$11,877.42	\$12,788.47	7.7%
Zone II	\$23,838.00	\$24,913.77	\$24,155.30	\$21,462.21	\$21,116.18	\$21,324.30	\$21,168.64	\$21,848.28	\$20,152.00	\$22,293.98	\$23,754.84	\$25,576.95	7.7%
Zone III	\$5,960.00	\$6,228.96	\$6,039.33	\$5,366.00	\$5,279.49	\$5,331.52	\$5,292.61	\$5,462.53	\$5,038.00	\$5,573.50	\$5,938.71	\$6,394.24	7.7%
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	\$68,000.00	\$69,992.40	\$71,547.41	\$87,978.00	\$90,247.12	\$92,657.27	\$95,601.46	3.2%
Perennial wetlands	\$79,560.00	\$82,111.26	\$84,799.11	\$84,815.80	\$87,032.37	\$117,000.00	\$120,428.10	\$123,103.63	\$129,261.00	\$132,594.88	\$136,135.98	\$140,461.72	3.2%
Seasonal Wetland	\$172,380.00	\$177,907.73	\$183,731.40	\$183,767.56	\$188,570.13	\$245,000.00	\$252,178.50	\$257,781.10	\$299,636.00	\$307,364.17	\$315,572.69	\$325,600.04	3.2%
Alkali wetland	\$163,200.00	\$168,433.35	\$173,946.89	\$173,981.12	\$178,527.93	\$228,000.00	\$234,680.40	\$239,894.25	\$302,668.00	\$310,474.37	\$318,765.95	\$328,894.77	3.2%
Ponds	\$86,700.00	\$89,480.22	\$92,409.28	\$92,427.47	\$94,842.96	\$117,000.00	\$120,428.10	\$123,103.63	\$163,972.00	\$168,201.14	\$172,693.15	\$178,180.49	3.2%
Aquatic (open water)	\$43,860.00	\$45,266.46	\$46,748.23	\$46,757.43	\$47,979.38	\$58,000.00	\$59,699.40	\$61,025.73	\$81,986.00	\$84,100.57	\$86,346.58	\$89,090.25	3.2%
Slough/ Channel	\$98,940.00	\$102,112.72	\$105,455.30	\$105,476.05	\$108,232.56	\$124,000.00	\$127,633.20	\$130,468.80	\$119,488.00	\$122,569.82	\$125,843.19	\$129,841.87	3.2%
Streams 25 feet wide or less - fee per linear foot	\$474.00	\$489.20	\$505.21	\$505.31	\$518.52	\$407.00	\$418.93	\$428.23	\$334.00	\$342.61	\$351.76	\$362.94	3.2%
Streams greater than 25 feet wide - fee per linear foot	\$714.00	\$736.90	\$761.02	\$761.17	\$781.06	\$613.00	\$630.96	\$644.98	\$501.00	\$513.92	\$527.65	\$544.41	3.2%

Notes:

1) The Conservancy commissioned a periodic fee audit in 2011 and adjusted Wetland Mitigation Fees as recommended by the audit. City and County consideration of the 2011 fee audit was postponed until the Conservancy commissioned a second fee audit. The Conservancy commissioned a second fee audit in 2012 which was approved in 2013. The Conservancy adjusted Wetland Mitigation Fees and Development Fees as a result of the 2013 audit. Action by participating cities and the County on the second fee audit is pending.

2) Please note, except for changes approved as a result of the 2011 and 2013 Audits, Development Fees are adjusted annually 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.

3) Fee amounts approved by the Conservancy and recommended to participating cities and the County as a result of 2013 Fee Audit. Action by participating cities and the County on these recommendations is pending.