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*Assistant City Manager*

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May 20, 2020

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

Mr. Kevin Thomas, 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: 2019 ANNUAL REPORT OF URBAN DEVELOPMENT FOR THE CITY OF  
SACRAMENTO**

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

On May 13, 2003, the City adopted the Natomas Basin Habitat Conservation Plan (NBHCP) – 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 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 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 2003 Habitat Conservation Plan (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, 2019**

<b>Geographic Area</b>	<b>Grading Permits Issued from HCP inception to 12/31/19 (Attachment A, B)</b>	<b>Undeveloped / Likely Future Grading (Attachment E)</b>	<b>Undeveloped / NOT Likely to Develop (Attachment E)</b>	<b>Catch-Up Fees Required (Attachment E)</b>
North Natomas	6,039.15	615.52	153	69
South Natomas	624.45	155	0	0
<b>Total Natomas Basin in City</b>	<b>6,663.60</b>	<b>770.52</b>	<b>153</b>	<b>69</b>

Because of the transition of the construction flood elevation restrictions (from AE Zone to A99 Zone) in 2015, the City of Sacramento's portion of the Natomas Basin experienced minimal new grading activity over the last couple of years. Although there has been construction activity in 2019, 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, 2019, in annual increments. The total number of acres for which fees have been paid in the City's portion of the Natomas Basin is **6,663.60 acres**. The total HCP fees paid by developers (*excluding valuation of land dedications*) within the City's Permit Area since inception is \$48,410,001.76.

<b>Year</b>	<b>Acres Graded</b>	<b>Fees Paid</b>
2019	0.478	\$15,817.50
Since Inception	6,663.60	\$48,410,001.76

Grading Activity Authorized in the City's Natomas Basin 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, 2019, the total number of acres for which an Urban Development Permit has been issued is

**6,663.60 acres**, [6,039.15 acres in North Natomas (north of I-80) and 624.45 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 2019, there was grading activity consisting of 0.478 acres in North Natomas. All other construction activity in 2019 was done on properties that previously had authorized grading (ground disturbance) and had paid HCP fees. HCP fee payments totaling \$15,817.50 were paid for the 0.478 acres.

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 2019 construction season.

Attachment E – identifies the properties remaining to be graded that are covered by the Incidental Take Permit (ITP). As shown, 959.02 total acres are remaining per the City's ITP permitted acres that are subject to the full HCP fee payment. Additionally, there is 69.5 acres (Ose property) subject to future partial HCP fee payment (catchup fee provision). The total acreage remaining per the City's ITP but not yet graded is 1,028.52-acres. Using the 0.5 to 1-acre mitigation ratio, an additional 514.26 acres of mitigation will be required to build out the City's permitted development within the Natomas Basin. The total remaining 1,028.52-acres is the balance after including 121.68 acres outside of the permit area, 31.74 acres for Witter Ranch, 69.5 acres of fees partially paid (Ose) but not graded, and 40-acres that is a floating amount for a Natomas 2<sup>nd</sup> high school (counted as part of the City's 8,050 permitted acreage). 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 2019 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.

The City of Sacramento is proud of the work that has been done to this point to successfully implement the Natomas Basin Habitat Conservation Plan. 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 good work of The Natomas Basin Conservancy in establishing quality habitat throughout the Natomas Basin.

Sincerely,

*Michael A. Jasso*

Michael A. Jasso (May 21, 2020 11:18 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)  
Steve Hansen, City Council, District 4 (West South Natomas)

CC: Tom Pace, Interim Director of Community Development  
Greg Sandlund, Acting Planning Director  
Cheryle Hodge, Principal Planner/New Growth Manager  
Eric Tattersall, USFWS  
Mike Thomas, HCP Branch Chief, USFWS  
Lily Douglas, Senior Fish and Wildlife Biologist, Sacramento Valley Division  
Kelley Barker, 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

**2019 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, 2019**

Owner	Project	HCP Fee (Cash)	Posting Date	Area Graded	South Natomas	North Natomas
<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	
Subtotal calendar year 1996		68,116.85		30.41	8.20	22.21
<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	-		-
Subtotal calendar year 1997		261,974.11		104.90	57.66	47.24
Cumulative total through December 31, 1997		330,090.96		135.30	65.86	69.44
<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	982.72	10/09/98	-0.37		0.37
Subtotal calendar year 1998		3,682,820.66		1,380.36	56.25	1,324.11
Cumulative total through December 31, 1998		4,012,911.62		1,515.66	122.11	1,393.55
<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	82,189.92	05/07/99	30.95	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	29,295.68	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

Owner	Project	HCP Fee (Cash)	Posting Date	Area Graded	South Natomas	North Natomas
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	34,598.92	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	
Subtotal calendar year 1999		3,934,910.32		1,342.87	157.95	1,184.93
Cumulative total through December 31, 1999		7,947,821.94		2,858.53	280.05	2,578.48
<b>2000</b>						
Northpointe Park, LLC	Northpointe Park Phase 2	1,552,178.00	02/25/00	471.50		471.50
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
Winncrest Natomas, LLC	Del Paso Rd/I-5 Water Trans. Main (Schumacher)	19,310.90	09/19/00	4.90		4.90
SMUD	Substation @ El Cenro Rd / Arena Blvd.	3,437.00	11/30/00	0.87		0.87
Subtotal calendar year 2000		1,972,599.50		598.07	-	598.07
Cumulative total through December 31, 2000		9,920,421.44		3,456.60	280.05	3,176.55
<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	-		-
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)	3,854.30	06/15/01	0.98		0.98
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	-		-
Lennar Winncrest	The Meadows (remainder fee)	3,546.39	09/19/01	-		-
Lennar Winncrest	Northpointe North (remainder fee)	70,487.71	09/19/01	-		-
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 (EJ 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
Alleghany Properties, Inc.	Drainage outfall and freeway landscape buffer	179,927.30	07/12/02	25.90		25.90
Alleghany Properties, Inc.	Parkview residential land and public ROW	1,174,737.70	07/12/02	169.10		169.10
Alleghany Properties, Inc.	East of I-5, South of Arena	763,475.30	07/12/02	-		-
Alleghany Properties, Inc.	West of I-5, Parkview commercial land	474,480.10	07/12/02	-		-
Alleghany Properties, Inc.	East of I-5 between Del Paso and Arena Blvd	432,204.40	07/12/02	-		-
Alleghany Properties, Inc.	Drainage outfall and freeway landscape buffer	79,616.60	07/12/02	-		-
Alleghany Properties, Inc.	Parkview residential land and public ROW	519,813.40	07/12/02	-		-
Alleghany Properties, Inc.	East of I-5, South of Arena	337,832.60	07/12/02	-		-
Alleghany Properties, Inc.	West of I-5, Parkview commercial land	209,954.20	07/12/02	-		-
Alleghany Properties, Inc.	Credit for Sills property (in excess of mitigation requirement)	(2,017,618.60)	07/12/02	-		-
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 Oates 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
WoodRogers	Schumacher Natomas Creek Phase 1	1,756,924.10	06/13/03	411.94		411.94
Natomas Creek, LLC	Market West (Gateway West) / Bel Air	131,669.37	06/20/03	10.73		10.73
Buzz Oates	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 Oates	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	

Owner	Project	HCP Fee (Cash)	Posting Date	Area Graded	South Natomas	North Natomas
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	
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
Lewis Investment Company	Creekside Phase 3	741,844.20	06/23/03	60.46		60.46
WoodRogers	Schumacher-Natomas Creek, Phase 2	705,516.30	06/23/03	165.42		165.42
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)	124,663.20	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
<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 Airpo	63,496.31	08/12/04	3.94	3.60	0.34
Karen Platner	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	298,294.00	09/20/04	18.50		18.50
Beazer Homes	West El Camino Widening	31,087.07	09/28/00	1.93	1.93	
Opus West Corporation	Promenade (Cash portion - applied from Tufts tract)	1,088,624.77	09/29/04	126.23		126.23
Opus West Corporation	Tufts Tract (Fees Paid on 169.67 acres)	1,463,216.83	09/29/04			
Opus West Corporation	Griffin Industries (applied in 2006 from Tufts Tract)	n/a	09/29/04	0		-
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
Beazer Homes	Machado Property (3600 Airport Rd)	165,565.05	05/05/05	6.65		6.65
Beazer Homes	River Oaks (Cash portion)	239,758.11	06/13/05	9.63	9.63	
D.R. Horton	Sonora Springs (SWC Truxel/I-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		4.38
City of Sacramento	Hummingbird Park (interest payment)	15,718.07	12/01/12			
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 cr	316,969.73	06/29/06	84.01	84.01	
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
Grant Joint Union High School District	East Natomas Education Complex	3,856,802.40	10/12/07	100.32		100.32
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
Gurjeet Hundal	Arco AM/PM - 2701 Orchard Lane	61,775.46	09/24/08	2.10	2.10	
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 AM/PM - 2701 Orchard Lane	18,303.84	02/20/09	0	0	
Western Area Power Administration	Sacramento Voltage Support	785,539.80	11/27/09	20.60		20.60
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>						

Owner	Project	HCP Fee (Cash)	Posting Date	Area Graded	South Natomas	North Natomas
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>						
N/A						
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
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>						
N/A						
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>						
N/A						
Subtotal calendar year 2014		0.00		-	-	-
Cumulative total through December 31, 2014		48,097,878.33		6,653.98	624.20	6,029.77
<b>2015</b>						
North Natomas Regional Park		182,263.35	2/25/2015	5.65		5.65
Subtotal calendar year 2015		182,263.35		5.65	-	5.65
Cumulative total through December 31, 2015		48,280,141.68		6,659.63	624.20	6,035.42
<b>2016</b>						
Verizon Wireless - West El Camino		8,064.75	7/13/2016	0.25	0.25	
Subtotal calendar year 2016		8,064.75		0.25	0.25	-
Cumulative total through December 31, 2016		48,288,206.43		6,659.88	624.45	6,035.42
<b>2017</b>						
N/A						
Subtotal calendar year 2017		0.00		-	-	-
Cumulative total through December 31, 2017		48,288,206.43		6,659.88	624.45	6,035.42
<b>2018</b>						
North Natomas Regional Park	Dog Park Relocation	33,239.18	10/29/2018	1.00	-	1.00
4090 E. Commerce Way	Towneplace Suites at Arena Blvd	72,738.65	11/27/2018	2.24	-	2.24
Subtotal calendar year 2018		105,977.83		3.24	-	3.24
Cumulative total through December 31, 2018		48,394,184.26		6,663.12	624.45	6,038.66
<b>2019</b>						
Natomas Field, Phase 3	Firestar Way	15,817.50	10/29/2018	0.48	-	0.48
Subtotal calendar year 2019		15,817.50		0.48	-	0.48
Cumulative total through December 31, 2019		48,410,001.76		6,663.60	-	6,039.14

**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**  
**City of Sacramento - Natomas**  
**Grading Activity Authorized by Urban Development Permit**  
**As of December 31, 2019**

<b>YEAR</b>	<b>Total Acres</b>	<b>South Natomas</b>	<b>North Natomas</b>	<b>Notes</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	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	-	-	-	
2015	5.65	-	5.65	
2016	0.25	0.25	-	
2017	-	-	-	
2018	3.24	-	3.24	
2019	0.48	-	0.48	
<b>Inception through 12/31/2019</b>	<b>6,663.59</b>	<b>624.45</b>	<b>6,039.14</b>	

Footnotes:

1 The City of Sacramento (North Natomas Regional Park) graded 17.49 acres in 2007; however, the grading permit was issued and the fees were paid in 2008.

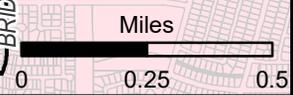
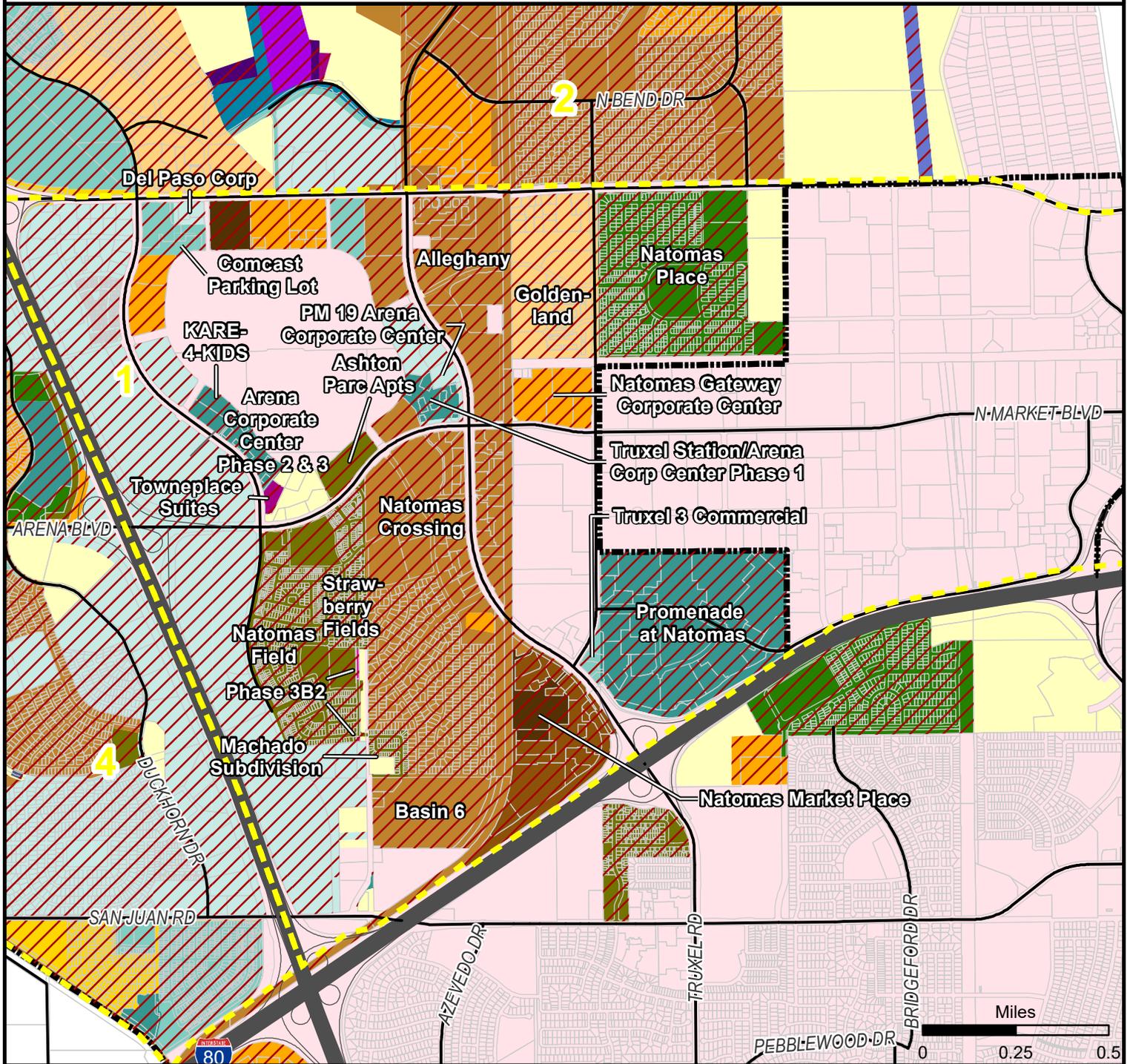
2 The West El Camino Arco AM/PM site was issued a grading permit and graded 2.1 acres in 2008; however fees were paid for 1.62 acres in 2008 and for 0.48 acres in 2009.

3 The 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.



# North Natomas HCP Payment Status Quadrant One

City of  
**SACRAMENTO**  
Community Development



**HCP Payment Status**

- Notice to Proceed or Grading
- No Fees Collected
- Exempt From Fees

Paid in 1996	Paid in 2003	Paid in 2009
Paid in 1997	Paid in 2004	Paid in 2010
Paid in 1998	Paid in 2005	Paid in 2012
Paid in 1999	Paid in 2006	Paid in 2015
Paid in 2000	Paid in 2007	Paid in 2016
Paid in 2001	Paid in 2008	Paid in 2018
Paid in 2002	Paid in 2009	Paid in 2019

**Legend**

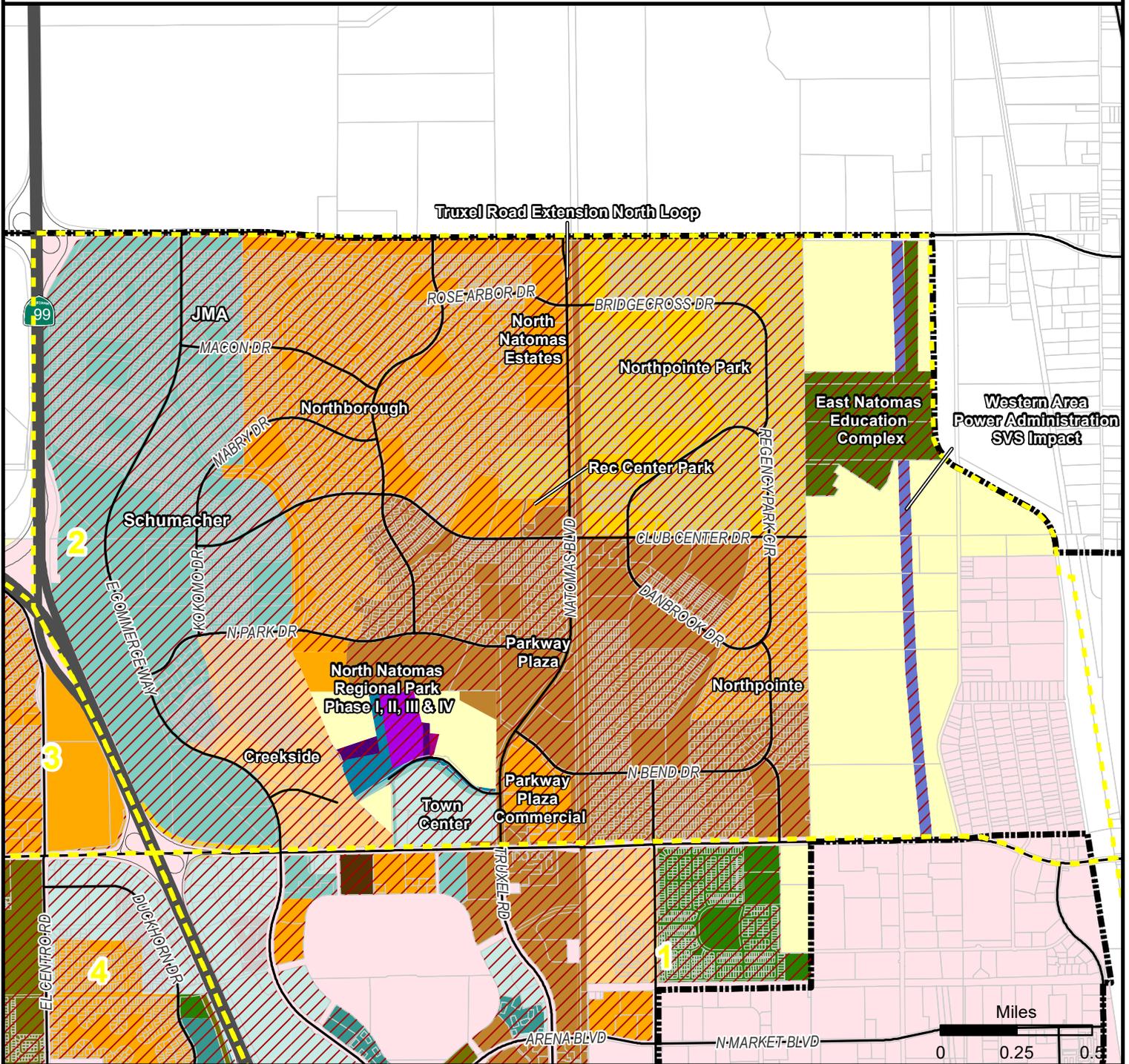
- City Limits
- Quadrant
- Parcels
- Highway
- Major Surface Street





# North Natomas HCP Payment Status Quadrant Two

City of  
**SACRAMENTO**  
Community Development



**HCP Payment Status**

- Notice to Proceed or Grading
- No Fees Collected
- Exempt From Fees

- Paid in 1996
- Paid in 1997
- Paid in 1998
- Paid in 1999
- Paid in 2000
- Paid in 2001
- Paid in 2002
- Paid in 2003
- Paid in 2004
- Paid in 2005
- Paid in 2006
- Paid in 2007
- Paid in 2008
- Paid in 2009
- Paid in 2010
- Paid in 2012
- Paid in 2015
- Paid in 2016
- Paid in 2018
- Paid in 2019

**Legend**

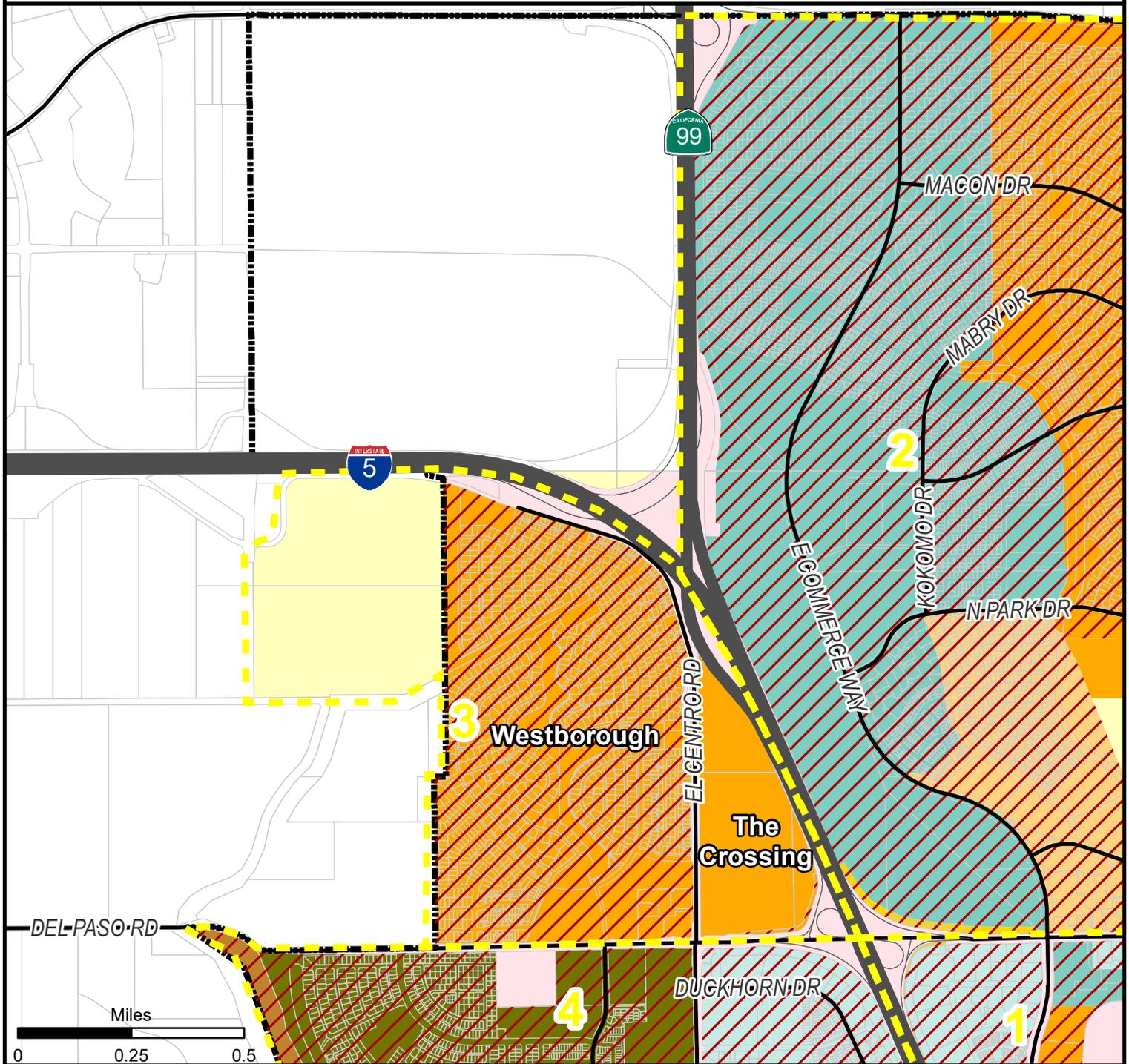
- City Limits
- Quadrant
- Parcels
- Highway
- Major Surface Street





# North Natomas HCP Payment Status Quadrant Three

City of  
**SACRAMENTO**  
Community Development



**HCP Payment Status**

- Notice to Proceed or Grading
- No Fees Collected
- Exempt From Fees

- |              |              |              |
|--------------|--------------|--------------|
| Paid in 1996 | Paid in 2003 | Paid in 2010 |
| Paid in 1997 | Paid in 2004 | Paid in 2012 |
| Paid in 1998 | Paid in 2005 | Paid in 2015 |
| Paid in 1999 | Paid in 2006 | Paid in 2016 |
| Paid in 2000 | Paid in 2007 | Paid in 2018 |
| Paid in 2001 | Paid in 2008 | Paid in 2019 |
| Paid in 2002 | Paid in 2009 |              |

**Legend**

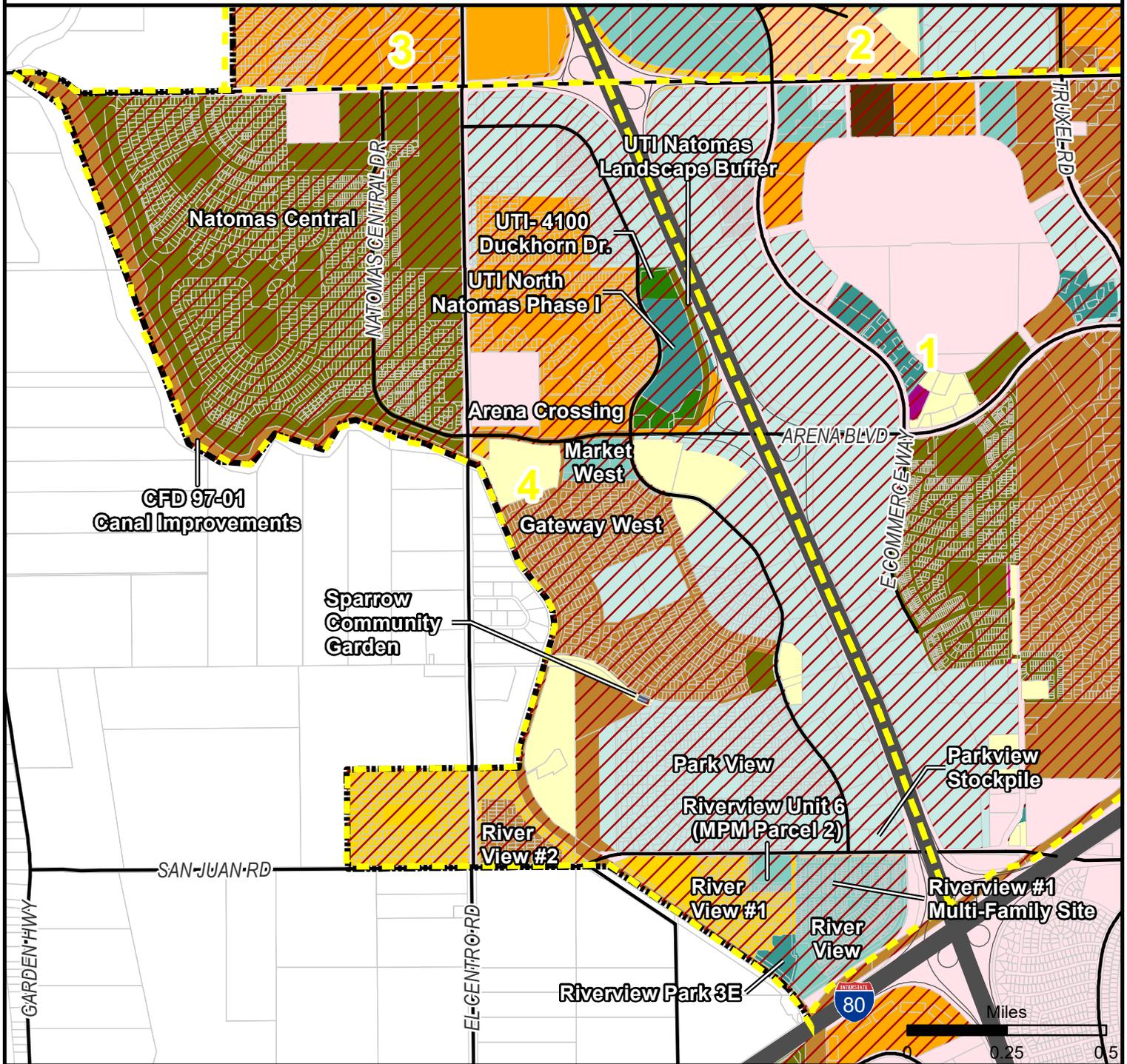
- City Limits
- Quadrant
- Parcels
- Highway
- Major Surface Street





# North Natomas HCP Payment Status Quadrant Four

City of  
**SACRAMENTO**  
Community Development



**HCP Payment Status**

- Notice to Proceed or Grading
- No Fees Collected
- Exempt From Fees

Paid in 1996	Paid in 2003	Paid in 2010
Paid in 1997	Paid in 2004	Paid in 2012
Paid in 1998	Paid in 2005	Paid in 2015
Paid in 1999	Paid in 2006	Paid in 2016
Paid in 2000	Paid in 2007	Paid in 2018
Paid in 2001	Paid in 2008	Paid in 2019
Paid in 2002	Paid in 2009	

**Legend**

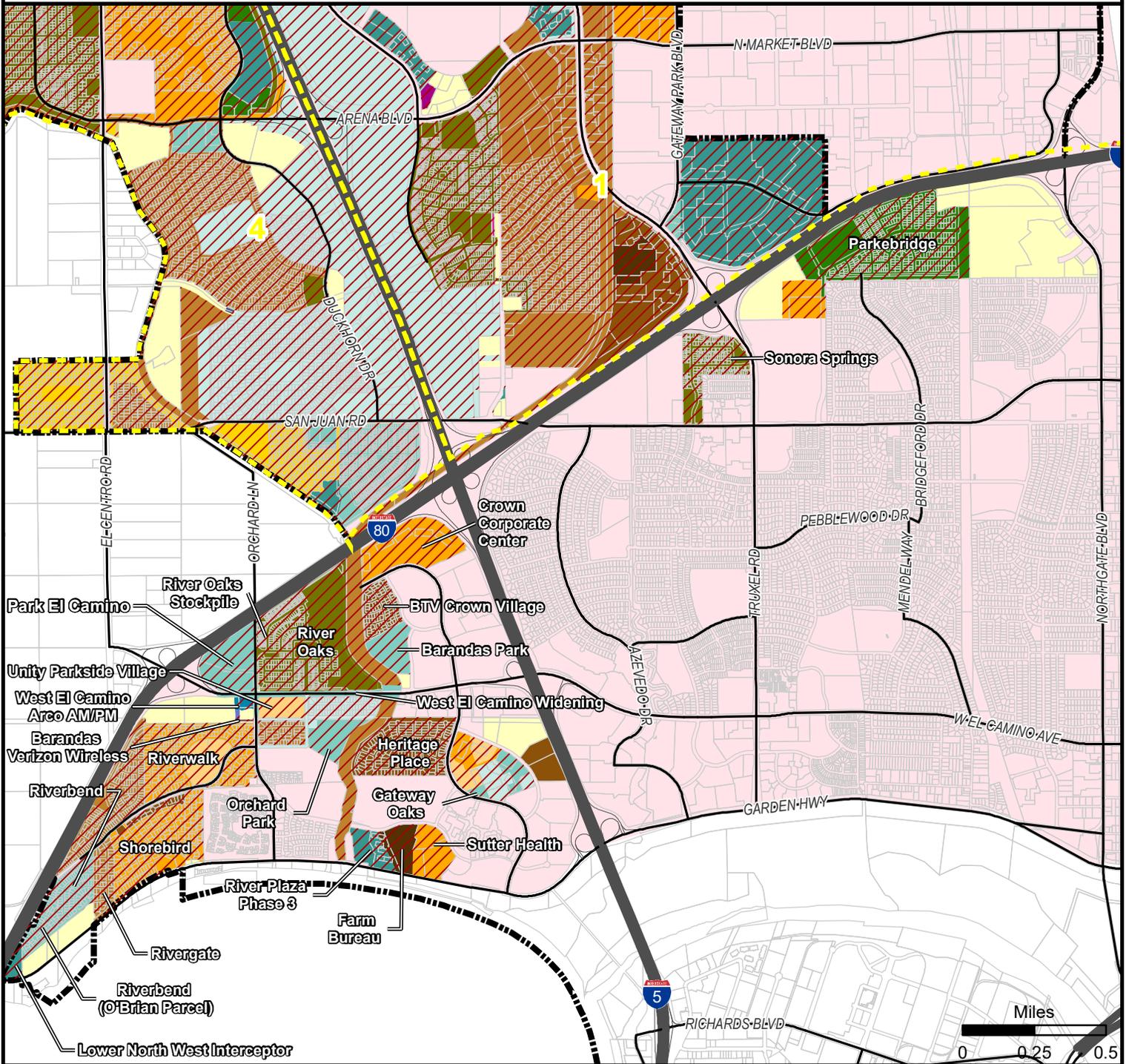
- City Limits
- Quadrant
- Parcels
- Highway
- Major Surface Street





# South Natomas HCP Payment Status

City of  
**SACRAMENTO**  
Community Development



**HCP Payment Status**

- Notice to Proceed or Grading
- No Fees Collected
- Exempt From Fees

- |              |              |              |
|--------------|--------------|--------------|
| Paid in 1996 | Paid in 2003 | Paid in 2010 |
| Paid in 1997 | Paid in 2004 | Paid in 2012 |
| Paid in 1998 | Paid in 2005 | Paid in 2015 |
| Paid in 1999 | Paid in 2006 | Paid in 2016 |
| Paid in 2000 | Paid in 2007 | Paid in 2018 |
| Paid in 2001 | Paid in 2008 | Paid in 2019 |
| Paid in 2002 | Paid in 2009 |              |

**Legend**

- City Limits
- Quadrant
- Parcels
- Highway
- Major Surface Street



# Attachment D

## Summary of Habitat Types with Notice to Proceed or Grading Permits Issued in 2019

Land Use	Acres
Ruderal	0.065
Airport	0.413
<b>Total:</b>	<b>0.478</b>



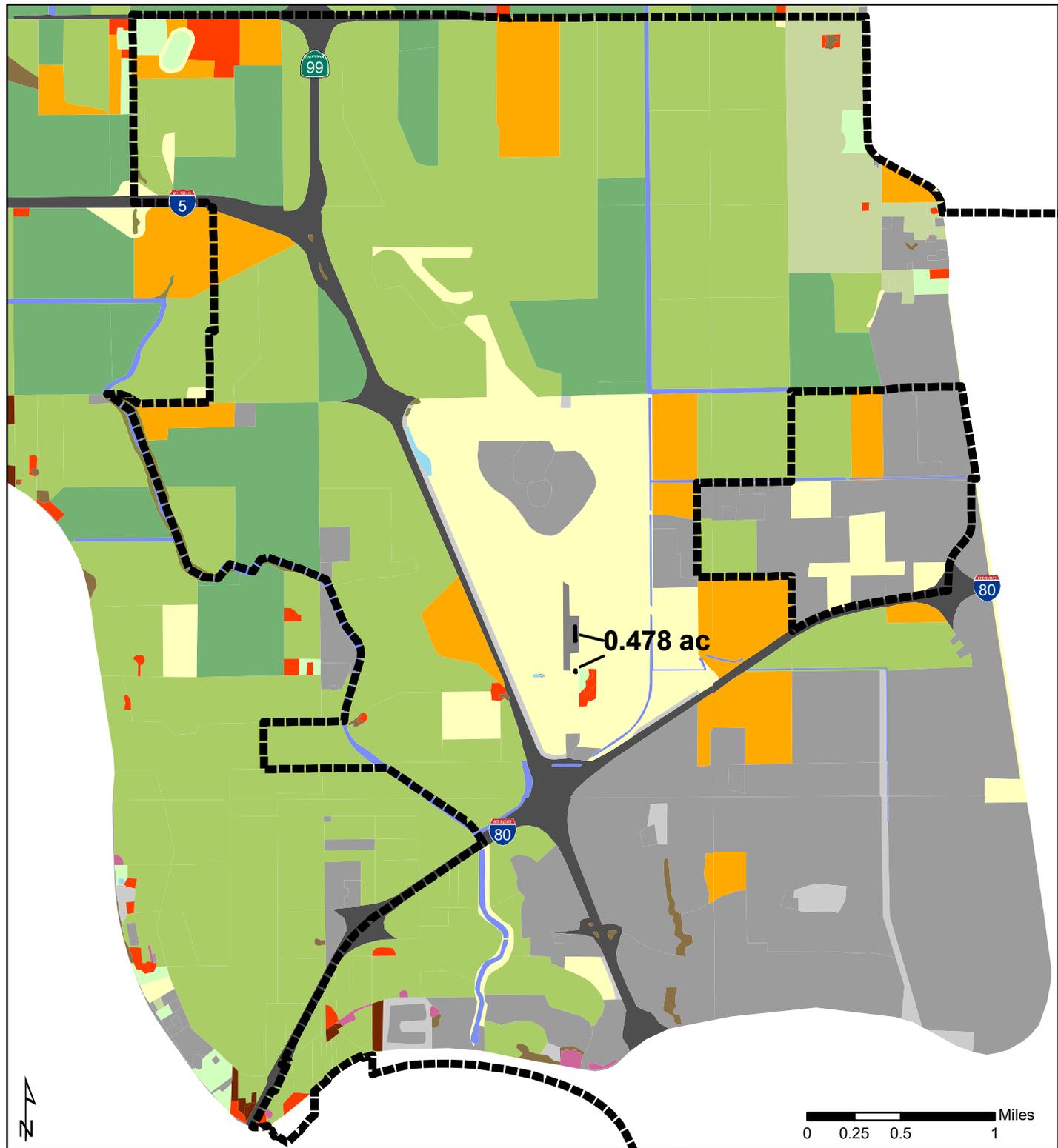
-  City Boundary
-  Notice to Proceed/Grading Permit in 2019

### 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

...\Projects\HCP\Annual\_Reports\...



### HCP Area Summary of HCP Fees Paid Through 2019

\*Total Acres Remaining for Full HCP Fee Payment.....959.022 (+/-) Acres

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

\*40 acres (Natomas 2nd High School) is outside of the NBHCP Permit Area polygon, but counted as part of the 8,050 permitted acreage calculation. The 40-acres is included in the total amount remaining per this exhibit."

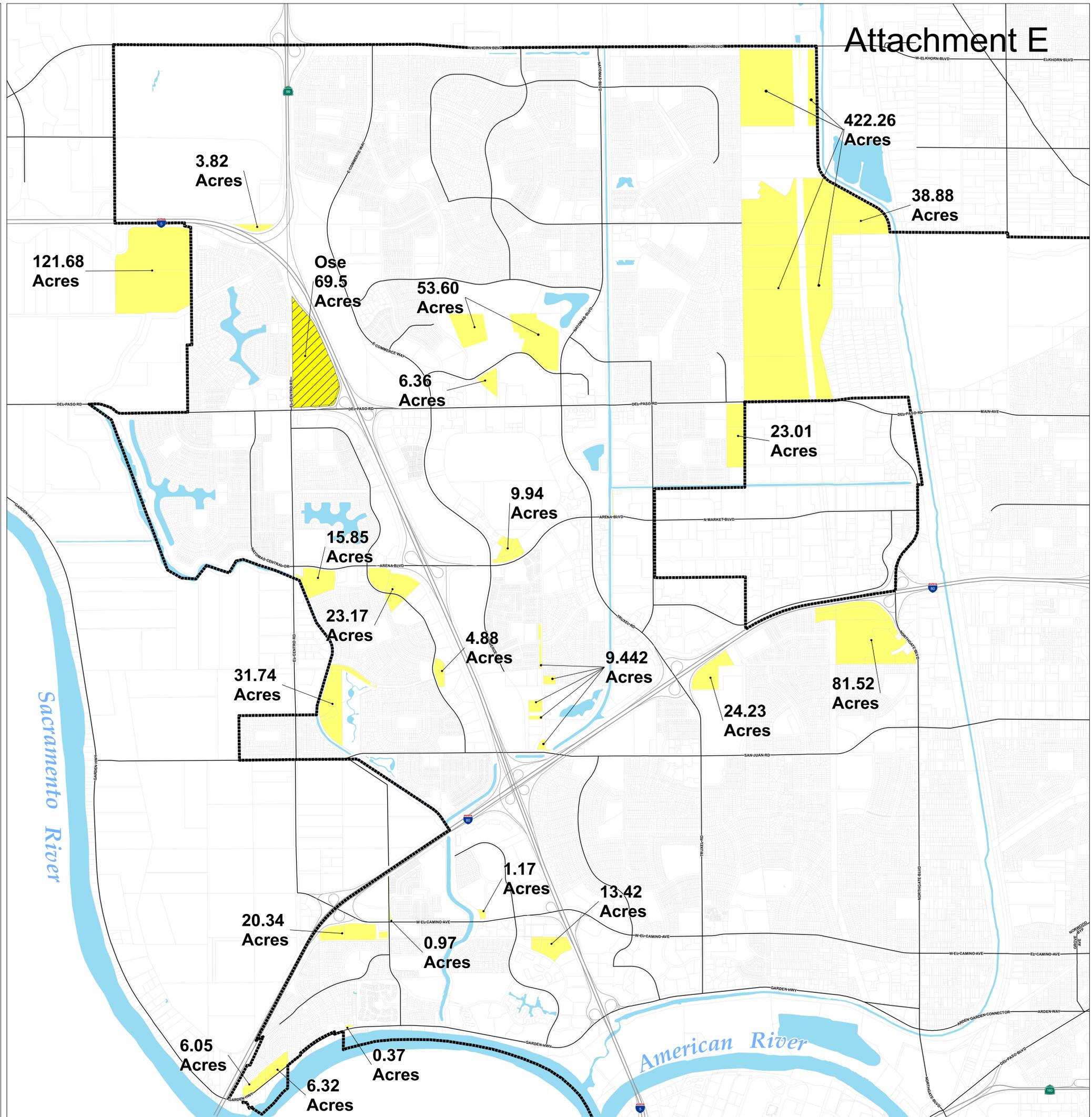
#### HCP Fee Status

- 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: February 2020



**HCP PERMIT ACREAGE REMAINING**

	<u>Graded Developed Acres</u>
City of Sacramento ITP - Permitted Acres	8,050.00
Acres for which permits have been issued <sup>1</sup>	(6,663.59)
ITP Acres Remaining, per City Map <sup>2</sup>	(988.52)
Floating Site for 2nd High School <sup>3</sup>	<u>(40.00)</u>
<b>Difference in Acreage</b>	<b>357.89</b>

**Remaining Ungraded Lands in Natomas as of December 31, 2019  
Attachment E (Exhibit of Remaining Acres)**

	Acres Listed On Map <sup>2</sup>	Assessors Parcel Numbers	Comments
<b>NORTH NATOMAS</b>			
<u>Quad 1: S of Del Paso &amp; E of I-5</u>			
Arena Corporate Center	9.94	225-0070-120 (225-2950-001 thru 007)	9.94 remaining after 2.243 acres graded/paid in 2018
W of Airport Rd	9.442	225-0150-032; 225-0150-055; 225-0180-035; 225-0180-057	Measurement adjusted in 2014 per Exhibit C-6. In 2019, 0.478 acres were graded (Firestar Way, Natomas Field Ph 3).
Natomas Place (SWC Del Paso / Blackrock Dr)	23.01	225-0060-079, 080	
<b>Subtotal Quad 1</b>	<b>42.392</b>		

Quad 2: N of Del Paso & E of I-5

Town Center - (City parcel S of New Market Dr)	6.36	225-0040-089
North Natomas Regional Park	53.60	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
Panhandle (Richter Farms)	167.84	225-0050-022; 225-0060-021
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>521.10</b>	

GIS MEASUREMENTS		
Acres	Area Paid	Area Left
77.70	19.45	58.25
118.40	25.34	93.06
64.22	6.04	58.18
39.74	3.03	36.71
39.68	3.04	36.64
39.73	3.04	36.69
182.88	15.04	167.84
429.12		

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

			Outside of NBHCP Urban Development Area as shown in Attachment E. Property would need to first be annexed into City limits.
Scalora/Cayocca/JTS Engineering	121.68	225-0030-023, 045	
NN Fwy Buffer (I-5) SE end of Greenbriar	3.82	201-0300-080	
<b>Subtotal Quad 3</b>	<b>125.50</b>		

<u>Quad 4: S of Del Paso Rd &amp; W of I-5</u>			
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 C	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 764.63**

**TOTAL SUBJECT TO FUTURE PAYMENT 764.63**

**PARTIAL PAYMENT RECEIVED - BALANCE DUE AT GRADING**

Ose: Natomas Landing	69.50	225-0030-033, 036, 038	Fees paid 1999, but not graded, catch-up fees applicable
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**NORTH NATOMAS REMAINING ACRES 834.13**

**SOUTH NATOMAS**

<u>W of I-5</u>			
Barandas Park (undeveloped portion) N of W El C	1.17	225-0230-074	
Gateway Center (South Natomas Investors, LLC)	13.42	274-0320-059, 060, 062, 063	
West El Camino R-O-W	0.97		
Camino Station	20.34	274-0030-083, 084	
SAFCA	6.05	274-0660-059; 274-0220-017	
2050 Garden Hwy	6.32	274-0220-073	
Garden Hwy property	0.37		
<b>Subtotal W of I-5</b>	<b>48.64</b>		

E of I-5

City Dept of Utilities (undeveloped portion adj to I	24.23	225-0170-064
Capitol 80 (Bob Cook/Six Bar LLC)	81.52	250-0010-019, 046, 049, 059
<b>Subtotal E of I-5</b>	<b>105.75</b>	
<b>SUBTOTAL: SOUTH NATOMAS</b>	<b>154.39</b>	
<b>TOTAL REMAINING ACRES</b>	<b>988.52</b>	

<sup>1</sup> - Per attached detail sheet, *Schedule of Subject Acreage and Fees Paid*.

<sup>2</sup> - Per map titled, *City of Sacramento HCP Fee Areas Remaining December 2019*.

<sup>3</sup>- 40.00 acres (Natomas 2<sup>nd</sup> High School) is outside of the NBHCP Permit Area polygon, but counted as part of 8,050 permitted acreage calculation

**Attachment F**  
**Summary of Mitigation Measures from Pre-Construction Biological Surveys**  
**2019 Grading-Construction 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. Prior to authorization of any grading activity, proposed development must meet the requirements set forth in Attachment G (Pre-Construction Survey Checklist).

There was very limited new grading that occurred in 2019. The new grading consisted of 0.48 acres located at Firestar Way within the Natomas Field Phase 3 development in North Natomas. Although, there was an increase in building construction activity that took place in 2019 it was done so on properties that were previously graded per prior approvals. For properties that experienced limited activity following the initially mass grading, the City required updated biological surveys prior to issuance of building permits. The attached table identifies all of the biological surveys (including updated/follow-up surveys) in chronological order starting with the most recent.

**NATOMAS BASIN HABITAT CONSERVATION PLAN  
INVENTORY OF BIOLOGICAL SURVEYS 2019**

<b>Resource Agency Notification Date*</b>	<b>Bio Report Date &amp; Survey Date</b>	<b>Project Name &amp; Biologist</b>	<b>Brief Description</b>	<b>Notes**</b>
1/27/20	12/11/19  Bio Monitoring Survey Date 12/9/19.	The Hamptons  Biologist – Moore Biological Consultants, Diane Moore.	Follow-up survey conducted on 12/9/19 for Village 8, Phase 2 lots to the north of Bowden Square Way. Survey also included remaining lots of Village 7 which are along the west side of Ballard Bluff Way.	See notes listed below for the November 4, 2019 report.
1/27/20	11/14/19  Bio Survey Date on 11/5/19	3500 Truxel Road Nation’s Foodservice, Inc.  Biologist – Helix Environmental Planning, Charlotte Marks	Follow-up/updated survey conducted on 11/5/19 (prior survey 7/18/18). Site is approximately 3-acres located at the intersection of Gateway Park Blvd and Truxel Rd., 0.25 miles northwest of I-80. The site is in active construction. There is a constructed main building, partially-paved areas for parking and access roads, and soil stockpiles. No NBHCP covered species were observed on-site or within the adjacent survey area.	HCP Fees paid in 2004. No HCP covered species observed during surveys.
1/27/20	11/4/19  Bio Monitoring Survey Date on 10/29/19.	The Hamptons  Biologist – Moore Biological Consultants, Diane Moore.	Follow-up survey conducted on 10/29/19 for Village 8, Phase 2 lots to the north of Bowden Square Way. Survey also included remaining lots of Village 7 which are along the west side of Ballard Bluff Way. Property was previously rough/mass graded per prior approvals.	HCP Fees paid in 2003. No HCP covered species observed. There have been numerous surveys conducted at the Hamptons since the Fall 2015.
11/6/19	11/4/19  Survey date 10/28/19	Aloft Hotel  Biologist – Sycamore Environmental Consultants, Inc., Juan Mejia	The 4.5-acre parcel (APN 225-1960-012) at 3041 Advantage Way is located west of the intersection of Advantage Court and Benefit Way in North Natomas. The site was previously rough graded as part of mass grading for the area done prior to 2005.  The survey was conducted on 10/28/19. No HCP covered species were observed. No aquatic features are present on the site to support suitable habitat for the GGS.	HCP Fees paid in 2002.

11/6/19	10/22/19  Survey dates 10/22/19 & 3/11/19	Artisan Square  Biologist – Cardno, Alexandra Topor	The 21-acre project site (APN 201-1120-007) is bounded by East Commerce Way to the east, a housing development to the north, and agricultural fields and canal to the southwest. The project site and area were mass graded in 2004 and also in 2006. Some development has occurred such as the first apartment buildings in 2007, paved roads/walkways and parking lots in 2008. No HCP covered species were observed on the project site nor in the area surrounding the site.	HCP Fees paid in 2003.
11/6/19	9/12/19  Survey date 9/11/19	Parkebridge 2  Biologist – Helix Environmental Planning, Charlotte Marks	The Parkebridge 2 project site is located southeast of I-80 and Truxel Rd, near Fong Ranch Rd. The 9/11/19 survey (documented in an email dated 9/12/19) consisted of a follow-up check for burrowing owls. The survey included a 300-foot buffer. No burrowing owls were observed. No suitable and/or inhabited burrows, and evidence of burrowing owl were observed.	HCP Fees paid in 2006.
11/6/19	9/6/19  Survey date 9/3/19	North Natomas Regional Park (NNRP) Aquatic Complex  Biologist – Sycamore Environmental Consultants, Inc., Juan Mejia	The 9-acre site is located within the North Natomas Regional Park. The site is bounded by Town Center Dr. and New Market Dr. The site area contained an existing dog park that was relocated to accommodate the new aquatic center. The site contains weedy fields with a few scattered trees. No HCP covered species were observed during the survey.	HCP Fees paid in 2012.

11/6/19	9/3/19  Survey date 8/21/19	Cortile at Artisan Square Natomas  Biologist – ECORP Consulting, Inc., Keith Kwan	The 21.7-acre site is located south of Shennecock Way, east of Highway 99, and West of East Commerce Way. The project site has been previously finish graded with building pads, paved streets, and underground infrastructure. The project construction was then halted during the economic downturn. Vegetation that is present on site consists of weedy grasses and other nonnative species that have grown on and around the building pads. Trees on site consist of invasive fan palms, oaks planted in the park and landscape trees nearby around existing residences. No HCP species were observed during the survey. There are no aquatic resources/wetlands present onsite or in the immediate vicinity.	HCP Fees paid in 2003.
11/6/19	7/31/19  Survey dates 7/25/19 & 7/26/19	Vibra Acute Care Natomas Crossing  Biologist - Wood Environment & infrastructure Services, Inc., Tim Chumley	The 6.23-acre site is located at 10 Advantage Way (APN 225-1960-038-000).  The site is vacant has been previously graded as part of rough mass grading in the area done years ago. The site has been coarsely disced prior to the growing season. Prior to disturbance the site supported annual non-native grassland. There was a siting of a single Swainson's hawk observed briefly over the site on 7/25/19. Otherwise, no HCP covered species were observed. No suitable nesting trees are on the site and there has been on-going development around the site.	HCP Fees paid in 2002.

7/29/19	7/9/19	Provence  Biologist – LSA, Gretchen Zantzing	The 13-9 acre project site is located at the intersection of Benefit Way and E. Commerce Way. The site was previously rough graded prior to 2005 and re-graded in 2018. Infrastructure, roads, pool house and 5 completed houses have been developed.  The survey was conducted on 7/1/19. No HCP covered species were observed. No aquatic features are present on the site to support suitable habitat for the GGS.	HCP Fees paid in 2002.
7/29/19	7/2/19	The Hamptons  Biologist – Moore Biological Consultants, Diane Moore	Follow-up survey conducted on 7/1/19 for Village 8, Phase 2 lots to the north of Bowden Square Way.	HCP Fees paid in 2003. No HCP covered species observed. There have been numerous surveys conducted at the Hamptons since the Fall 2015. Property was previously rough/mass graded per prior approvals.
7/29/19	6/17/19	Homecoming at Creekside  Biologist – WRA Environmental Consultants, Brian Kerns.	The project site is located near E. Commerce Way and bisected by New Mark Drive. The surveyed area consists of 2 vacant parcels (APNs 225-1970-010, 225-1780-009). The survey was conducted on 6/13/19. No HCP covered species were observed. Additionally, the site was surveyed for vernal pools, swales or other seasonal wetlands. No aquatic features of any kind were observed in the study area.	HCP Fees Paid in 2003. No HCP covered species observed. Property was previously rough/mass graded per prior approvals.
7/29/19	5/10/19	Willow at Natomas Meadows  Biologist – Salix Consulting, Inc. Hunter Gallant	Project site is located near Gateway Park Blvd, Juneberry Dr., Fern Glen Ave., Alpine Fir Ave, English Elm St. The survey was conducted on 5/9/19 for lots at Willow that include 4-5, 9, 13-18, 43-44, and 68-76.	HCP Fees Paid in 2006. Natomas Place (P 08-01401). No HCP covered species observed. There have been numerous surveys conducted at Natomas Meadows. Property was previously rough/mass graded per prior approvals.

7/29/19	5/2/19	The Hamptons  Biologist – Moore Biological Consultants, Diane Moore	Follow-up survey conducted on 4/30/19 for Village 8, Phase 2 lots to the north of Bowden Square Way.	HCP Fees paid 2003. No HCP covered species observed. There have been numerous surveys conducted at the Hamptons since the Fall 2015. Property was previously rough/mass graded per prior approvals.
7/29/19	4/30/19	River Oaks (The Cove)  Biologist – ECORP, Eric Stitt	Northeast corner of W. El Camino Ave & Orchard Ln. Phases 2 & 3 are the remaining portions of the larger ±73-acre River Oaks Project. Swainson's Hawk (3) were observed foraging onsite during the survey conducted on 4/17/19. Elderberry shrubs (6) w/stems greater than 1" diameter at ground level were observed within 1,000' of the site on the water side of the berm that separates the Project site from the riparian corridor along the Natomas Main Drainage Canal. The shrubs are outside the Phase 2 & 3 areas. These shrubs will not be disturbed during work in Phases 2 & 3. No giant garter snake occurrences have been documented within Phases 2 & 3 or the larger Project site. No burrowing owls were observed during the survey.	HCP Fees paid in 2005. Note sliver of property has not paid fees at intersection. River Oaks (P01-132).
7/29/19	4/25/19	JMA Natomas  Biologist – ECORP Consulting Inc., Angela Hass	JMA Unit 3 (Remainder Lots). The project site is located north of Mabry Drive, east of Uccello Way, south of Caravaggio Circle, and west of Hoyt Street.	HCP Fees paid 1999. Property was previously rough/mass graded per prior approvals. The field survey was conducted on 4/19/19. The site no longer provides suitable habitat for HCP covered species. No HCP species were observed during the survey.

4/19/19	4/4/19	The Hamptons  Biologist – Moore Biological Consultants, Diane Moore	Follow-up survey for the south part of The Hamptons (Club Center, Longboat Key Way, Wading River Way, Mabry Drive) and also the north part (north of Club Center Dr, Portage Way, Mabry Drive).	HCP Fees paid 2003. Survey conducted on 4/2/19. No HCP covered species observed. There was also a previous field survey conducted on 1/10/19. Property was previously rough/mass graded per prior approvals. Finished lots no longer provide suitable habitat for HCP covered species. No HCP species were observed during the 1/10/19 survey.
4/19/19	4/3/19	The Core – Natomas  Biologist – Madrone Ecological Consulting, Ben Watson	The Core Natomas is a multi-family residential project located on 13-acres land near the intersection of West El Camino Ave and Orchard Lane. Topography is flat terrain and the site was formerly active agriculture but has been fallow for more than 10 years and is regularly plowed for vegetation/fire management. Vegetation at the site is mostly nonnative ruderal species.	HCP Fees paid in 2003. The report provided by Madrone was a follow-up pre-construction bird nesting survey. No nesting birds, Swainson's hawks, or burrowing owl were observed within the site or within 500' of the site. A full biological survey dated 3/6/19 was also previously conducted (see that entry in this log).
4/19/19	3/29/19	Natomas Central Villages D & I  Biologist -ECORP Consulting Inc., Eric Stitt	Follow-up survey for Village D which is 5.3-acres near Thermiac Gulf Way/Po River Way, and Village I is 2.9-acres located near Scordia Way/Po River Way.	HCP Fees paid in 2005. Follow-up bio monitoring. Site survey was conducted on 3/25/19. No species of concern observed. Previous survey dated 10/1/18 had the same findings.

4/19/19	3/6/19	The Core – Natomas  Biologist – Madrone Ecological Consulting, Ben Watson	The Core Natomas is a multi-family residential project located on 13-acres land near the intersection of West El Camino Ave and Orchard lane. Topography is flat terrain and the site was formerly active agriculture but has been fallow for more than 10 years and is regularly plowed for vegetation/fire management. Vegetation at the site is mostly nonnative ruderal species	HCP Fees paid in 2003. The site was surveyed on February 26 and March 1, 2019. No HCP covered species are present at the site nor in the immediate area.
4/19/19	2/28/19	Entrada, Signature Homes (Phase 7A, Lots 84-89)  Biologist – Salix, Hunter Gallant	Residential Site (approx. 14-acres), south of Arena Blvd, west of Truxel Rd.	HCP Fees paid in 2005. The survey conducted in the field on 2/28/19 and no HCP covered species were observed. There was a focus on Lots 84-80 but all remaining lots were covered in the survey as most of the site has now been built-out. Per the previous surveys note: there is a strip of land that has not yet paid HCP fees. Prior burrowing owls detected on Jan 9, 10, and 12, 2017. Owls were excluded from their burrows on Jan 30, 2017. Monitoring continued thru March 2017 to check if owls would return. Site was clear of any owls. The survey dated April 30, 2018 survey did not detect any burrows and/or owls.
4/19/19	2/25/19	JMA Natomas  Biologist – ECORP Consulting Inc., Angela Hass	The project site (5 individual lots) is located north of Mabry Drive, east of Uccello Way, south of Caravaggio Circle, and west of Hoyt Street.	HCP Fees paid 1999. Field survey conducted on 2/25/19. Property was previously rough/mass graded per prior approvals. Finished lots no longer provide suitable habitat for HCP covered species. No HCP species were observed during the survey.

4/19/19	2/4/19	<p>Natomas Place, Village 5, Phase 2</p> <p>Biologist – ECORP Consulting Inc., Lourdes Gonzalez-Peralta</p>	<p>Multiple APNs. Residential site located near Gateway Park Blvd. Site is a portion of a larger 120+ acre Natomas Meadows project (aka: Natomas Place Planned Unit Development). Village 5 is located south of Yellowstone Ave, east of Gateway Park Blvd, north of Silver Cedar Ln, and west of Poppy Meadow Street.</p> <p>Phase 2 of Village 5 consists of 57 individual lots. OF these, approximately 12 homes sites are in various stages of construction. A firehouse and municipal buildings have been built where Silver Almond Ln meets South Breezy Meadow Drive. The remaining lots are graded. No vegetation occurs on-site.</p>	HCP Fees Paid 2006. Survey was conducted on 12/13/18. No species covered under HCP were observed during the site survey.
4/19/19	1/28/19	<p>Heritage at Westshore</p> <p>Biologist -ECORP Consulting Inc., Eric Stitt</p>	Residential project site (approx. 28-acres) located on southwest intersection of Del Paso Rd & Hovnanian Drive in North Natomas.	HCP Fees Paid in 2005. Survey conducted on 1/25/19. Prior surveys conducted in April and July 2017 & January 2018. No HCP species observed within the Heritage at Westshore project site. There are occurrences of GGS within 0.75 mile of the project site. The nearest occurrence of GGS is 0.2 mile southwest in Fisherman's Lake (2004 through 2014). The project site is located 350' from Fisherman's Lake and is not considered suitable GGS habitat (note: onsite Westshore Lake is concrete lined, shoreline has 3' tall concrete vertical walls).

4/19/19	1/28/19	<p>Natomas Meadows Village 2, Phase 2</p> <p>Biologist - ECORP Consulting Inc., Eric Stitt</p>	<p>Multiple APNs. Residential site located near Gateway Park Blvd. Site is a portion of a larger 120+ acre Natomas Meadows project (aka: Natomas Place Planned Unit Development). Village 2 is located on the southeast corner of the intersection of Del Paso Rd and Gateway Park Blvd.</p> <p>The site (&amp; surrounding area) was initially graded in 2006, underground utilities were installed, and roads were partially completed. The site is now built out, but surrounding phases, including a central park and eastern condo phase, have yet to be constructed. Vegetation is mostly ornamental plantings along the roadways and constructed houses.</p>	<p>HCP Fees Paid 2006. Survey was conducted on 1/25/19. No species covered under HCP were observed during the pre-construction site survey. No wetlands were observed within the site or within 250' of the site. Past surveys conducted within Natomas Meadows nearby Village developments have also had the same findings.</p>
4/19/19	1/11/19	<p>The Hamptons</p> <p>Biologist – Moore Biological Consultants, Diane Moore</p>	<p>Follow-up survey for the south part of The Hamptons (Club Center, Longboat Key Way, Wading River Way, Mabry Drive) and the north part (north of Club Center Dr, Portage Way, Mabry Drive).</p>	<p>HCP Fees paid 2003. Field survey conducted on 1/10/19. Property was previously rough/mass graded per prior approvals. Finished lots no longer provide suitable habitat for HCP covered species. No HCP species were observed during the survey.</p>
1/28/19	1/22/19	<p>Mystique Project</p> <p>Biologist – Cardno, Alexandra Topor</p>	<p>Project is located on a 4-acre site near Macon Drive to the north, Whimsical Lane to the east, and Mesmerizing Walk to the south.</p> <p>APNs 201-1170-022, 023, 024, 025, 026, 027, 028 and APN 201-1170-018.</p>	<p>HCP Fees paid in 1999. The site has been previously mass graded as part of the Northborough development in North Natomas.</p>

1/28/19	1/8/19	Parkebridge  Biologist – Foothill Associates, Charlotte Marks	The follow-up survey area consisted of approximately 40-acres of the overall 90-acre site at 3800 Fong Ranch Road (I-80/Truxel). Site was previously mass graded in 2007 but work halted due to downturn in the economy.	HCP fees paid in 2006 P13-066, Original Approval P04-212. During the 12/24 site survey, one western burrowing owl was identified adjacent to the survey area at the entrance of a burrow along the bank of the drainage canal located approx. 548' southwest of the site. The owl location is off the site area surveyed and outside of the 300' avoidance buffer area. Note: Staff requested installation of staking to clearly delineate the 300' buffer area to for further assurance that the burrowing owl is protected.
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\*Courtesy notification of biological surveys provided to The Natomas Basin Conservancy (TNBC), Sutter County, & Resource Agencies (USFWS & CDFW). Notification includes CDD Completed Worksheet with attached completed biological survey.

\*\* Unless otherwise noted, biological surveys did not identify presence of HCP covered species and/or supporting habitat.

# Pre-Construction Protocols

## Natomas Basin

### Habitat Conservation Plan

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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:

- Cheryle Hodge at (916) 808-5971, [chodge@cityofsacramento.org](mailto:chodge@cityofsacramento.org)

All pre-construction surveys shall be submitted to the City of Sacramento, Community Development Department.

The City is the point of contact for HCP matters and will provide the completed pre-construction survey to each of the following:

- U.S. Fish and Wildlife Service (Attn: Lily Douglas);
- California Department of Fish and Wildlife (Attn: Dylan Wood);
- Sutter County (Attn: Doug Libby);
- Natomas Basin Conservancy (Attn: John Roberts)

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 NBHCP, a resume of qualifications should be submitted to USFWS and CDFW 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).

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 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 Sacramento), Sutter County, CDFW, and the USFWS. 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 species (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 permitting agency (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.