



OFFICE OF THE  
CITY MANAGER

**CITY OF SACRAMENTO  
CALIFORNIA**

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April 8, 2022

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

Mr. Michael Fris, Regional Manager  
North Central Region  
California Department of Fish and Wildlife  
1701 Nimbus Road  
Rancho Cordova, CA 95670

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

**Subject: 2021 Annual Report of Urban Development for the City of Sacramento**

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

On May 13, 2003, the City adopted the Natomas Basin Habitat Conservation Plan (HCP) – 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 United States Fish and Wildlife Services (USFWS) signed the amended Implementation Agreement for the HCP. 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 listed 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. These maps and charts constitute the Annual Report of Urban Development required of the City by the 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, 2021

Geographic Area	Grading Permits Issued from HCP inception to 12/31/21 (Attachment A, B)	Undeveloped / Potential Future Grading (Attachment E)	Catch-Up Fees Required (Attachment E)
North Natomas	6,044.93	772.15*	69
South Natomas	628.08	151.34	0
<b>Total Natomas Basin in City</b>	<b>6,673.01</b>	<b>923.52</b>	<b>69</b>

\*Approximately 121.68 of the 772.15 acres is located outside the City limits but within the North Natomas Community Plan. The 121.68 acres is included in the City’s HCP authorized acreage of 8,050 upon annexation into the City limits.

Although there has been construction activity in 2021, this has consisted of construction on properties that were previously mass graded and payment of HCP fees made prior to disturbance of the properties.

Attachment A – Schedule of Subject Acreage and Fees Paid – details the payment of HCP fees from the inception of the HCP to December 31, 2021, in annual increments. The total number of acres for which fees have been paid in the City’s portion of the Natomas Basin is **6,673.01 acres**. The total HCP fees paid by developers (*excluding valuation of land dedications*) within the City’s Permit Area since inception is \$48,746,688.50

Year	Acres Graded	Fees Paid
2021	3.62	\$145,156.03
Since Inception	6,673.01	\$48,746,688.50

Grading Activity Authorized in the City’s HCP Permit Area is shown in the table above. 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, 2021, the total number of acres for which an Urban Development Permit has been issued is **6,673.01 acres**, [6,044.93 acres in North Natomas (north of I-80) and 628.08 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. In 2021, there was 3.62 acres grading activity consisting of 3.62 acres in South Natomas. All other construction activity in 2021 was done on properties that previously had authorized grading (ground disturbance) and had paid HCP fees. HCP fee payments totaling \$145,156.03 were paid for the 3.62 acres.

On April 7, 2020, the City of Sacramento approved a \$2 million dollar loan to the Conservancy for the purpose of acquiring habitat lands. As a result of this partnership, TNBC purchased 171.84 acres (Laupe South tract) of which the City of Sacramento has exclusive rights to 66.640 acres for purposes of mitigation for development projects located within the City’s HCP coverage area. To date, approximately 4.707 acres have been drawn down leaving a balance of 61.933 acres.

Per the agreement between the City of Sacramento and TNBC, the City is retaining the land acquisition component of the HCP impact fees that are collected to apply towards the repayment of the loan. In 2021, the City of Sacramento applied \$57,109.50 towards the repayment of the loan as a result of HCP fees paid. The balance of the loan is now \$1,873,434.50.

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., pipelines and powerlines) outside of the HCP covered area. The fees reported above in this Annual Report represent only those fees generated 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.

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 2021 construction season.

Attachment E – identifies the location of properties remaining to be graded that are covered by the Incidental Take Permit (ITP). Additionally, there is 69.5 acres (Ose property) subject to future partial HCP fee payment (catchup fee provision). 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 2021 construction season based on the pre-construction biological surveys completed for each project.

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


April 8, 2022

Page 4

The City of Sacramento is proud of the work that has been done to this point to successfully implement the HCP. City staff closely coordinates with our HCP partners. The City is fully committed to complying with the Endangered Species Act in order to allow thoughtfully planned development to proceed. We look forward to working cooperatively to continue the great work of The Natomas Basin Conservancy in establishing quality habitat throughout the Natomas Basin.

If you should have any questions regarding this annual report, please contact Cheryle Hodge, New Growth Manager at 916-808-5971 (email: [chodge@cityofscramento.org](mailto:chodge@cityofscramento.org)) who serves as our designated liaison for any communications concerning the HCP and Implementation Agreement.

Sincerely,

  
Michael Jasso (Apr 8, 2022 15:07 PDT)

Michael Jasso  
Assistant City Manager

CC: Darrell Steinberg, Mayor  
Angelique Ashby, City Council, District 1 (North Natomas)  
Jeff Harris, City Council, District 3 (East South Natomas)

Tom Pace, Director of Community Development  
Greg Sandlund, Planning Director  
Cheryle Hodge, Principal Planner/New Growth Manager

Eric Tattersall, USFWS  
Michelle Havens, Senior Fish and Wildlife Biologist, Sacramento Valley Division

Tanya Sheya, Senior Environmental Scientist (Supervisor), CDFW  
Dylan Wood, Environmental Scientist, CDFW

Neal Hay, Sutter County, Director, Development Services Department  
Doug Libby, Sutter County, Principal Planner, Development Services Department

**2021 ANNUAL REPORT OF URBAN DEVELOPMENT  
CITY OF SACRAMENTO  
TABLE OF CONTENTS**

Contents	Page
Letter from Michael Jasso, Assistant City Manager	1-4
Table of Contents	5
<i>Attachment A</i> – Schedule of Subject Acreage and Fees Paid	6-10
<i>Attachment B</i> – Grading Activity Authorized by Urban Development Permit	11-12
<i>Attachment C</i> – Map – HCP Fees Paid and Grading Permit Status	13
<i>Attachment C-1</i> – Map – North Natomas Quadrant 1	14
<i>Attachment C-2</i> – Map – North Natomas Quadrant 2	15
<i>Attachment C-3</i> – Map – North Natomas Quadrant 3	16
<i>Attachment C-4</i> – Map – North Natomas Quadrant 4	17
<i>Attachment C-5</i> – Map – South Natomas	18
<i>Attachment D</i> – Map – Summary of Habitat Types with Notice to Proceed or Grading Permits Issued in 2021	19
<i>Attachment E</i> – Map – HCP Fee Areas Remaining	20
<i>Attachment E-1</i> – <i>Incidental Take Permit Acreage Remaining</i>	21-23
<i>Attachment F</i> – Summary of Mitigation Measures from Pre-Construction Biological Surveys – 2021 Grading Activity	23-27
<i>Attachment G</i> – Pre-Construction Protocols	28-30