

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

Version 1: Fee amounts for projects subject to City/County HCP/NCCP Implementing Ordinances<sup>1</sup>

FEE TYPE	YEAR <sup>2</sup>														
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	% Change Relative to:
	Fee	Fee	Fee	Fee	Fee	Fee	Fee	Fee	Fee	Fee	Fee	Fee	Fee	Fee	2017
<b>Development Fees (per acre)</b>															
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	\$14,711.45	\$15,724.46	\$16,757.65	6.6%
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	\$29,422.91	\$31,448.92	\$33,515.30	6.6%
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	\$7,356.34	\$7,862.89	\$8,379.53	6.6%
<b>Wetland Mitigation Fees (per acre, except as noted)</b>															
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	\$76,433.07	\$78,682.52	\$82,222.77	4.5%
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	\$104,592.62	\$107,670.82	\$112,515.38	4.5%
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	\$226,617.33	\$233,286.78	\$243,783.31	4.5%
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	\$214,548.95	\$220,863.22	\$230,800.77	4.5%
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	\$113,979.13	\$117,333.59	\$122,612.91	4.5%
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	\$57,660.03	\$59,356.99	\$62,027.71	4.5%
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	\$130,070.30	\$133,898.33	\$139,922.97	4.5%
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	\$623.14	\$641.48	\$670.34	4.5%
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	\$938.65	\$966.28	\$1,009.75	4.5%

Notes:

1) The Conservancy commissioned a periodic fee audit in 2011 and adjusted wetland fees as recommended by the audit. The cities' and County's considerations of the 2011 fee audit were postponed until the Conservancy commissioned a second fee audit. The Conservancy commissioned a second fee audit in 2012 which was approved in 2013 by the Conservancy. Actions by the cities and the County on the second fee audit is pending, resulting in two versions of the HCP/NCCP fees - Version 1: without audit and Version 2: with audit.

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 for projects by Participating Special Entities permitted through the Conservancy<sup>1</sup>

FEE TYPE	YEAR <sup>2</sup>																
	2006	2007	2008	2009	2010	2011	2012	2013	2013 <sup>3</sup>	2014	2015	2016	2017	2018	2019	% Change Relative to:	
	Fee	Fee	Fee	Fee	Fee	Fee	Fee	Fee	Fee Audit	Fee	Fee	Fee	Fee	Fee	Fee	2018	
<b>Development Fees (per acre)</b>																	
Zone 1	\$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	\$13,491.41	\$14,404.82	\$15,342.88	6.5%	
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	\$26,982.82	\$28,809.65	\$30,685.76	6.5%	
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	\$6,745.71	\$7,202.41	\$7,671.44	6.5%	
<b>Wetland Mitigation Fees (per acre, except as noted)</b>																	
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	\$98,978.33	\$101,891.30	\$106,475.81	4.5%	
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	\$145,423.14	\$149,703.01	\$156,438.77	4.5%	
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	\$337,100.98	\$347,022.00	\$362,635.95	4.5%	
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	\$340,512.08	\$350,533.50	\$366,305.45	4.5%	
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	\$184,474.23	\$189,903.39	\$198,447.93	4.5%	
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	\$92,237.12	\$94,951.69	\$99,223.96	4.5%	
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	\$134,428.18	\$138,384.46	\$144,610.94	4.5%	
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	\$375.76	\$386.82	\$404.23	4.5%	
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	\$563.64	\$580.23	\$606.34	4.5%	

Notes:

- 1) The Conservancy commissioned a periodic fee audit in 2011 and adjusted wetland fees as recommended by the audit. The cities' and County's considerations of the 2011 fee audit were postponed until the Conservancy commissioned a second fee audit. The Conservancy commissioned a second fee audit in 2012 which was approved in 2013 by the Conservancy. Actions by the cities and the County on the second fee audit is pending, resulting in two versions of the HCP/NCCP fees - Version 1: without audit and Version 2: with audit.
- 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. Actions by participating cities and the County on these recommendations are pending.