

**REVISED IN-LIEU FEE BASED ON 40% OF FEE TITLE
PLANNING COMMISSION RECOMMENDATION MARCH 13, 2008**

Expenditure	Specification	Unit Type	Unit Count	Unit Cost	Initial & Capital Years	Initial & Capital Costs	Ongoing Years	Ongoing Costs
Acquisition								
Conservation Easement	Parcel	Acre	125	\$1,800	1	\$224,754	0	\$0
Legal Contract and Review	Easement Contract	Item	1	\$1,000	1	\$1,000	0	\$0
Site Inspection, coordination between County & landowner	Preserve Manager	L. hours	16	\$85	1	\$1,360	0	\$0
Survey by Land Surveyor	Report & Map	Item	1	\$1,500	1	\$1,500	0	\$0
Appraisal	Report by MAI Certified Appraiser	Item	1	\$4,250	1	\$4,250	0	\$0
County Survey Map Processing	Government Services	L. Hours	12	\$80	1	\$960	0	\$0
Biological Surveys/Baseline Documentation								
Qualified Professional	Species Surveys	L. Hours	50	\$80	1	\$4,000	10	\$400
Project Management	Supervision/Coordination	L. Hours	16	\$85	1	\$1,360	10	\$136
Survey Equipment	Equipment	Item	0.1	\$1,000	1	\$100	10	\$10
Habitat Maintenance								
Weed Control	Herbicide Treatment	L. Hours	50	\$35	1	\$1,750	5	\$350
Fuels Treatment	Fuels Treatment	Acre	125	\$900	1	\$112,377	0	\$0
Reporting/Monitoring								
Database Management/Reporting	Report	L. Hours	24	\$35	1	\$840	1	\$840
Aerial Photos	Photos	Item	1	\$1,000	1	\$1,000	5	\$200
Photodocumentation	Field Survey/Site Evaluation	L. Hours	20	\$35.00	1	\$700	1	\$700
Office Maintenance								
Office Equipment/Computers	Computer, printer, materials	Item	0.1	\$1,500	1	\$150	5	\$30
Field Equipment								
Vehicle	Fuel & Maintenance	Mileage	150	\$0.50	1	\$75	1	\$75
Binoculars	Binoculars	Item	0.1	\$400	1	\$40	5	\$8
Operations								
Endowment	Process/Administer Endowment	L. hours	20	\$30	1	\$600	1	\$600
Subtotal Conservation Easement						\$356,817		\$3,349
Contingency @ 10%						\$35,682		\$335
Administration @ 15%						\$58,875		\$553
Total Conservation Easement						\$451,373		\$4,236
Total Conservation Easement per Acre						\$3,615		\$34

Endowment Amount

Endowment Amount	\$141,216	\$1,131	Cost/acre
Capitalization Rate	3.0%		
Inflation	3.0%		
Investment Return	6.0%		
	Year 1 (After Funding)	Per Acre	
Starting endowment	\$141,216	\$1,131	
Investment Earnings	\$8,473	\$68	
Annual expenditure	\$4,236	\$34	
Inflation re-invested into endowment	\$4,236	\$34	
Ending endowment balance	\$145,453	\$1,165	

Assumptions: Capitalization Rate is investment return less inflation.

Fee Per Acre for Conservation Easement (rounded)	\$4,700
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