

HCP FEE CALCULATION - TIERED FEE (DRAFT)								
	AG	Oak WdInd	Riparian-J	Riparian-NJ	Grassland	Vernal Pool	Wetland	Total/Avg.
Acres of Take	13,222	77	223	1,846	28,784	323	1,131	45,607
Acres of Preservation (Mitigation)	13,222	77	447	923	28,784	969	1,131	45,553
<i>Mitigation Ratio:</i>	1.00	1.00	2.00	0.50	1.00	3.00	1.00	1.00
Acres of Restoration/Creation (Mitigation)	0	21	223	0	0	323	579	1,146
Total Costs (per Developed Acre)								
Land Acquisition Costs - Purchase	\$10,550	\$9,530	\$20,280	\$4,750	\$8,040	\$28,650	\$9,490	\$8,950
Land Acquisition Costs - Other	\$260	\$260	\$520	\$130	\$260	\$780	\$260	\$260
Habitat Assess, PIng, & Restoration Costs	\$130	\$13,100	\$72,510	\$290	\$120	\$66,570	\$35,470	\$1,850
Habitat Management & Maintenance	\$300	\$440	\$490	\$90	\$420	\$890	\$300	\$370
Monitoring & Adaptive Management	\$2,480	\$2,480	\$5,230	\$1,310	\$2,480	\$8,240	\$2,750	\$2,500
Environmental Compliance	\$70	\$70	\$130	\$30	\$70	\$200	\$70	\$70
Changed Circumstances/Remedial Measure	\$30	\$40	\$50	\$10	\$40	\$80	\$30	\$40
Agricultural Enhancement	\$430	\$350	\$830	\$220	\$360	\$970	\$350	\$380
HCP Development Costs	\$170	\$170	\$350	\$90	\$170	\$520	\$170	\$170
Plan Administration	\$2,080	\$2,080	\$4,170	\$1,040	\$2,080	\$6,250	\$2,080	\$2,080
Development Impact Fee	\$16,500	\$28,500	\$104,600	\$8,000	\$14,000	\$113,100	\$51,000	\$16,700
<i>Fixed Costs (Year 1-50)</i>	\$13,800	\$25,900	\$99,100	\$6,600	\$11,400	\$105,000	\$48,200	\$14,000
<i>Endowment Contribution (Year 51+)</i>	\$2,700	\$2,700	\$5,400	\$1,400	\$2,700	\$8,100	\$2,700	\$2,700
Fee with Land Dedication	\$6,000	\$19,000	\$84,300	\$3,200	\$6,000	\$84,500	\$41,500	\$7,700