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OFFICE OF THE  
CITY MANAGER

**CITY OF SACRAMENTO  
CALIFORNIA**

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February 20, 2015

Ms. Jennifer Norris, Field Supervisor  
Sacramento Fish and Wildlife Office  
2800 Cottage Way, Room W-2605  
Sacramento, CA 95821

Ms. Tina Bartlett, Regional Manager  
Sacramento Valley – North Central Region  
California Department of Fish and Wildlife  
1701 Nimbus Road, Suite A  
Rancho Cordova, CA 95670

Mr. John Roberts, Executive Director  
The Natomas Basin Conservancy  
2150 River Plaza Drive, Suite 400  
Sacramento, CA 95833

**Subject: 2014 Annual Report of Urban Development for the City of Sacramento**

Dear Ms. Norris, Ms. Bartlett and Mr. Roberts:

On May 13, 2003, the City adopted the Natomas Basin Habitat Conservation Plan – a cooperative federal, state and local program for the conservation of plant and animal species and their habitats in the Natomas Basin. On June 27, 2003, the City and USFWS signed the amended Implementation Agreement for the Natomas Basin Habitat Conservation Plan. The Implementation Agreement provides for development within the City of Sacramento of 8,050 acres of land, avoidance measures and mitigation for loss of habitat, and incidental take coverage for covered species.

Attached are the maps and charts that depict the City of Sacramento's monitoring of urban development associated with the Natomas Basin Habitat Conservation Plan (HCP). These maps and charts constitute the Annual Report of Urban Development required of the City by the 2003 HCP Implementation Agreement, Section 3.1.15, and described in Chapter VI of the NBHCP.

The table below summarizes the current inventory of lands graded pursuant to the HCP and acres remaining ungraded within the City’s authorized take area.

**ESTIMATE OF ACRES COVERED BY HCP  
Through December 31, 2014**

Geographic Area	Grading Permits Issued from HCP inception to 12/31/14 (Att. A, B)	Undeveloped / Likely Future Grading (Att. E)	Undeveloped / NOT Likely to Develop (Att. E)	Catch-Up Fees Required (Att. E)
North Natomas	6,030	621	153	69
South Natomas	624	155	0	0
<b>Total Natomas Basin in City</b>	<b>6,654</b>	<b>783</b>	<b>153</b>	<b>69</b>

Because of the (AE Zone) construction flood elevation restrictions, the City of Sacramento’s portion of the Natomas Basin experienced no grading activity in 2014.

Attachment A – Schedule of Subject Acreage and Fees Paid – details the payment of HCP fees from the inception of the HCP to December 31, 2014, in annual increments. The number of acres for which HCP fees (and in-lieu land) were paid in 2014 is 0 acres, bringing the total number of acres for which fees have been paid in the City’s portion of the Natomas Basin to **6,653.98 acres**. The amount of HCP fees paid in 2014 totals \$0 bringing the total HCP fees paid by developers (*excluding valuation of land dedications*) within the City’s Permit Area since inception to \$48,097,878.33.

Year	Acres Graded	Fees Paid
2014	0	\$0
Since Inception	6,654	\$48,097,878

Grading Activity Authorized in the City’s Natomas Basin HCP Permit Area is shown on the adjacent column. This includes acreage for which an Urban Development Permit (i.e. a grading permit or a notice to proceed) has been issued for private or public development in the City portion of the Natomas Basin, since inception of the HCP. As of December 31, 2014, the total number of acres for which an Urban Development Permit has been issued is **6,653.98 acres**, [6,029.77 acres in North Natomas (north of I-80) and 624.20 acres in South Natomas (south of I-80)]. The difference in acreage for which fees were paid compared to the area actually graded can be explained by outstanding land dedication credits and pre-payments.

It should be noted that the Natomas Basin Conservancy (the Plan Operator for the City of Sacramento) also collects fees from habitat disturbance in the Metro Air Park, Sutter County, and infrastructure projects (e.g., pipe lines and power lines) outside of the HCP

covered area. The fees reported above in this Annual Report represent only those fees within the City's Incidental Take Permit area.

Attachment B – Grading Activity Authorized by Urban Development Permit – shows the annual total acres graded from the inception of the HCP.

Attachment C (Composite) includes maps which depict property throughout the North and South Natomas Community Plan areas within the City of Sacramento that paid HCP fees in preparation for urban development and those properties that have been issued an Urban Development Permit (i.e. a grading permit of notice to proceed). An overall map of North and South Natomas is provided, as well as four quadrant maps of North Natomas and an enlarged version of the west side of the South Natomas area. The areas shown in pink are exempt from the HCP, the areas shown in cream represent the areas for which no fees have yet been paid, and the other colors represent the areas for which fees were paid in specific years. Areas shown cross-hatched on the maps have complied with the requirements of the HCP, have been issued an urban development permit, and have been graded. Attachments C-1 thru C-4 provide this same data at a quadrant specific level. Attachment C-5 provides this data for South Natomas. These maps are also available on our website:

<http://portal.cityofsacramento.org/Community-Development/Resources/Maps/North%20Natomas%20Maps>

Attachment C-6 – 2014 Technical Adjustments (Spatial) – details the technical edits to the maps. The adjustment reflects refined estimate of undeveloped acreage based on research on the partially developed area west of Airport Road in North Natomas.

Attachment D is a Habitat Type map. This document is a permit area wide map and chart that shows the location and acreage of various habitat types disturbed since the approval of the HCP through the 2014 construction season.

Attachment E identifies the properties remaining to be graded that are covered by the Incidental Take permit. As shown, 783 vacant acres within the ITP area are likely to pay HCP fees. Using the 0.5 to 1 acre mitigation ratio, an additional 392 acres of mitigation will be required to build out the City's permitted development within the Natomas Basin. Additionally, the Ose property pre-paid HCP fees in 1999 for 69.5 acres, but no grading permits were issued and catch-up fees will be required to acquire, restore, and maintain mitigation lands.

Attachment F is a summary of the Mitigation Measures required for development projects during the 2014 construction season based on the pre-construction biological surveys completed for each project. No development projects were commenced in 2014.

Attachment G provides a memorialization of the terms of the Natomas Basin Implementation Agreement with respect to mitigation measures requiring a pre-construction survey.

The City of Sacramento is proud of its implementation of the Natomas Basin Habitat Conservation Plan. The City is fully committed to complying with the Endangered Species Act in order to allow planned development to proceed and to continue the good work of The Natomas Basin Conservancy in establishing quality habitat throughout the Natomas Basin.

February 20, 2015

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Sincerely,



John F. Shirey  
City Manager

Cc: Kevin Johnson, Mayor  
Angelique Ashby, City Council, District 1 (North Natomas)  
Jeff Harris, City Council, District 3 (South-east Natomas)  
Steve Hansen, City Council, District 4 (South-west Natomas)

Ryan DeVore, Interim Director of Community Development  
David Kwong, Planning Director  
Scot Mende, New Growth Manager

Cay Goude, USFWS  
Eric Tattersall, USFWS  
Mike Thomas, HCP Branch Chief, USFWS  
Kellie Berry, Sacramento Valley Branch Chief, USFWS

Jeff Drongesen, CDFW  
Isabel Baer, CDFW  
Amy Kennedy, CDFW  
Tanya Sheya, CDFW

Danelle Stylos, Sutter County, Director of Development Services

**2014 ANNUAL REPORT OF URBAN DEVELOPMENT  
CITY OF SACRAMENTO  
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**Attachment A**  
**City of Sacramento - Natomas**  
**Schedule of Subject Acreage and Fees Paid**  
**As of December 31, 2014**

Owner	Project	HCP Fee (Cash)	Posting Date	Area Graded	South Natomas	North Natomas	Notes
<b>1996</b>							
Buzz Oates Enterprises II	Del Paso Rd. Property Parcel 6	20,886.00	06/20/96	9.32		9.32	
AKT	Natomas Market Place	25,011.84	06/25/96	11.17		11.17	
AKT	Natomas Market Place	3,851.01	09/06/96	1.72		1.72	
Farm Bureau	River Plaza Drive Office (River Plaza Drive)	18,368.00	10/02/96	8.20	8.20		
<b>Subtotal calendar year 1996</b>		<b>68,116.85</b>		<b>30.41</b>	<b>8.20</b>	<b>22.21</b>	
<b>1997</b>							
Donahue Schriber	Natomas Market Place	105,817.15	04/10/97	47.24		47.24	
EPICK Inc.	Heritage Place	89,600.00	09/12/97	40.00	40.00		
Citation Homes	Shorebird	11,048.96	09/26/97	4.16	4.16		
Regis Homes	BTV Crown Village	35,856.00	10/23/97	13.50	13.50		
Donahue Schriber	Natomas Market Place	19,652.00	10/31/97	-	-	-	
<b>Subtotal calendar year 1997</b>		<b>261,974.11</b>		<b>104.90</b>	<b>57.66</b>	<b>47.24</b>	
<b>Cumulative total through December 31, 1997</b>		<b>330,090.96</b>		<b>135.30</b>	<b>65.86</b>	<b>69.44</b>	
<b>1998</b>							
EPICK Inc.	Heritage Place I, II & III	16,640.00	04/08/98	-	-	-	
RD-1000	CFD 97-01 Canal Improvements	478,080.00	05/08/98	180.00		180.00	
Lennar	Northpointe	725,141.00	06/01/98	273.02		273.02	
Adams Farms Group	Northborough	441,401.00	06/23/98	166.19		166.19	
Lennar Winncrest LLC	Parkway Plaza	311,177.00	06/23/98	117.16		117.16	
Alleghany Properties	Alleghany Properties	488,704.00	07/06/98	184.00		184.00	
City of Sacramento	Drainage Basin 6A / Alleghany Properties	99,068.80	07/06/98	37.30		37.30	
Gateway West LLC	Gateway Village #1	55,776.00	07/06/98	21.00		21.00	
Gateway West LLC	Gateway Village #1	308,600.64	07/06/98	116.19		116.19	
Warmington Rivergate Associates	Rivergate	30,756.48	07/06/98	11.58	11.58		
Gateway South LLC	Witter Ranch	37,449.60	07/13/98	14.10		14.10	
Kaufman Broad/Nelson Trust	Natomas West	92,851.10	07/13/98	34.96	34.96		
Gateway West LLC	Gateway West	49,136.00	09/03/98	18.52		18.52	
The Cambay Group	Arena Corporate Center Bldg 1	15,936.00	09/18/98	6.00		6.00	
City of Sacramento	Drainage Basin 5	51,792.00	09/28/98	19.50		19.50	
Gateway West LLC	Stockpile Area	14,422.08	09/28/98	5.43		5.43	
Adams Farms	Truxel @ Rec. Center & Del Paso Frontage	9,189.76	10/09/98	3.46		3.46	
Del Paso Ventures (Buzz Oates)	Del Paso Rd. Property Parcels 10 & 11	49,136.00	10/09/98	18.50		18.50	
Lennar Winncrest	Northpointe Lot I	24,939.84	10/09/98	9.39		9.39	
Lennar Winncrest	Northpointe Lot J	22,576.00	10/09/98	8.50		8.50	
Lennar Winncrest	Northpointe Lot K	11,048.96	10/09/98	4.16		4.16	
Lennar Winncrest	Northpointe Lot L	24,408.64	10/09/98	9.19		9.19	
Lennar Winncrest	Northpointe Lot M	20,451.20	10/09/98	7.70		7.70	
Lennar Winncrest	Northpointe Village 17	52,376.32	10/09/98	19.72		19.72	
Lennar Winncrest	Northpointe Village 18	43,372.48	10/09/98	16.33		16.33	
Lennar Winncrest	Northpointe Village 9	21,805.76	10/09/98	8.21		8.21	
Lennar Winncrest	Parkway Plaza	2,204.48	10/09/98	0.83		0.83	
Lennar Winncrest	Parkway Plaza	13,651.84	10/09/98	5.14		5.14	
Lennar Winncrest	Recreation Center Site	21,248.00	10/09/98	8.00		8.00	
Marchbrook Building Co.	Arena Commons	40,105.60	10/09/98	15.10		15.10	
Sacramento Properties Holdings	Natomas Crossing Area 1	82,601.60	10/09/98	31.10		31.10	
Unity Parkside	Unity Parkside Village #1	25,789.76	10/09/98	9.71	9.71		
Lennar Winncrest	Drainage Basin 1 Outfall	862.72	10/09/98	0.37		0.37	
<b>Subtotal calendar year 1998</b>		<b>3,682,820.86</b>		<b>1,380.36</b>	<b>56.25</b>	<b>1,324.11</b>	
<b>Cumulative total through December 31, 1998</b>		<b>4,012,911.62</b>		<b>1,515.66</b>	<b>122.11</b>	<b>1,393.55</b>	
<b>1999</b>							
Meyers Homes of CA, LLC	Riverwalk Unit # 1	59,149.12	04/05/99	22.27	22.27		
Buzz Oates Enterprises II	Del Paso Rd. Property, Parcel 7	23,800.00	04/06/99	8.96		8.96	
Marchbrook Building Co.	Gateway North	138,377.40	04/14/99	52.10		52.10	
Citation Northern	Shorebird 1 & 2	82,189.82	05/07/99	30.85	30.95		
The Cambay Group	Cambay West	53,120.00	05/14/99	20.00		20.00	
Lennar Winncrest, LLC	Parkway Plaza	107,328.96	05/14/99	40.41		40.41	
Lennar Winncrest, LLC	Northborough	174,127.36	05/14/99	65.56		65.56	
Lennar Winncrest, LLC	Northpointe	269,424.64	05/14/99	101.44		101.44	
Citation Northern	Shorebird 1 & 2	11,938.72	05/19/99	4.50	4.50		
Commercial Investments, Inc	Natomas Gateway Corp. Center	51,665.57	05/19/99	19.45	19.45		
BTV Crown Equities, Inc	Crown Corp Center Phase II	26,294.00	06/14/99	9.90		9.90	
BTV Crown Equities, Inc	Crown Corp Center Phase III	22,295.68	06/14/99	11.03		11.03	
BTV Crown Equities, Inc	Crown Corp Center Phases IA & IB	13,917.44	06/15/99	5.24	5.24		
Meyers Homes of CA, LLC	Riverwalk Unit # 2	73,042.65	06/22/99	27.50	27.50		
Buzz Oates Enterprises II	Del Paso Rd. Prop., Parcels 2-5, 8 & 9	120,157.44	06/22/99	26.80		26.80	
Alleghany Properties, Inc.	Natomas Crossing Shed 6	6,108.00	07/14/99	2.30		2.30	
City of Sacramento	Truxel Road Ext. North Loop Road	26,684.80	07/15/99	10.80		10.80	
Winncrest Natomas, LLC	Westborough	866,652.80	07/19/99	326.30		326.30	
Lennar Winncrest, LLC	Northborough II	1,199,184.00	07/19/99	403.30		403.30	
Ose Properties, Inc	The Crossing	151,232.64	07/20/99	-		-	
Kaufman & Broad	North Natomas Estates	233,728.00	08/13/99	88.00		88.00	
Lennar Winncrest, LLC.	AKT Club Center Dr	6,386.48	09/13/99	1.94		1.94	
Jon S. Kelly	2399 Gateway Oaks Dr.	19,356.96	09/22/99	5.88	5.88		
Sutter River Plaza, LLC	2200 River Plaza Dr.	15,966.20	09/23/99	4.85		4.85	
Kaufman & Broad	North Natomas Estates detention pond	19,800.00	09/23/99	6.01		6.01	
Regis Homes of Northern Calif	Costa Blanca at Swallows Nest	34,538.92	09/24/99	10.51	10.51		
Lennar Winncrest, LLC.	Northborough II (Stockpile for Detention Basin)	49,380.00	09/30/99	15.00		15.00	
Lennar Winncrest, LLC.	Northborough II, detention basin #1	52,672.00	09/30/99	16.00		16.00	
Natomas Unified School District	Alternative Education School Site	19,330.62	12/20/99	5.87		5.87	
<b>Subtotal calendar year 1999</b>		<b>3,934,910.32</b>		<b>1,342.87</b>	<b>157.95</b>	<b>1,184.93</b>	
<b>Cumulative total through December 31, 1999</b>		<b>7,947,821.94</b>		<b>2,858.53</b>	<b>280.05</b>	<b>2,578.48</b>	
<b>2000</b>							
Northpointe Park, LLC	Northpointe Park Phase 2	1,552,178.00	02/25/00	471.50		471.50	Settle
Gateway South, LLC	Gateway South/Riverview Villages #1, #2, #3, #4	319,653.20	02/25/00	97.10		97.10	
Lennar Winncrest, LLC	The Meadows	78,020.40	04/27/00	23.70		23.70	Settle
Winncrest Natomas, LLC	Del Paso Rd/1-5 Water Trans. Main (Schumacher)	19,310.90	09/19/00	4.90		4.90	
SMUD	Substation @ El Centro Rd / Arena Blvd.	3,437.00	11/30/00	0.87		0.87	
<b>Subtotal calendar year 2000</b>		<b>1,972,599.50</b>		<b>598.07</b>	-	<b>598.07</b>	
<b>Cumulative total through December 31, 2000</b>		<b>9,920,421.44</b>		<b>3,456.60</b>	<b>280.05</b>	<b>3,176.55</b>	

Owner	Project	HCP Fee (Cash)	Posting Date	Area Graded	South Natomas	North Natomas	Notes
<b>2001</b>							
Gateway South, LLC	San Juan Road water main	2,222.72	03/19/01	0.56		0.56	
Natomas Unified School District	Two Rivers School (NUSD)	33,628.55	05/11/01	8.53	8.53		
Coca-Cola/Raley's/Coral	Coca-Cola/Raley's/Coral	257,219.00	06/12/01	-		-	Coral
Lewis Investment Co, LLC	Creekside (Lewis Investment)	1,501,145.80	06/12/01	149.80		149.80	
Goldenland Partnership	Goldenland Partnership	195,059.80	06/12/01	49.50		49.50	
USA Properties Fund, Inc	Terracina Gold	58,326.80	06/12/01	14.80		14.80	
Jon S. Kelly	Kelly Properties Phase II	49,904.58	06/15/01	4.98	4.98		
USA Properties Fund, Inc	Terracina Dr / Gateway Park Blvd. (Terracina Gold & C	3,854.30	06/15/01	0.88		0.88	
Gateway South, LLC	Riverview, San Juan Road	4,532.15	06/29/01	1.15		1.15	
Goldenland Partnership	Goldenland Properties	300,929.60	07/17/01	-		-	
USA Properties Fund, Inc	Terracina Gold	95,930.23	07/17/01	-		-	
Jon S. Kelly	2379 Gateway Parks Dr (Phase 2, Bldg C)	34,973.29	07/26/01	3.49	3.49		
Lennar Winncrest	Northborough II (remainder fee)	51,724.52	09/19/01	-		-	Settle
Lennar Winncrest	The Meadows (remainder fee)	3,546.39	09/19/01	-		-	Settle
Lennar Winncrest	Northpointe North (remainder fee)	70,487.71	09/19/01	-		-	Settle
Danberg Development	The Villas at Riverbend	88,184.80	09/19/01	8.80	8.80		
Subtotal calendar year 2001		2,751,670.24		242.60	25.80	216.79	
Cumulative total through December 31, 2001		12,672,091.68		3,699.20	305.86	3,393.34	
<b>2002</b>							
Rubicon Partners	Gateway Center Office - 2315 Venture Oaks Wy	13,828.98	03/19/02	-	-	-	
Natomas-Truxel LLC (E.J Plesko)	Arena Corp Center - Retail	60,617.00	04/04/02	6.05		6.05	
Cambay Group	Cambay West	1,004,705.46	05/01/02	100.26		100.26	
California Traditions	California Traditions Apartments	110,384.44	05/06/02	11.02		11.02	
Cambay Group	Arena Corp Center	2,460.39	05/06/02	0.25		0.25	
Natomas Unified School District	Natomas Middle School	100,210.00	05/06/02	10.00		10.00	
Fees Transferred	City Eminent Domain Action	(915,000.00)	05/01/02	n/a		-	
City of Sacramento (DPR)	Witter Ranch Park - Gateway West	107,837.43	08/12/02	9.02		9.02	
Regis Homes	Unity Parkside	136,845.00	07/09/02	11.44	11.44		
Rubicon Partners	Gateway Office: 2315 Venture Oaks (catch up)	2,678.58	07/09/02	1.38	1.38		
Alleghany Properties, Inc.	East of I-5 between Del Paso and Arena Blvd	976,748.20	07/12/02	140.60		140.60	Alleg
Alleghany Properties, Inc.	Drainage outfall and freeway landscape buffer	179,927.30	07/12/02	25.90		25.90	Alleg
Alleghany Properties, Inc.	Parkview residential land and public ROW	1,174,737.70	07/12/02	169.10		169.10	Alleg
Alleghany Properties, Inc.	East of I-5, South of Arena	763,475.30	07/12/02	-		-	Alleg
Alleghany Properties, Inc.	West of I-5, Parkview commercial land	47,480.10	07/12/02	-		-	Alleg
Alleghany Properties, Inc.	East of I-5 between Del Paso and Arena Blvd	432,204.40	07/12/02	-		-	Alleg
Alleghany Properties, Inc.	Drainage outfall and freeway landscape buffer	79,616.60	07/12/02	-		-	Alleg
Alleghany Properties, Inc.	Parkview residential land and public ROW	519,813.40	07/12/02	-		-	Alleg
Alleghany Properties, Inc.	East of I-5, South of Arena	337,832.60	07/12/02	-		-	Alleg
Alleghany Properties, Inc.	West of I-5, Parkview commercial land	209,954.20	07/12/02	-		-	Alleg
Alleghany Properties, Inc.	Credit for Silts property (in excess of mitigation requirement)	(2,017,618.60)	07/12/02	-		-	Credit
City of Sacramento	Arena Blvd Interchange	511,497.51	08/07/02	42.76		42.76	
Natomas Unified School Dist	Town Center Education Complex	578,661.75	08/21/02	48.38		48.38	
Jon S. Kelly	Natomas West PH-3	82,657.42	09/27/02	6.91	6.91		
City of Sacramento	Orchard Park	5,722.62	09/30/02	0.48	0.48		
Natomas Unified School Dist	North Natomas High School	17,943.00	10/31/02	1.50		1.50	
Jon S. Kelly	Natomas West Ph-3 Borrow Pit	17,943.00	10/31/02	1.50	1.50		
Buzz Dates Enterprises II	Del Paso Rd. Property Parcel 6 (catch-up)	30,002.54	11/18/02	3.22		3.22	
Natomas Unified School Dist	Witter Ranch Elementary	117,945.32	11/12/02	9.86		9.86	
Subtotal calendar year 2002		5,118,111.64		599.61	21.71	577.90	
Cumulative total through December 31, 2002		17,790,203.32		4,298.81	327.57	3,971.25	
<b>2003</b>							
Refund of Fees Transferred	City Eminent Domain Action-Cancelled	915,000.00	02/26/03	n/a		-	
Alleghany Properties, Inc.	Natomas Crossing	0.00		178.20		178.20	Lag
WoodRogers	Schumacher-Natomas Creek Phase 1	1,756,924.10	06/13/03	411.94		411.94	FEEWLD
Natomas Creek, LLC	Market West (Gateway West) / Bel Air	131,669.37	06/20/03	10.73		10.73	
Buzz Dates	Del Paso Road Property	171,574.72	06/17/03	17.85		17.85	
J.D. Diffenbaugh	Comcast Parking Lot	34,033.56	06/18/03	3.54		3.54	
Buzz Dates	Del Paso Road Property	5,678.60	06/20/03	0.59		0.59	
City of Sacramento	Orchard Park	155,264.58	06/25/03	12.65	12.65		
Tim Lewis Development	Riverbend	177,915.00	06/23/03	14.50	14.50		
Venture Oaks Hotel, LLC	Marriott Spring Hill Suites	23,153.50	06/23/03	1.89	1.89		
Jon S. Kelly	2370 & 2390 Venture Oaks Way	185,154.30	06/23/03	15.09	15.09		
Jon S. Kelly	2329 Gateway Oaks Drive	36,196.50	06/23/03	2.95	2.95		
JMA Corporation	JMA Property	1,215,957.00	06/23/03	99.10		99.10	
Natomas Unified School Dist	New Market Dr/Library Way	105,583.35	06/23/03	8.61		8.61	
Lewis Investment Company	Creekside Phase 3	71,396.10	06/23/03	16.74		16.74	FEEWLD
Lewis Investment Company	Creekside Phase 3	741,844.20	06/23/03	60.46		60.46	
WoodRogers	Schumacher-Natomas Creek, Phase 2	703,516.30	06/23/03	165.42		165.42	FEEWLD
Gateway South, LLC	Riverview #5 & #6	458,468.55	06/30/03	37.37		37.37	
Gateway South, LLC	Riverview #6 - Remainder Parcels	110,380.92	07/10/03	9.00		9.00	
City of Sacramento	West El Camino Widening	50,797.80	09/15/03	4.14	4.14		
Lee C. and Joan H. Sammis	Park El Camino	245,130.06	09/16/03	19.98	19.98		
River West Investments	Riverview Multi-family Parcel 1	144,963.92	09/26/03	11.81		11.81	
Truxel Property	Truxel 3 Commercial	6,135.00	09/26/03	0.50		0.50	
WoodRogers	Truxel 3 Commercial	28,211.00	10/01/03	2.30		2.30	
Mark III Engineering Contractors	Riverbend - O'Brian Parcel (JD Dev't)	124,683.20	10/01/03	10.16	10.16		
City of Sacramento	Barandas Park	142,332.00	10/13/03	11.60	11.60		
City of Sacramento	Arena Blvd Interchange-Refund of overpymt	(31,843.00)	10/23/03	(2.66)		(2.66)	
City of Sacramento	Arena Blvd Interchange-Additional payment	10,430.00	10/23/03	0.85		0.85	
Subtotal calendar year 2003		7,722,530.63		1,125.30	92.96	1,032.34	
Cumulative total through December 31, 2003		25,512,733.95		5,424.11	420.52	5,003.59	

Owner	Project	HCP Fee (Cash)	Posting Date	Area Graded	South Natomas	North Natomas	Notes
<b>2004</b>							
RiverWest Investors	Riverview #1 (City Park 3E)	48,073.86	01/15/04	3.92		3.92	
CEMO Commercial	Truxel Station Arena Corp Center Ph 1	151,178.62	06/24/04	9.38		9.38	
KSP Arena Coporate Center, LLP	Arena Corporate Center	124,670.77	07/12/04	7.73		7.73	
County of Sacramento	NW Interceptor: Sac River crossing portion of Airport	63,496.31	08/12/04	3.94	3.60	0.34	
Karen Platver	Kare - 4 - Kids - Parcels 1 & 2 (East Commerce)	103,984.68	08/26/04	6.45		6.45	
Gateway West	UTI North Natomas, Phase I	299,294.00	09/20/04	18.50		18.50	
Beazer Homes	West El Camino Widening	31,087.07	09/28/00	1.93			
Opus West Corporation	Promenade (Cash portion - applied from Tufts tract)	1,088,624.77	09/29/04	126.23		126.23	Tufts
Opus West Corporation	Tufts Tract (Fees Paid on 169.67 acres)	1,463,216.83	09/29/04				Tufts
Opus West Corporation	Griffin Industries (applied in 2006 from Tufts Tract)	n/a	09/29/04	0		-	Tufts
Subtotal calendar year 2004		3,372,626.91		178.07	5.53	172.55	
Cumulative total through December 31, 2004		28,885,360.86		5,602.18	426.05	5,176.13	
<b>2005</b>							
Allen Development of Sacramento	River Plaza Phase 3	177,847.72	12/29/04	11.03	11.03		
WoodRodgers	Schumacher Natomas Creek (Refund overpaid fees)	(124,524.42)	03/02/05	n/a			
Forecast Homes	Natomas Central (Cash portion)	3,725,568.00	04/29/05	423.66		423.66	NCent
Beazer Homes	Machado Property (3600 Airport Rd)	165,565.05	05/05/05	6.65		6.65	FEEWLD
Beazer Homes	River Oaks (Cash portion)	239,758.11	06/13/05	9.63		9.63	
D.R. Horton	Sonora Springs (SWC Truxel/1-80)	653,297.28	06/29/05	26.24	26.24		
City of Sacramento	Hummingbird Park (payment)	52,393.56	12/01/12	4.38			Lag, 2%
City of Sacramento	Hummingbird Park (interest payment)	15,718.07	12/01/12				Lag, 2%
Gateway West	UTI Natomas Landscape Buffer	142,161.87	09/19/05	5.71		5.71	
Beazer Homes	River Oaks (Cash portion)	926,923.69	09/21/05	74.77	74.77		
Beazer Homes	River Oaks (Cash portion)	(239,758.11)	09/21/05	(9.63)	(9.63)		
Beazer Homes	Natomas Field (Cash portion)	1,236,352.81	09/21/05	99.73		99.73	
ASG The Spanos Corp	Ashton Park Apartments	204,902.31	09/21/05	8.23		8.23	
Towne Realty, Inc.	Strawberry Fields	349,280.00	09/29/05	14.03		14.03	
Total through calendar year 2005		7,525,485.94		674.43	112.04	562.39	
Cumulative total through December 31, 2005		36,410,846.80		6,276.61	538.09	5,738.52	
<b>2006</b>							
UTI, Inc.	Duckhorn Drive	105,812.25	04/06/06	4.25		4.25	
Pardee Homes	Natomas Place	5,027,210.20	06/29/06	122.07		122.07	
Griffin Industries	Parke Bridge (cash portion: Tufts land dedication cred	319,069.73	06/29/06	84.01	84.01		FEEWLD
Western Care Construction	Corner Arena Blvd/Duckhorn Drive	146,145.39	06/30/06	5.87		5.87	
Subtotal calendar year 2006		5,596,137.57		216.20	84.01	132.19	
Cumulative total through December 31, 2006		42,006,984.37		6,492.82	622.10	5,870.71	
<b>2007</b>							
Pardee Homes	Natomas Place	108,799.35	09/28/07	2.83		2.83	
City of Sacramento	North Natomas Regional Park	-		17.49		17.49	Lag
Grant Joint Union High School District	East Natomas Education Complex	3,856,802.40	10/12/07	100.32		100.32	Annex
Subtotal calendar year 2007		3,965,601.75		120.64	-	120.64	
Cumulative total through December 31, 2007		45,972,586.12		6,613.46	622.10	5,991.35	
<b>2008</b>							
City of Sacramento	North Natomas Regional Park	672,403.05	01/16/08	0.00		0.00	Lag
Gurjeet Hundal	Arco AMPM - 2701 Orchard Lane	61,775.46	09/24/08	2.10	2.10		Lag
Subtotal calendar year 2008		734,178.51		2.10	2.10	-	
Cumulative total through December 31, 2008		46,706,764.63		6,615.56	624.20	5,991.35	
<b>2009</b>							
Gurjeet Hundal	Arco AMPM - 2701 Orchard Lane	18,303.84	02/20/09	0	0		Lag
Western Area Power Administration	Sacramento Voltage Support	785,539.80	11/27/09	20.60		20.60	Annex
Subtotal calendar year 2009		803,843.64		20.60	-	20.60	
Cumulative total through December 31, 2009		47,510,608.27		6,636.16	624.20	6,011.95	
<b>2010</b>							
Sparrow Park		12,202.56	04/23/10	0.32		0.32	
Subtotal calendar year 2010		12,202.56		0.32	-	0.32	
Cumulative total through December 31, 2010		47,522,810.83		6,636.48	624.20	6,012.27	
<b>2011</b>							
Subtotal calendar year 2011		0.00		-	-	-	
Cumulative total through December 31, 2011		47,522,810.83		6,636.48	624.20	6,012.27	
<b>2012</b>							
North Natomas Regional Park		575,067.50	05/01/12	17.50		17.50	2%
Subtotal calendar year 2012		575,067.50		17.50	-	17.50	
Cumulative total through December 31, 2012		48,097,878.33		6,653.98	624.20	6,029.77	
<b>2013</b>							
Subtotal calendar year 2013		0.00		-	-	-	
Cumulative total through December 31, 2013		48,097,878.33		6,653.98	624.20	6,029.77	
<b>2014</b>							
Subtotal calendar year 2014		0.00		-	-	-	
Cumulative total through December 31, 2014		48,097,878.33		6,653.98	624.20	6,029.77	

**Footnotes:**

**Settle:** Balance of fees due under settlement agreement of 5/18/2001, after contribution of Souza and Natomas Farms Properties

**Sills:** Balance of fees due after contribution of Sills Property

**Alleg:** Difference between acquisition fee of \$6,947 per acre for 513.8 acres and the cost of 206.9 acres of land purchased on the conservancy's behalf by Alleghany. Alleghany donated the remaining 50 acre parcel to the Conservancy on November 7, 2002

**FEEWLD:** Fees abated for land acquisition portion of total fee. Land was dedicated in partial satisfaction for payment of fees.

**NCent:** Fees paid for Natomas Central were based on 2004 mitigation rates by exception granted by the City of Sacramento

**Annex:** Projects w/in Panhandle area not yet annexed into the City of Sacramento but included in the NBHCP Permit Area

**Ose:** Ose property (The Crossing) pre-paid fees in 1999, however this property did not receive an urban development permit and is not included in the acreage totals on this table.

**Lag:** Fee payment lagged the actual grading activity.

**2%:** Beginning in 2012, the City retained the 2% administrative fee; thus this schedule shows net proceeds only.

**Tufts:** In 2004, Opus West paid HCP mitigation fees on 295.9 project acres at the 2004 land dedication mitigation fee rate (\$8,624) and dedicated the Tufts tract, 147.95 acres, to satisfy the land dedication portion of the fee. TNBC carries credits for 32.1075 acres (Brookfield) and 10.7215 acres (unassigned).

**Coral:** Coke/Raley's non-HCP mitigation fees deposited into the Conservancy's Endowment Fund.

**Attachment B**

**Grading Activity Authorized by Urban Development Permit in the  
City's Natomas Basin HCP Permit Area**

<b>Year</b>	<b>Total Acres</b>	<b>South Natomas</b>	<b>North Natomas</b>
1996	30.41	8.20	22.21
1997	104.90	57.66	47.24
1998	1,380.36	56.25	1,324.11
1999 <sup>3</sup>	1,342.87	157.95	1,184.93
2000	598.07	-	598.07
2001	242.60	25.80	216.79
2002	599.61	21.71	577.90
2003	1,125.30	92.96	1,032.34
2004	178.07	5.53	172.55
2005	674.43	112.04	562.39
2006	216.20	84.01	132.19
2007	120.64	-	120.64
2008	2.10	2.10	-
2009	20.60	-	20.60
2010	0.32		0.32
2011	-	-	-
2012	17.50		17.50
2013	-	-	-
2014	-	-	-
<b>Inception to 12/31/12</b>	<b>6,653.98</b>	<b>624.20</b>	<b>6,029.77</b>

Note: This table identifies the timing of grading activity, rather than the timing of fee payment. In limited circumstances, the payment of fees precedes or lags the actual grading. For financial transactions (i.e., payment of fees) see Attachment A.

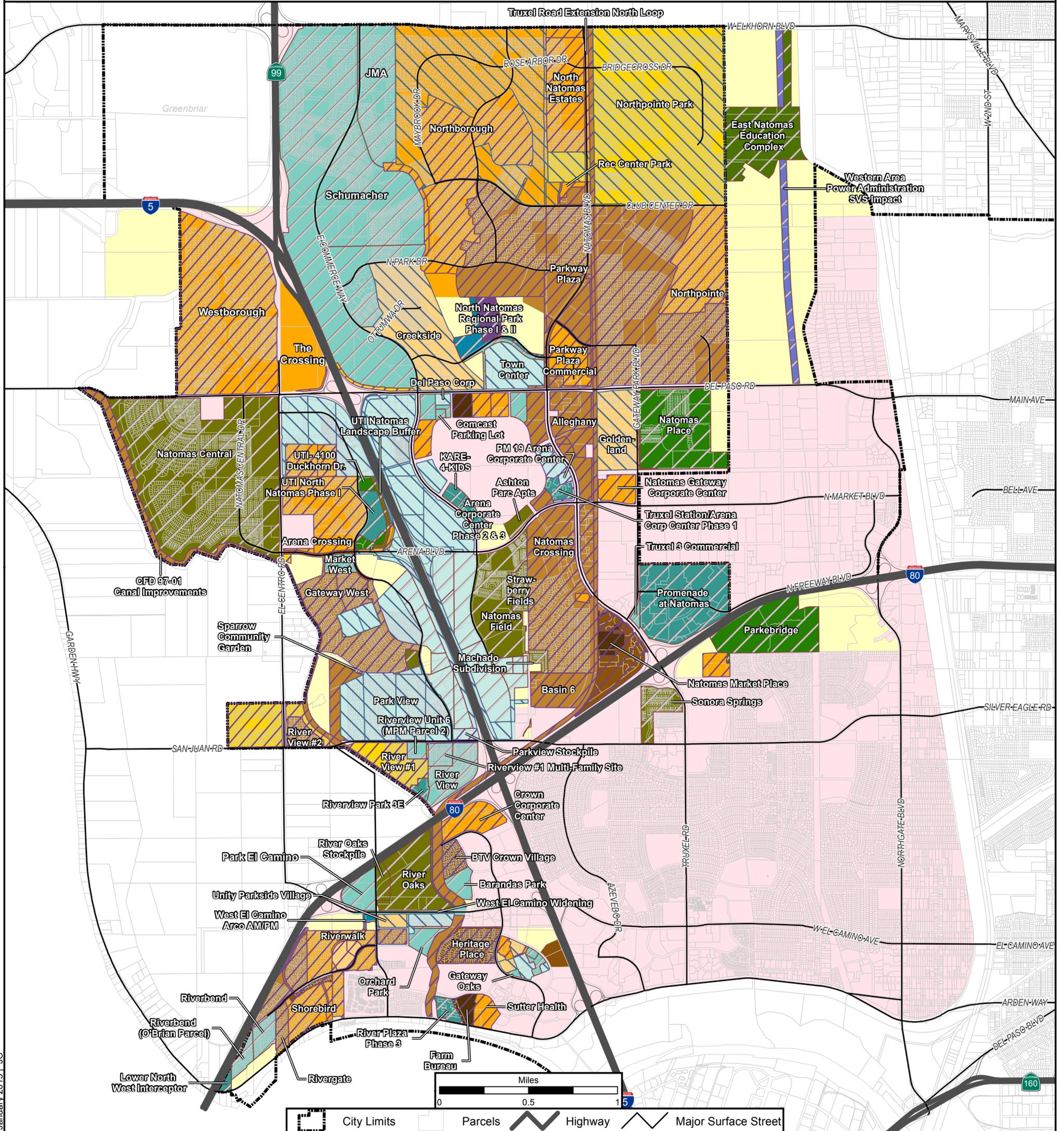
Source: City of Sacramento Community Development Department



# City of Sacramento

## HCP Fees Paid & Grading Permit Status

City of  
**SACRAMENTO**  
Community Development



IDSD\_GIS\Projects\HCP\Annual Reports January 2015 L JC

### Notice To Proceed or Grading Permit Issued

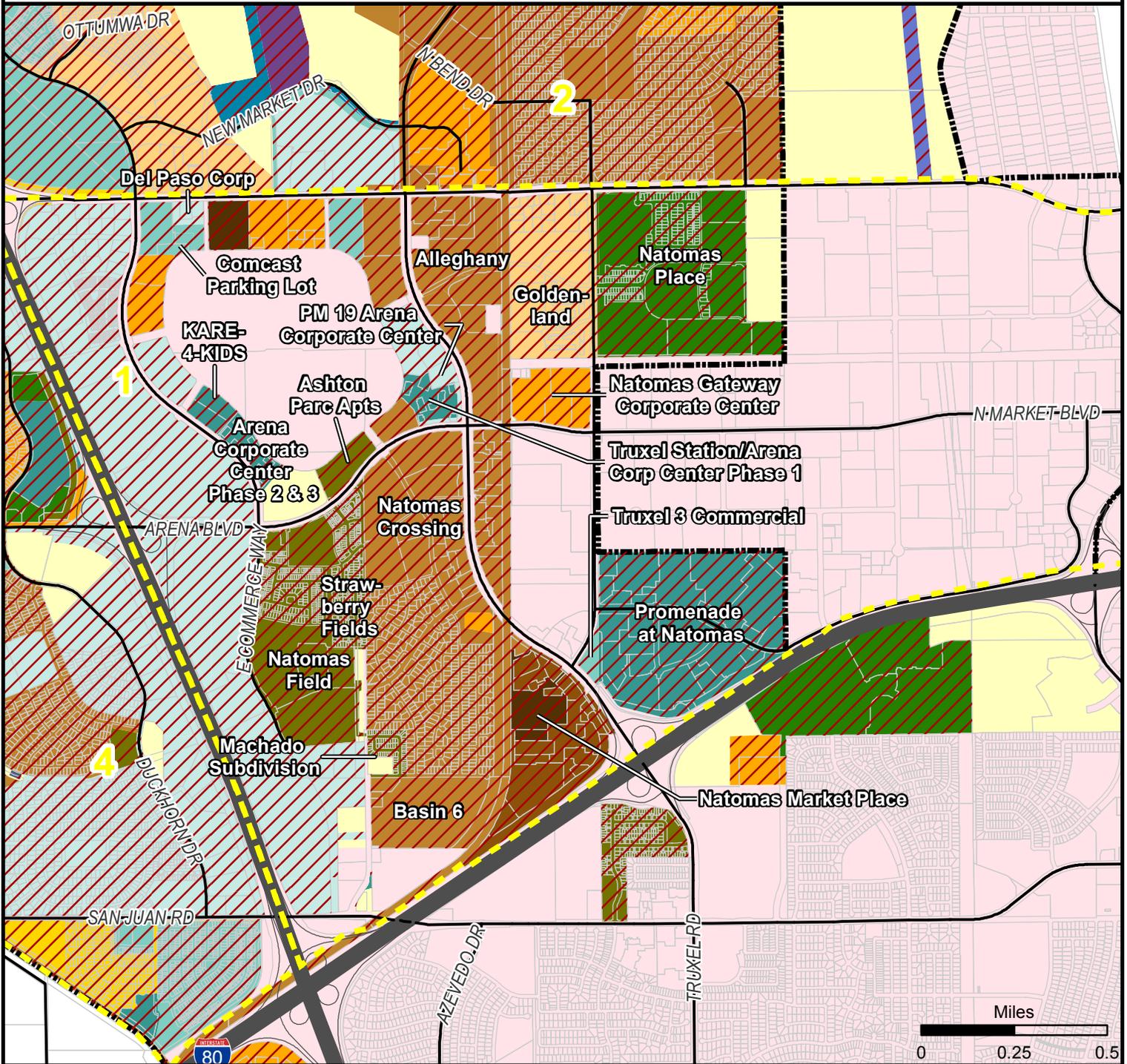
- Before Settlement Agreement
- Under Settlement Agreement
- Post Settlement Agreement

### HCP Payment Status

- |                   |              |              |              |              |
|-------------------|--------------|--------------|--------------|--------------|
| No Fees Collected | Paid in 1996 | Paid in 2000 | Paid in 2004 | Paid in 2008 |
| Exempt From Fees  | Paid in 1997 | Paid in 2001 | Paid in 2005 | Paid in 2009 |
|                   | Paid in 1998 | Paid in 2002 | Paid in 2006 | Paid in 2010 |
|                   | Paid in 1999 | Paid in 2003 | Paid in 2007 | Paid in 2012 |



# North Natomas HCP Payment Status Quadrant One

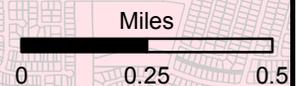


## HCP Payment Status

	Notice to Proceed or Grading		Paid in 1996		Paid in 2002		Paid in 2008
	No Fees Collected		Paid in 1997		Paid in 2003		Paid in 2009
	Exempt From Fees		Paid in 1998		Paid in 2004		Paid in 2010
			Paid in 1999		Paid in 2005		Paid in 2012
			Paid in 2000		Paid in 2006		
			Paid in 2001		Paid in 2007		

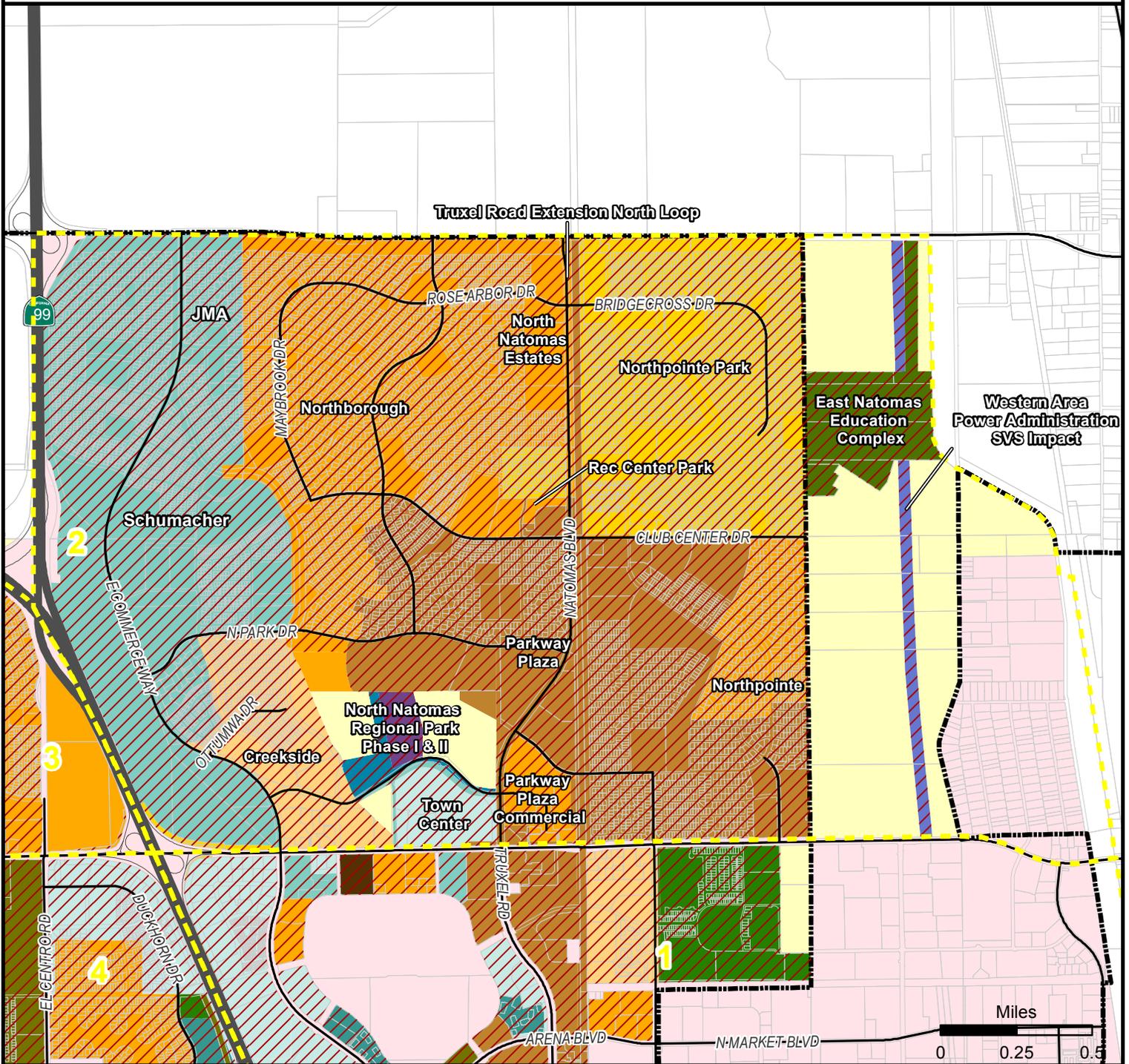
## Legend

	City Limits
	Quadrant
	Parcels
	Highway
	Major Surface Street





# North Natomas HCP Payment Status Quadrant Two



### HCP Payment Status

Notice to Proceed or Grading	Paid in 1996	Paid in 2002	Paid in 2008
No Fees Collected	Paid in 1997	Paid in 2003	Paid in 2009
Exempt From Fees	Paid in 1998	Paid in 2004	Paid in 2010
	Paid in 1999	Paid in 2005	Paid in 2012
	Paid in 2000	Paid in 2006	
	Paid in 2001	Paid in 2007	

### Legend

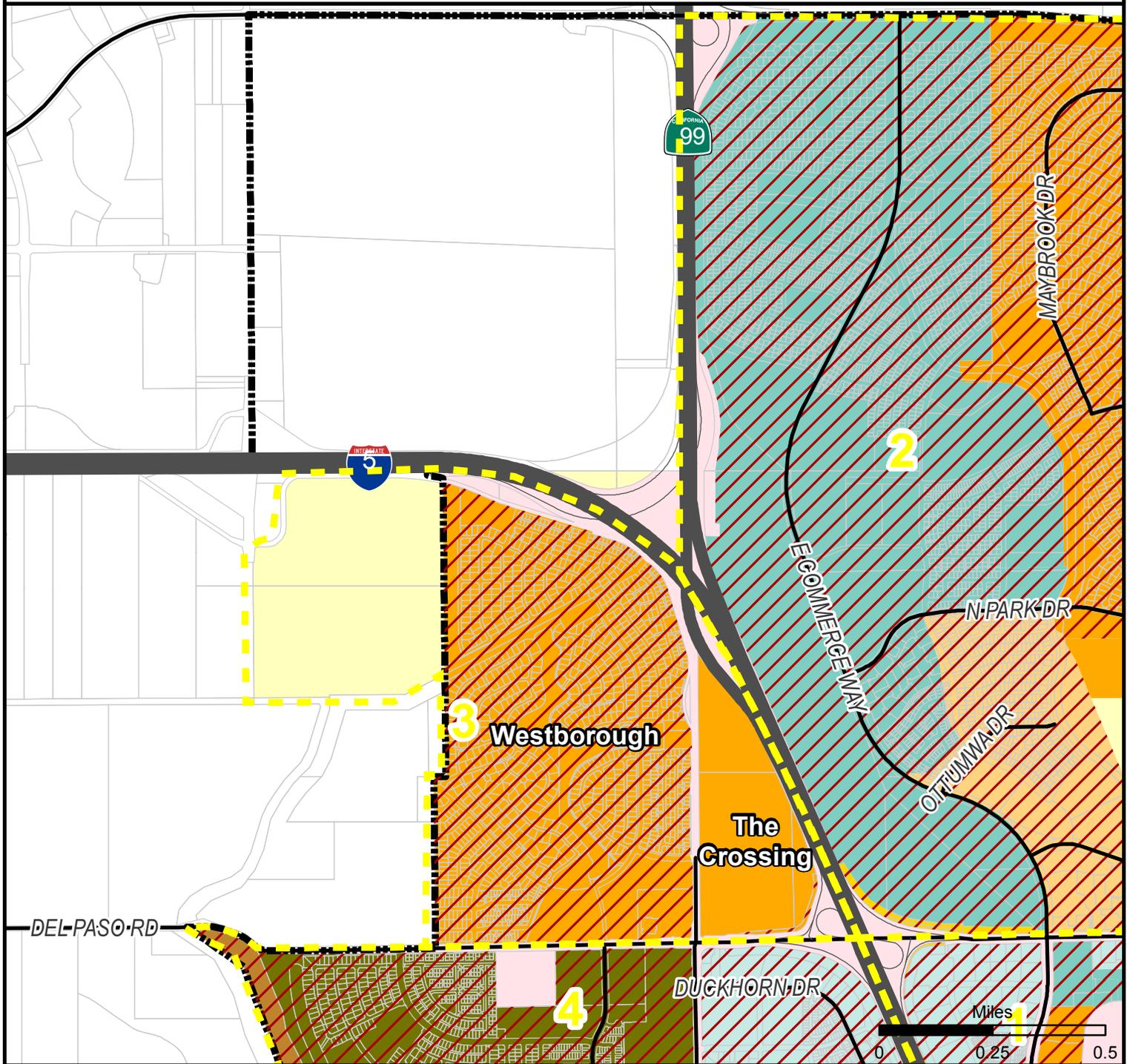
City Limits
Quadrant
Parcels
Highway
Major Surface Street





# North Natomas HCP Payment Status Quadrant Three

City of  
**SACRAMENTO**  
Community Development



## HCP Payment Status

	Notice to Proceed or Grading		Paid in 1996		Paid in 2002		Paid in 2008
	No Fees Collected		Paid in 1997		Paid in 2003		Paid in 2009
	Exempt From Fees		Paid in 1998		Paid in 2004		Paid in 2010
			Paid in 1999		Paid in 2005		Paid in 2012
			Paid in 2000		Paid in 2006		
			Paid in 2001		Paid in 2007		

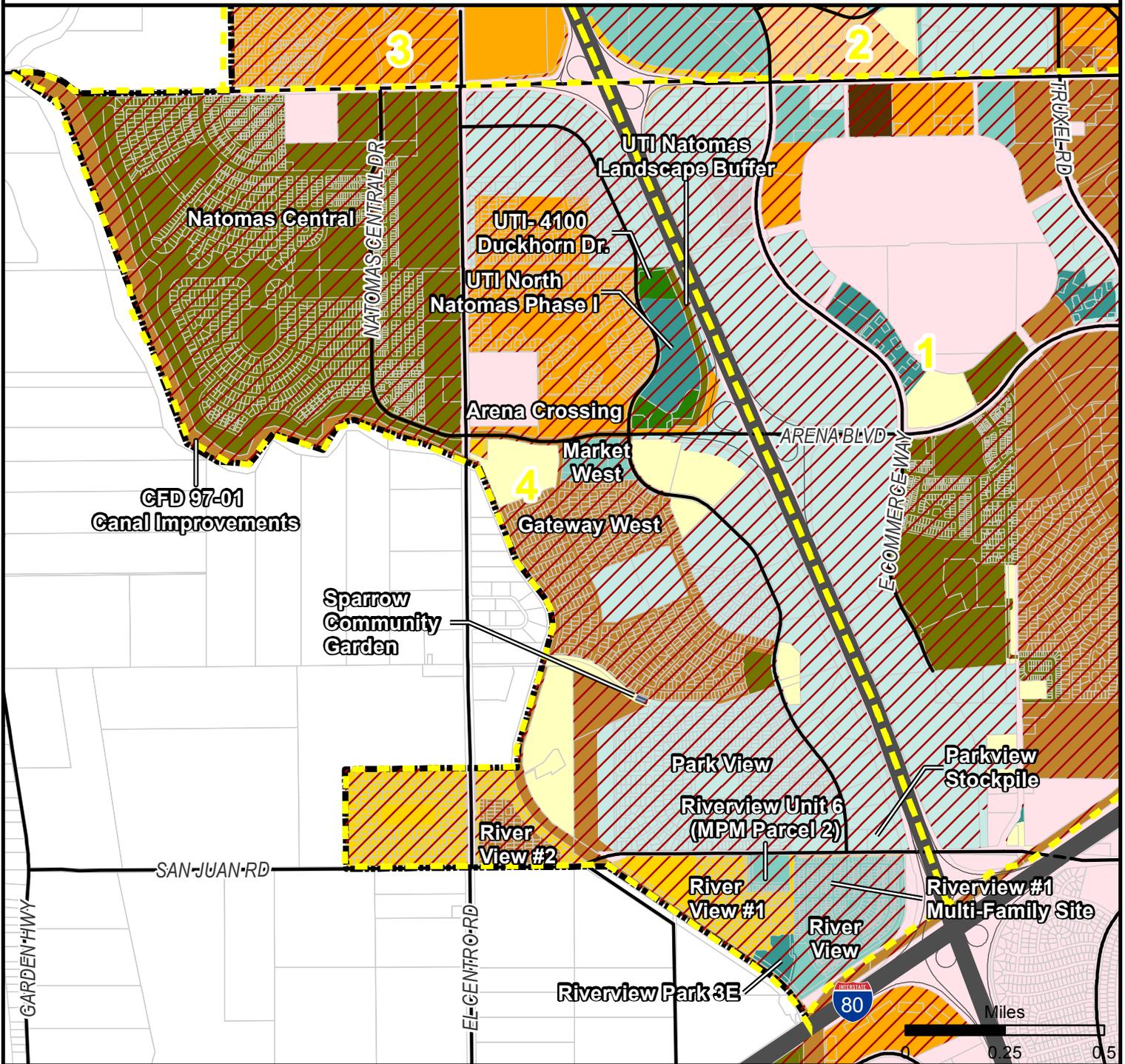
## Legend

	City Limits
	Quadrant
	Parcels
	Highway
	Major Surface Street





# North Natomas HCP Payment Status Quadrant Four



## HCP Payment Status

Notice to Proceed or Grading	Paid in 1996	Paid in 2002	Paid in 2008
No Fees Collected	Paid in 1997	Paid in 2003	Paid in 2009
Exempt From Fees	Paid in 1998	Paid in 2004	Paid in 2010
	Paid in 1999	Paid in 2005	Paid in 2012
	Paid in 2000	Paid in 2006	
	Paid in 2001	Paid in 2007	

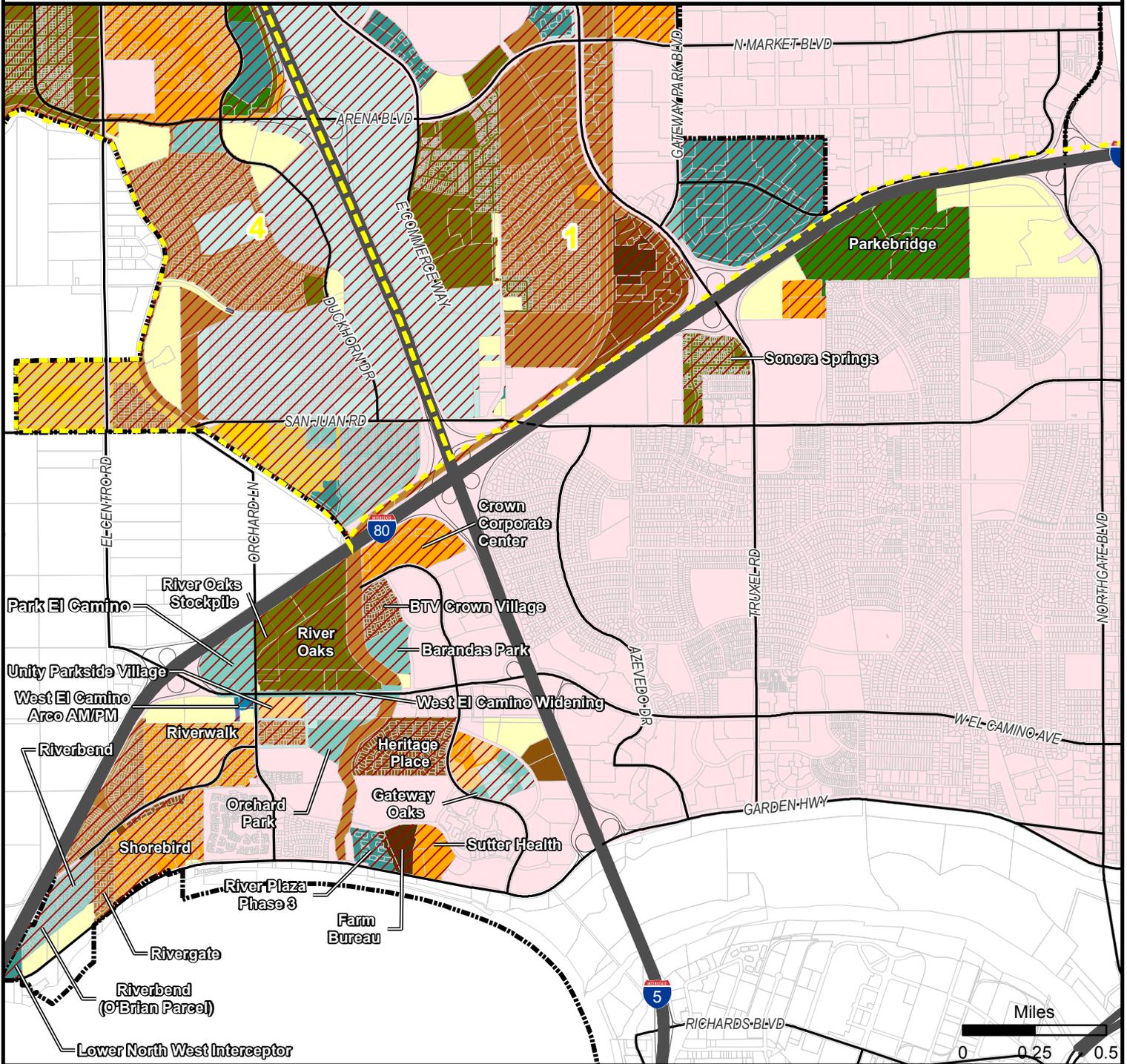
## Legend

City Limits
Quadrant
Parcels
Highway
Major Surface Street





# South Natomas HCP Payment Status



## HCP Payment Status

	Notice to Proceed or Grading		Paid in 1996		Paid in 2002		Paid in 2008
	No Fees Collected		Paid in 1997		Paid in 2003		Paid in 2009
	Exempt From Fees		Paid in 1998		Paid in 2004		Paid in 2010
			Paid in 1999		Paid in 2005		Paid in 2012
			Paid in 2000		Paid in 2006		
			Paid in 2001		Paid in 2007		

## Legend

	City Limits
	Quadrant
	Parcels
	Highway
	Major Surface Street



## Attachment C-6

### Technical Data 2014 Adjustments to Annual Report - Maps City's Natomas Basin HCP Permit Area

During the course of data review and reconciliation of exhibits, the spatial data in Attachment E were edited as highlighted below:

The area “West of Airport Road” area was previously identified as 17.25 acres. Based on closer examination of an aerial photo from 1997, Airport Road and the northern half of an existing building should be shown as “Exempt” (i.e., pre-existing in 1997). With this micro-adjustment (recognizing the area developed prior to 1997 as “Exempt”), the remaining ungraded area has been reduced to 9.92 acres.

Area Adjusted	Acreage	Assessor's Parcel Numbers
	<del>17.25</del>	
W of Airport Rd	<b>9.92</b>	225-0150-032; 225-0150-055; 225-0180-035; 225-0180-057



Source: City of Sacramento Community Development Department

**Summary of Habitat Types with  
Notice to Proceed or Grading  
Permits Issued in 2014**

Land Use	Acres
N/A	0.00
<b>Total:</b>	<b>0.00</b>



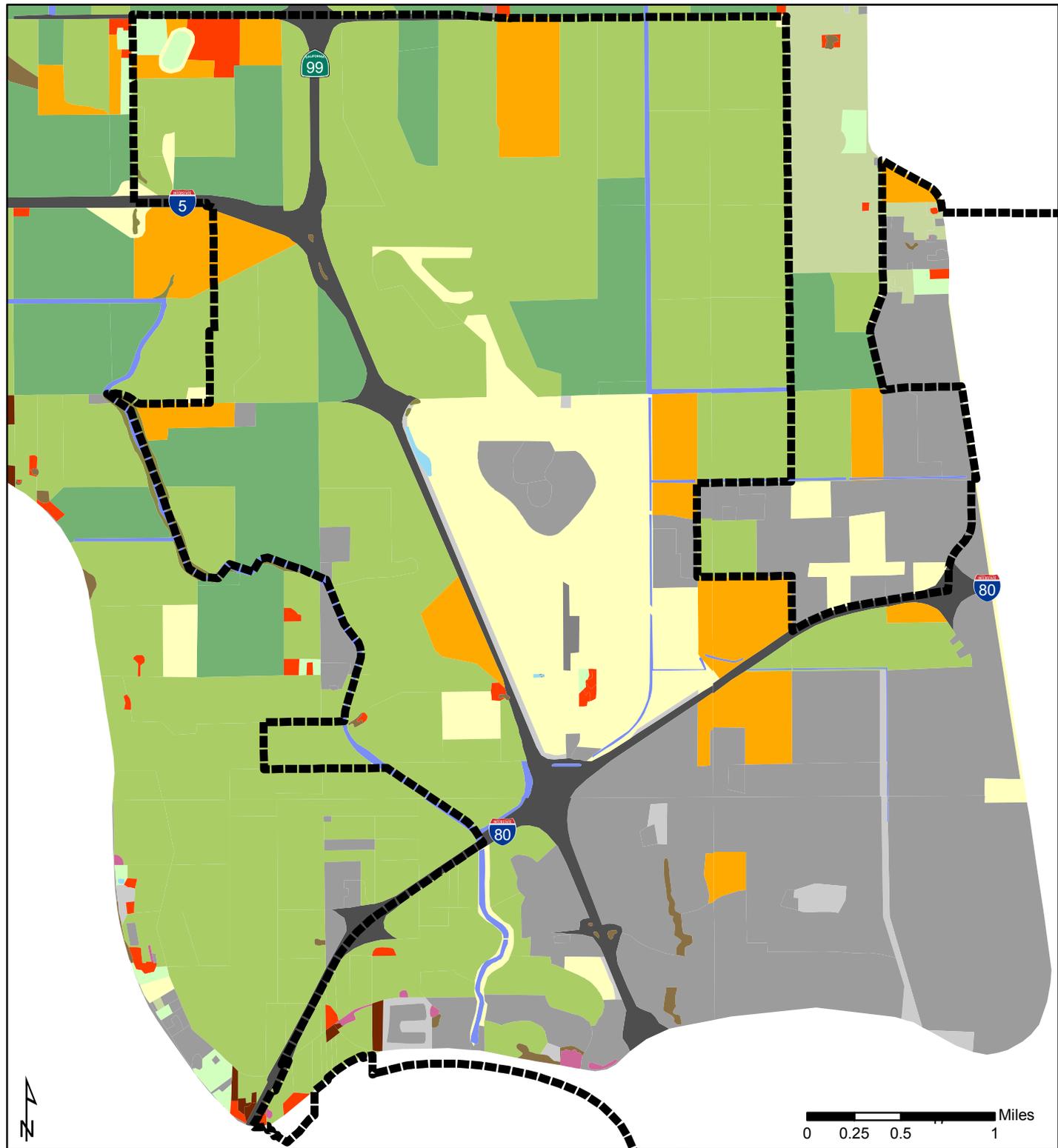
-  City Boundary
-  Notice to Proceed/Grading Permit in 2014  
(No Permits issued in 2014)

*Habitat Types 1997*

- |   |   |
|---|---|
|  Airport         |  Pasture              |
|  Alfalfa        |  Ponds and Wet Areas |
|  Canals         |  Rice                |
|  Idle           |  Riparian            |
|  Grassland      |  Roads and Highways  |
|  Non-Rice Crops |  Ruderal             |
|  Oak Groves     |  Rural Residential   |
|  Orchard        |  Tree Groves         |
|  Other          |  Urban               |

Source of Habitat Types:  
CH2M Hill, based on 1997 Department of Fish and Game  
Land Use Study

...\\GeneralData\Maintanance\ADMIN\_BOUNDARIES\HCP



## HCP Area Summary of HCP Fees Paid Through 2014

Total Acres Remaining for Full HCP Fee Payment.....998.14 (+/-) Acres

Total Acres with Partial HCP Fee Payment.....69.5 (+/-) Acres

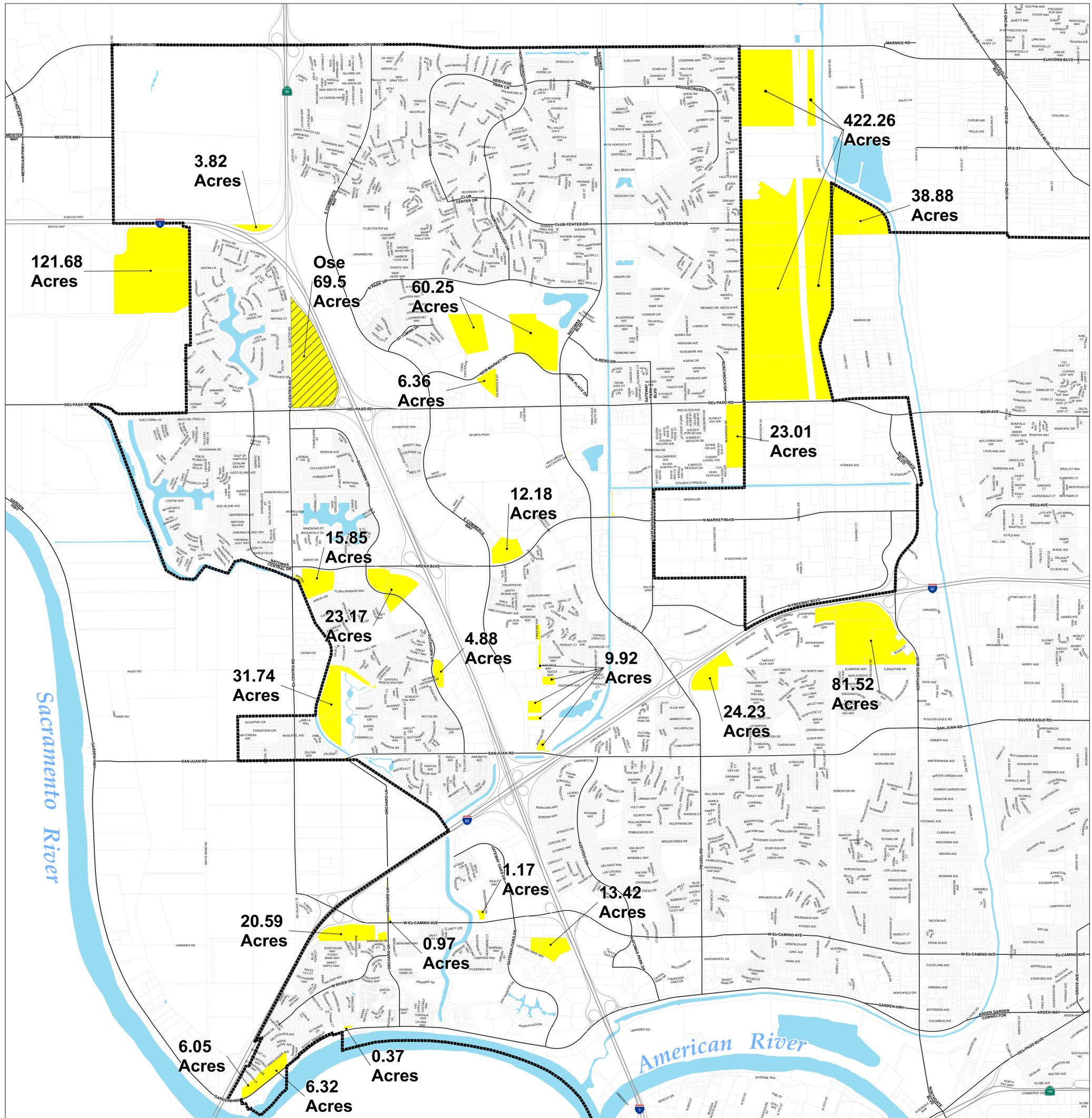
### HCP Fee Status

- Fees Remaining
- Fees Paid but area not Graded (Subject to Catch-up Fees)
- River and Creeks
- City Limits
- Major Surface Street
- Highways



0 1,250 2,500 5,000 Feet

Map created: January 2013  
Map revised: January 2015



**Natomas Basin Conservancy  
City of Sacramento - Incidental Take Permit Acreage Remaining**

Remaining Ungraded Lands in Natomas as of December 31, 2014  
Exhibit E-1

	<b>Acres Listed On Map<sup>2</sup></b>	<b>Assessors Parcel Number</b>	<b>Comments</b>
<b>NORTH NATOMAS</b>			
<u>Quad 1: S of Del Paso &amp; E of I-5</u>			
Arena Corporate Center	12.18	225-0070-120	
		225-0150-032; 225-0150-055; 225-0180-035; 225-0180-057	Measurement adjusted in 2014 per Exhibit C-6
W of Airport Rd	9.92		
Natomas Place (SWC Del Paso / Blackrock Dr)	23.01	225-0060-079, 080	
<b>Subtotal Quad 1</b>	<b>45.11</b>		
<u>Quad 2: N of Del Paso &amp; E of I-5</u>			
Town Center - (City parcel S of New Market Dr)	6.36	225-0040-089	
North Natomas Regional Park	60.25	225-0040-090 (portions)	
Panhandle (Krumenacher)	93.06	201-0320-025	
Panhandle (BD Properties)	58.18	201-0540-073	
Panhandle (Richter / Rappaport)	36.71	225-0050-020, 021	
Panhandle (Cononelos)	36.64	225-0050-003	
Panhandle (Brothers Trust)	36.69	225-0050-016	
		225-0050-022; 225-0060-021	
Panhandle (Richter Farms)	167.84		
less WAPA Corridor already graded	(6.86)		
Avdis / north of Valley View Acres	38.88	214-0010-001, 002, 011	
<b>Subtotal Quad 2</b>	<b>527.75</b>		

**Natomas Basin Conservancy  
City of Sacramento - Incidental Take Permit Acreage Remaining**

Quad 3: N of Del Paso & W of I-5

Scalora/JTS	121.68	225-0030-023, 045	Development Area as shown in Diagram 16
NN Fwy Buffer (I-5) SE end of Greenbriar	3.82	201-0300-080	
Ose Land #2: Natomas Crossing	69.50	225-0030-033, 036, 038	Fees paid 1999, but not graded
<b>Subtotal Quad 3</b>	<b>195.00</b>		

Quad 4: S of Del Paso Rd & W of I-5

Gateway West LLC (SEC Arena/Duckhorn)	23.17	225-0140-069, 071	
Gateway West LLC (SWC Arena/Stemler)	15.85	225-0140-035	
Gateway West LLC (e of Duckhorn at Grossbeak Cr)	4.88	225-0140-056, 057	
Historic Witter Ranch	31.74	225-0180-049	Cultural resource not likely to be developed
<b>Subtotal Quad 4</b>	<b>75.64</b>		

**SUBTOTAL: NORTH NATOMAS 843.50**

**Natomas Basin Conservancy  
City of Sacramento - Incidental Take Permit Acreage Remaining**

SOUTH NATOMAS

W of I-5

Barandas Park (undeveloped portion) N of W El Camino	1.17	225-0230-074 274-0320-059, 060, 062,
Gateway Center (South Natomas Investors, LLC)	13.42	063
West El Camino R-O-W	0.97	
Camino Station	20.59	274-0030-083, 084 274-0660-059; 274-0220-
SAFCA	6.05	017
Parr (2050 Garden Hwy)	6.32	274-0220-073
	0.37	
<b>Subtotal W of I-5</b>	<b>48.89</b>	

E of I-5

City Dept of Utilities (undeveloped portion adj to Natomas)	24.23	225-0170-064 250-0010-019, 046, 049,
Capitol 80 (Bob Cook/Six Bar LLC)	81.52	059
<b>Subtotal E of I-5</b>	<b>105.75</b>	

**SUBTOTAL: SOUTH NATOMAS**

154.64

TOTAL

998.14

**Attachment F**  
**Summary of Mitigation Measures from Pre-Construction Biological Surveys**  
**2014 Grading Activity**

The City is required to comply with the terms of the Natomas Basin Habitat Conservation Plan (HCP) (City of Sacramento, et al. 2003) prior to new grading / habitat disturbance. Pre-Construction Biological Surveys are prepared to document compliance with the pre-construction requirements of the HCP and includes descriptions of the study methodology, results of fieldwork, and conclusions regarding implementation of conservation measures.

No new grading projects were commenced in 2014.

Prior to authorization of any grading activity, proposed development must meet the requirements set forth in Attachment G (Pre-Construction Survey Checklist).

# Attachment G

## Pre-Construction Protocols

### Natomas Basin

### Habitat Conservation Plan

---

Attached is a checklist related to preparing a complete pre-construction survey for a proposed urban development project in the Natomas area subject to the 2003 Natomas Basin Habitat Conservation Plan (NBHCP).

Submittal of a pre-construction survey is one of several required steps toward obtaining and Urban Development Permit that allows grading within the Natomas Basin subject to the HCP. For questions about the urban development permitting process -- including pre-construction surveys -- within the City of Sacramento, please contact:

- Scot Mende at (916) 808-4756 or
- Tom Buford at (916) 808-7931.

The completed pre-construction survey should be submitted to each of the following:

- U.S. Fish and Wildlife Service (Attn: Kellie Berry, Chief of Sacramento Valley Branch),
- California Fish and Wildlife Department (Attn: Amy Kennedy), and
- City of Sacramento Community Development Department – as the land use jurisdiction in which the project is located.

The pre-construction survey will generally include:

- I. Project Description,
- II. Results of the Biological Survey, and
- III. Conservation Measures.

A pre-construction survey is needed a minimum of 30 days and a maximum of 6 months prior to grading or otherwise disturbing the site. The requirement to provide a pre-construction survey applies to both public and private development projects.

If this survey is the first pre-construction survey the biologist has prepared for the HCP, a resume of qualifications should be submitted to USFWS and CDFG with the complete pre-construction survey.

For NBHCP, conservation measures are to be implemented as conditions of urban development permits, as well as for projects sponsored by the respective land use agency (NBHCP §V-1).

Pre-construction surveys need to be conducted 30 days to 6 months prior to construction (may be up to 1 year in some circumstances). The purpose of the pre-construction survey is to determine the status, presence of, and likely impacts to covered species. Wildlife Agency-approved biologists shall conduct the surveys and must implement the conservation measures outlined in the NBHCP, unless otherwise approved by the Wildlife Agencies. Because of concerns regarding the Swainson's hawk, conducting the pre-construction survey at least 30 days prior to construction activities is especially important for construction projects that are initiated near riparian and tree groves and when work will commence in spring or early summer.

Surveys and recommended conservation measures are provided to the permitting agency (City of Sutter), CDFG, and the Service. Based upon the results of the pre-construction survey, the land-use agencies identify appropriate conservation measures. Reconnaissance level surveys may indicate that species-specific surveys are not necessary. It is the permittee's (i.e., the City and Sutter) responsibility to ensure the appropriate surveys have been conducted and that appropriate conservation measures are being implemented.

Note: Plant surveys must be appropriately timed so that the plants will be identifiable, if present.

The pre-construction survey must include:

1. The name of the project.
2. The exact location and size (acres) of the project within the City/Sutter's permit area. Include a map. Something on the scale of the maps in the Implementation Agreement should be sufficient.
3. The dates and types of survey(s) conducted.
4. A description of the site. Describe current land uses, habitats on site, habitats adjacent to the site such as canals, waterways, trees, riparian areas, and shrub-scrub. Is it grasslands, wetlands (includes both jurisdictional and non-jurisdictional), row crops, pasture, rice, etc.? Are there seasonal wetlands or vernal pools? What are the adjacent land uses? Past land uses should also be described to the extent possible since those uses may have some bearing on the species that could occur on site. Any species observed on site should be described and noted.
5. Recorded special status species occurrences including: a description of known occurrences on the site and on adjacent sites, known California Natural Diversity Database (CNDDDB) records on site and on adjacent sites, occurrences from previous biological monitoring results (contact the Natomas Basin Conservancy for this information), records published in the NBHCP. Be sure to note the nearest localities of Swainson's hawk nest trees, giant garter snake records, even if not on the project site.
6. A statement as to whether or not there are any vernal pools, swales, or other seasonal wetlands capable of supporting vernal pool associated species (i.e. Vernal Pool Fairy Shrimp, Vernal Pool Tadpole Shrimp, Colusa grass, Sacramento Orcutt grass, slender Orcutt grass, Midvalley Fairy Shrimp, Legenere, Bogg's Lake Hedge-Hyssop, western spadefoot toad, and California tiger salamander) within 250 feet of project activities. If so, additional surveys and/or mitigation may be necessary. See sections V.A.4, V.A.5.k-m, and V.A.5.p for further info.

7. A statement as to whether or not the proposed project is within 200 feet of any potential giant garter snake aquatic habitat (i.e., contains water between May 1 and October 1 – does not have to be wet the entire time). This also includes canals and ditches operated by RD 1000 and Natomas Central Mutual Water Company. If so, see NBHCP § V.A.5.a.
8. A statement as to whether or not there are any Swainson's hawk nests within ¼ mile and/or within ½ mile of the project site. If either, see NBHCP §V.A.5.b. If any trees are on site or in the vicinity, the surveys must be timed to detect Swainson's hawk nesting.
9. A statement as to whether or not there are any elderberry shrubs with stems measuring greater than one inch in diameter at ground level within 1000 feet of proposed project activities. If so, see NBHCP §V.A.5.c. The applicant may need to mitigate separately with the Service.
10. A statement as to whether or not there are any tricolor nests within 500 feet of the proposed project. If so, see NBHCP §V.A.5.d.
11. A statement as to whether or not there are any Aleutian Canada geese on-site. If so, see NBHCP §V.A.5.e.
12. A statement as to whether or not there are any white-faced ibis nest sites within ¼ mile of proposed project activities. If so, see NBHCP § V.A.5.f.
13. A statement as to whether or not any loggerhead shrike nest sites are within 100 feet of proposed project activities. If so, see NBHCP § V.A.5.g.
14. A statement as to whether or not any burrowing owl burrows are within 300 feet of proposed project activities. Relocation of affected owls may be necessary. If so, see NBHCP § V.A.5.h.
15. A statement as to whether or not there are any bank swallow nest sites within 250 feet of proposed project activities. If so, see NBHCP § V.A.5.i.
16. A statement as to whether or not there is any Sanford's arrowhead or delta tule pea habitat on-site. If so, see NBHCP § V.A.5.n and V.A.5.o.
17. Conclusions of surveys and research: report those special status species that do occur or could potentially occur on site, as well as those species that could be affected by project activities. For example, birds nesting in proximity (see species-specific information for a definition of proximity) to the site. The report should include a description of activities that may affect covered species. These conclusions should be based upon your responses to items 4-16 above.
18. Recommendations: the consulting biologist should recommend those avoidance and minimization measures appropriate to the habitats on or adjacent to the site, the species that may occur on site, and the types of activities that could affect special status special (dewatering canals prior to filling; installing one-way doors on owl burrows; following timing restrictions near an active nests; etc.). These conclusions should be based upon your responses to items 4-17 above.
19. A statement of how many acres of mitigation will be provided.

Notes: When addressing nesting bird species, consulting biologists must actually survey for the birds. For example item 10 asks if there are any tricolor blackbird nests within 500 feet of the project site. In addition to consulting CNDDDB and other data sources, the biologist should actually look for tricolor blackbirds within 500 feet of the project site. Do not just rely on known localities.

All observations of covered species should be reported to CNDDDB by the consulting biologist.

As stated above and in the NBHCP, it is up to the City to ensure that the appropriate surveys are being conducted and therefore, that the appropriate minimization measures will be implemented. The person issuing the urban development permit needs to read the report, ensure that all the necessary information has been included in the report, and ensure that the mitigation and minimization actions are consistent with observations on the property.

All planning staff should rely upon the April 2003 Final Natomas Basin Habitat Conservation Plan and the June 2003 errata to the HCP to assist them in reviewing pre-construction surveys.