

AGENDA

**Natomas Basin Conservancy
Board of Directors
Agenda**

**Wednesday, December 3, 2014, 4:00 pm - 7:00 pm
2150 River Plaza Drive**



A. Call to Order of the Regular Meeting of the Board of Directors

ADMIN: The Board President will call the meeting to order if a quorum is present. Announcements by the Board President or Executive Director may be made at this time.
Board members may make announcements at this time as well.

B. Approval of the minutes Pg. 4

CONSENT: The Board President will request approval of the minutes and consent items of the Board of Directors meeting of October 1, 2014.

C. Cancellation of the January 7, 2015 Board meeting

CONSENT: The scheduled January 7, 2015 Board meeting ("first Wednesday") is proposed for cancellation.

D. Proxy votes for T. Rowe Price holdings (re: Conservancy's endowments funds accounts)

CONSENT: Authorization for the Conservancy's Executive Director to vote the Conservancy's shares is requested.

E. Amend the Conservancy's Employee Handbook Pg. 9

CONSENT: Authorization for the Conservancy's Executive Director to amend the Conservancy's Employee Handbook such that Section 400.1 provides that instead of having the employee receive 100 percent of health insurance premiums employer-paid, 90 percent will be employer-paid with the employee paying the difference. Section 400.1 is also amended so that full-time employees may add their dependents on the Conservancy's health insurance policy, provided they pay for 50 percent of the premiums for the dependent's coverage.

Note: the Conservancy has a high-deductible health insurance product for its employees that has a calendar out-of-pocket maximum of \$4,400 per individual and \$8,800 per family with an HSA component supported by employer contributions. It is ACA compliant at the "Silver" level (the ACA has four levels: Platinum, Gold, Silver and Bronze).

Further authorization is requested to amend the Conservancy's Employee Handbook, Section 404 such that full-time employees are eligible to participate in any Conservancy retirement program after completion of their sixth month of employment rather than the 12th month of employment.

The purpose of the recommended changes are compliance with the ACA on the health insurance portion, introducing employees to cost sharing for health insurance premiums, and for the retirement plan participation eligibility threshold reduction, to improve the Conservancy's ability to attract top-quality employees.

The net impact on the Conservancy's budget is expected to be negligible.

F. SAFCA Implementation Agreement #7, (Hewitt) Pg. 37

CONSENT: Staff proposes that the Board authorize the Executive Director to enter into an Agreement with the Sacramento Area Flood Control Agency (SAFCA) to provide land management for the SAFCA Hewitt tract (APN 225-0101-061), specifically, a 23.83-acre portion generally called the AG portion which does not have water supplied by the Natomas Central Mutual Water Company. This agreement engages the Conservancy to conduct and/or oversee certain land management operations on the SAFCA-owned Hewitt tract, including farming operations to restore the property's ability to produce a crop. This item authorizes the Executive Director to execute and deliver the above-referenced Hewitt agreement. The authority extends to engaging a farming tenant on normal and customary terms if conditions permit getting a farm tenant on the property.

G. Request for approval of 2015 Budget and NBHCP Finance Model recalculation and fee recommendation

ACTION: The proposed 2015 Conservancy budget is presented to the Board for adoption. A draft of the 2015 Conservancy budget was shared with the Board at the October 2014 Board of Directors meetings for review and discussion.

The Conservancy draft 2015 budget is integrated with the NBHCP Finance Model, so that the document submitted for action is one document. The consolidation of the two documents was introduced in 2007 with the intention of reducing the chance of differing budget numbers and because of the consistency it afforded.

G1: Pg.46; G2 Pg.139 G3: Pg.140

G4: Pg.141

The matter of reserves for property taxes has been a substantial issue for the NBHCP Finance Model calculation over the last several years. This year, the Conservancy made no change to the following assumptions with respect to the Williamson Act's impact on Conservancy-held property:

1. The State of California's Williamson Act subventions to counties remains unfunded or largely unfunded in this and next years' State budgets.
2. Counties with which the Conservancy has Williamson Act contracts (Sacramento and Sutter) make no additional change to existing contracts.
3. Counties permit no newly-acquired properties to be enrolled in Williamson Act contracts and to enjoy the property tax benefits such participation affords.
4. All new properties acquired by the Conservancy for HCP mitigation purposes enjoy no Williamson Act property tax protection and are assessed at their full value at the time of acquisition.
5. Sutter County's Williamson Act contracts are reduced by 10 percent.

The 2015 Conservancy Budget and NBHCP Finance Model is now submitted for Board acceptance as is a request to the City of Sacramento to adopt the Finance Model's indicated fee as follows:

- A decrease in the NBHCP fee for 2015 from \$32,259 per developed acre to \$30,912 per developed acre. This represents a 4.2 percent decrease.
- A decrease in the NBHCP fee with land dedication for 2015 from \$21,009 per developed acre to \$19,662 per developed acre. This represents a 6.4 percent decrease.

The primary reasons for the proposed decrease is a decrease in operating costs and general cost controls. The land-related fee components are the most significant part of the fee calculation.

The price of land imputed in the NBHCP Finance Model recalculation for 2015 remains the same as for 2014. The 2015 per acre land cost assumption is \$22,500 per acre. This amount, proposed by Conservancy staff, is supported by work done previously by Stephen Harrington, MAI, updated for 2015. Harrington estimates the range will be \$17,500 to \$22,500 per acre.

The price estimate for future-acquired mitigation land is based on a unique assumption contained in the NBHCP Finance Model. The NBHCP requires that the Conservancy purchase mitigation land within 12 months of demand. There are no exceptions or extensions provided for. So the Conservancy's estimate for mitigation land acquisition costs are based on a "looking forward" methodology, while appraisal valuations are typically based on recent historical valuations.

This item requests:

- 1.) approval of the proposed 2015 Conservancy Budget,
- 2.) acceptance of the 2015 NBHCP Finance Model recalculation, and
- 3.) adoption of a resolution to be submitted to the City of Sacramento requesting a fee decrease. (see attached resolution).

This item anticipates that should Sutter County express an interest in initiating its use of the NBHCP's Incidental Take Permit acres, an identical resolution would be approved for it as well, changing out only the City of Sacramento references to County of Sutter references.

H. Report on flood moratorium for Natomas

DISCUSSION: Staff will update the Board on the status of the flood moratorium in the Natomas Basin and efforts to resolve it. Natomas Remap Schedule (as of November 1, 2014)

- WRRDA signed into law, authorizes NLIP (June 10, 2014) - completed
- City/ County submit letter to FEMA requesting remap (June 10, 2014) - completed
- FEMA responds to City/ County request (June 24, 2014) - completed
- City/County submit final information to FEMA (July 21, 2014) - completed
- FEMA sends A99 letter of approval to City/ County (late July 2014) - completed
- Preliminary maps issued (August 12, 2014) - completed
- City/ County/ FEMA officials meeting (August 13, 2014) - completed

·90 day appeal period begins (September 10, 2014) - completed

·90 day appeal period ends (mid-December 2014)

·FEMA issues Letter of Final Determination (mid-March 2015)

·New maps become effective (June 2015)

I. City of Sacramento report

DISCUSSION: Report from the City of Sacramento regarding HCP-related activity and other topics.

J. Financial statement review Pg. 150

DISCUSSION: A financial statement will be provided for the period ended October 31, 2014 (unaudited). Additional financial information will be provided.

K. Update on the 2014 groundwater exchange program Pg. 156

DISCUSSION: Staff will discuss with the Board the impacts of the 2014 groundwater exchange program conducted by the Natomas Central Mutual Water Company. A total of 7,984 acre feet were pumped in the program and 7,026 acre feet were transferred. Staff will present additional groundwater well details. Also to be discussed is the proposed continuation of the program for 2015.

L. Update on property tax research

DISCUSSION: Staff will update the Board on the progress made in obtaining property tax relief.

M. Update on BKS water supply matter Pg. 162

DISCUSSION: Staff will update the Board on the water supply situation at the Conservancy's BKS marsh complex.

N. Update on contracts activity and SB1094 compliance Pg. 201

DISCUSSION: Staff will update the Board on contract activity and a new compliance task (SB1094).

O. Update on general liability insurance policy

DISCUSSION: Staff will update the Board on the difficulties of renewing the Conservancy's general liability insurance policy.

P. Public Comments

Opportunity for members of the public to address the Conservancy's Board of Directors.

Q. Executive Session

No Executive Session is scheduled.

R. Executive Director's Report Pg. 202

NO ACTION: Various matters for Board members' general information will be presented by the Conservancy's Executive Director.

S. Adjournment

ADMIN: Official adjournment of the meeting.

Minutes of a Regular Meeting
of
The Natomas Basin Conservancy

October 1, 2014
Offices of the Natomas Basin Conservancy
2150 River Plaza Drive, Suite 460
Sacramento, CA
4:00 p.m.

BOARD MEMBERS

PRESENT:

= attended

= did not attend

- Kay Backer
- Mike Bradbury
- David Christophel
- William Edgar
- Kevin McRae
- Davin Norene (arrived 4:30 pm)
- Dan Silva
- Danelle Stylos
- Steven Willey

STAFF/LEGAL COUNSEL

PRESENT:

Kim Burns, Valerie Huezo, Jennifer Kelley, Jeremy Lor,
John Roberts, Ed Quinn

GUESTS:

Nick Avdis, Attorney; Nathan Dietrich, Cong. Doris
Matsui Office; Mark Young, Westervelt Ecological
Services; Scot Mende, City of Sacramento

TAC:

None

CALL TO ORDER

Stylos called the Regular Meeting of the Board of Directors to order, noting a quorum was present.

ANNOUNCEMENTS

There were no announcements made.

ACTION-REGULAR SESSION

Approval of minutes and consent items.

The Board President requested approval of the August 6, 2014 Board of Directors meeting minutes and consent items.

¹ Notice of meeting posted on TNBC website and front office marquee.

B		Approval of the minutes	Consent	①	⊕ The Board President will request approval of the minutes and consent items of the Board of Directors meeting of August 6, 2014.
C		Cancellation of November 5, 2014 Board meeting	Consent	∅	⊕ Staff proposes the Board cancel its November Board meeting. The next meeting will be on Wednesday, December 3, 2014 as scheduled.

(Res. 14.10.01) On a motion by Christophel and a second by Bradbury, the Board unanimously approved the minutes of the August 6, 2014 Board of Directors meeting and the consent items.

Board members

- | | |
|---|--|
| <input checked="" type="checkbox"/> Kay Backer | <input type="checkbox"/> Davin Norene |
| <input checked="" type="checkbox"/> Mike Bradbury | <input type="checkbox"/> Dan Silva |
| <input checked="" type="checkbox"/> David Christophel | <input checked="" type="checkbox"/> Danelle Stylos |
| <input checked="" type="checkbox"/> William Edgar | <input type="checkbox"/> Steven Willey |
| <input checked="" type="checkbox"/> Kevin McRae | |

Vote symbols

- = "aye" vote
- = "no" vote
- = not present
- ◆ = abstain or recuse

Board member Norene joined the meeting.

Acceptance of engagement letter with terms; Gilbert Associates, Inc. This item requested authorization to accept the engagement letter tendered by Gilbert Associates, Inc. in anticipation of its conduct of the audit of the Conservancy's December 31, 2014 financial statement. This would be year five of a five-year agreement between the Conservancy and Gilbert Associates, Inc. The engagement letter is the same as that offered in previous years except that Gilbert's original proposal for the 2013 audit was \$17,500, and the current proposal is increased to \$18,500. The reason for the increase is stated as the additional SAFCA arrangements, additional accounts (financial services diversification), and the complexity of financial activity. In addition, the Audit Committee has recommended additional expenditures testing for the 2014 audit, which will cost \$1,300.00 on top of the \$18,500.00. Audit Committee members recommended acceptance of Gilbert Associates, Inc. proposal.

(Res. 14.10.02) On a motion by Edgar and a second by Backer, the Board unanimously approved the acceptance of the Gilbert Associates, Inc. engagement letter with terms and authorized its Executive Director to execute and deliver the engagement letter on behalf of the Conservancy.

Board members

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|---|--|
| <input checked="" type="checkbox"/> Kay Backer | <input checked="" type="checkbox"/> Davin Norene |
| <input checked="" type="checkbox"/> Mike Bradbury | <input type="checkbox"/> Dan Silva |
| <input checked="" type="checkbox"/> David Christophel | <input checked="" type="checkbox"/> Danelle Stylos |
| <input checked="" type="checkbox"/> William Edgar | <input type="checkbox"/> Steven Willey |
| <input checked="" type="checkbox"/> Kevin McRae | |

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Contract services for 2015 Finance Model update; selection of contractor. The Conservancy released a Request for Proposal for its required annual Finance Model Update. Three firms were

invited to respond. Two responses were received, one from Economics and Planning Systems (EPS) and the other from Larsen Wurzel & Associates. Staff reviewed the proposals with the Board, as it did with the Board's Finance Committee on September 25, 2014.

This item requested the Board's approval for its Executive Director to execute and deliver an agreement between the Conservancy and EPS to conduct the NBHCP Finance Model update. This includes authorization for the Executive Director to engage EPS for a three-year term with two one-year extensions at the Conservancy's option, a structure that is customary for the Conservancy in such contracting situations.

(Res. 14.10.03) On a motion by Edgar and a second by Backer, the Board unanimously approved the Executive Director to engage EPS for a three-year term with two one-year extensions at the Conservancy's option to update the NBHCP Finance Model.

Board members

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|---|--|
| <input checked="" type="checkbox"/> Kay Backer | <input checked="" type="checkbox"/> Davin Norene |
| <input checked="" type="checkbox"/> Mike Bradbury | <input type="checkbox"/> Dan Silva |
| <input checked="" type="checkbox"/> David Christophel | <input checked="" type="checkbox"/> Danelle Stylos |
| <input checked="" type="checkbox"/> William Edgar | <input type="checkbox"/> Steven Willey |
| <input checked="" type="checkbox"/> Kevin McRae | |

Vote symbols

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Amendment to the bylaws. Staff proposed changes to the organization's bylaws. The primary purpose of the bylaws amendments are to: 1.) clean up language having to do with the election of Board members, 2.) update the bylaws with respect to the name change of the California Department of Fish and Wildlife, 3.) cause conformity with respect to Government Code 1090 (Article V, Section 10), 4.) eliminate the provision for an Executive Committee, 5.) cause the language on the Technical Advisory Committee to conform to the NBHCP and MAPHCP and correct its name, and 6.) clarify the name of the office of Treasurer (sometimes referred to as Chief Financial Officer). Staff recommended the Board to approve this proposed bylaws amendment.

(Res. 14.10.04) On a motion by Norene and a second by Bradbury, the Board unanimously approved the proposed amendments to the Conservancy's bylaws.

Board members

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|---|--|
| <input checked="" type="checkbox"/> Kay Backer | <input checked="" type="checkbox"/> Davin Norene |
| <input checked="" type="checkbox"/> Mike Bradbury | <input type="checkbox"/> Dan Silva |
| <input checked="" type="checkbox"/> David Christophel | <input checked="" type="checkbox"/> Danelle Stylos |
| <input checked="" type="checkbox"/> William Edgar | <input type="checkbox"/> Steven Willey |
| <input checked="" type="checkbox"/> Kevin McRae | |

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DISCUSSION

Groundwater exchange program, Natomas Central Mutual Water Company. Staff and legal counsel updated the Board on action taken to communicate with the Natomas Central Mutual Water Company regarding the Board's concern about its groundwater exchange program.

Report on flood moratorium for Natomas. Nathan Dietrich from Congresswoman Doris Matsui's office attended the meeting to discuss with the Board the status of efforts to remap the Natomas

Basin from Flood Zone AE to Zone A99. Congresswoman Matsui's most recent communication on the schedule of the re-zoning noted the following:

Natomas Remap Schedule (as of September 16, 2014)

- WRRDA signed into law, authorizes NLIP (June 10, 2014) - *completed*
- City/ County submit letter to FEMA requesting remap (June 10, 2014) - *completed*
- FEMA responds to City/ County request (June 24, 2014) - *completed*
- City/ County submit final information to FEMA (July 21, 2014) - *completed*
- FEMA sends A99 letter of approval to City/ County (late July 2014) - *completed*
- Preliminary maps issued (August 12, 2014) - *completed*
- City/ County/ FEMA officials meeting (August 13, 2014) - *completed*
- 90 day appeal period begins (September 10, 2014) - *completed*
- 90 day appeal period ends (mid-December 2014)
- FEMA issues Letter of Final Determination (mid-March 2015)
- New maps become effective (June 2015)

City of Sacramento report. Mende briefly discussed any 2015 grading activity, most of which he anticipates will be activity that has previously had HCP fees paid.

Financial statement review. Burns provided a financial statement update for the period ended August 31, 2014 (unaudited). Additional financial information was provided.

Draft Proposed 2015 Budget. Staff discussed with the Board the Draft Proposed 2015 Budget. The final proposed budget will be included in the NBHCP Finance Model update and presented to the Board at its December 3, 2014 meeting.

Update on BKS North Course channel clearing and maintenance project. Young reviewed with the Board all the BKS channel clearing and maintenance projects.

Update: property tax research. Staff updated the Board on the progress made in obtaining property tax relief.

Update on BKS water supply matter. Staff updated the Board on the water supply situation at the Conservancy's BKS marsh complex.

PUBLIC COMMENTS

There were no public comments heard.

EXECUTIVE SESSION

No Executive Session was scheduled.

EXECUTIVE DIRECTOR'S REPORT

Various matters for Board members' general information were presented by the Conservancy's Executive Director.

ADJOURNMENT

Official adjournment of the meeting.

(Res.14.10.05) On a motion by Bradbury and a second by Norene, the Board voted unanimously to adjourn the meeting at 6:45 p.m.

Board members

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| <input checked="" type="checkbox"/> Kay Backer | <input checked="" type="checkbox"/> Davin Norene |
| <input checked="" type="checkbox"/> Mike Bradbury | <input type="checkbox"/> Dan Silva |
| <input checked="" type="checkbox"/> David Christophel | <input checked="" type="checkbox"/> Danelle Stylos |
| <input checked="" type="checkbox"/> William Edgar | <input type="checkbox"/> Steven Willey |
| <input checked="" type="checkbox"/> Kevin McRae | |

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ATTEST:

David Christophel, Secretary

date

The Natomas Basin Conservancy

Information, Administration Policies,
Personnel Policies & Benefits



Effective ~~October 2, 2013~~ December 3, 2014

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Section 100: General Information

100. Introduction:

To help employees better understand what is expected of them as an employee of The Natomas Basin Conservancy (“TNBC”), this publication summarizes general information, policies and benefits of the organization. These policies and benefits supersede any prior policies, practices and benefits, whether verbal or written, and go into effect immediately for all employees and will remain in effect until changed in writing by the Executive Director. Other or more specific policies and procedures may also apply depending upon the job the employee performs, so long as they are not in conflict with those contained in this publication.

Nothing in this handbook creates, or is intended to create, a promise or representation of continued employment for an employee. Employment at TNBC is employment at-will. This means that employment may be terminated at the will of either the employer or the employee. Employment and compensation may be terminated with or without cause and with or without notice at any time by you or TNBC.

Except for employment at-will and the arbitration agreement, TNBC reserves the right to review and change wages, benefits, policies, hours, working conditions and practices at any time without prior notice. All changes must be authorized in writing by the Executive Director. Other than the Executive Director, no manager or representative of TNBC has any authority to enter into any agreement for employment for any specified period of time or to make any agreement for employment other than at-will. Only the Executive Director has authority to make any such agreement and then only in writing.

If this publication has not addressed your concerns, or if you have any questions, feel free to ask the Executive Director.

101. Objective of TNBC: To implement the Natomas Basin Habitat Conservation Plan (HCP), including the acquisition and management of habitat lands.

102. Mission Statement: The mission of TNBC is to promote biological conservation along with economic development and the continuation of agriculture in the Natomas Basin. The HCP establishes a multi-species conservation program to mitigate the expected loss of habitat values and incidental take of protected species that would result from urban development, operation of irrigation and drainage systems, and rice farming. The goal of the HCP is to preserve, restore, and enhance habitat values in the Natomas Basin while allowing urban development to proceed according to local land use plans.

Section 200: Personnel Policies

200. Introduction: Every employee should feel that he or she belongs and is meaningfully involved and responsible within his or her respective job for the success of the organization.

201. Employee Classifications:

- **New Hires:** TNBC has established a ninety-day introductory period of employment for new hires in order to gain familiarity with TNBC and the employee's position. Completion of the introductory period does not entitle or guarantee continued employment at TNBC. All employees are at-will, meaning that their employment can be terminated at any time for any reason.
- **Regular, Full-Time Nonexempt Employees:** Nonexempt employees who have completed their introductory period of employment and who are normally scheduled to work and do work not less than 37.5 hours per week are classified as regular, full-time nonexempt employees. Regular, full-time nonexempt employees are eligible for all the benefits described in this handbook.
- **Regular, Part-Time Nonexempt Employees:** Nonexempt employees who have completed their introductory period of employment and who are normally scheduled to work and do work less than 37.5 hours per week are classified as regular, part-time nonexempt employees. Regular part-time nonexempt employees are eligible for some of the benefits discussed in this handbook.
- **Temporary Employees:** Exempt and nonexempt employees hired on a temporary basis, a 30 to 180 calendar day period, are classified as temporary employees. These employees may work on a part- or full-time basis. Temporary employees are not eligible for TNBC employee benefits (except where required by applicable law).
- **Exempt Employees:** Exempt employees are those who meet state and federal requirements for overtime exempt status. Exempt employees are not eligible for payment of overtime. Exempt employees are eligible for TNBC benefits as set forth in the benefit description. The Executive Director will inform you of your exempt or nonexempt status.

202. Communication Policy, Internal Complaint Process, Employee Suggestions & Adjustment of Problems: TNBC has an open door policy. Employees are encouraged to offer suggestions which improve operating methods and procedures. TNBC has an internal complaint process available for addressing and resolving employee issues. Employees who have work-related problems should discuss those matters with the Executive Director. If the matter is not resolved, or the employee is uncomfortable

discussing the matter with the Executive Director, then the employee should bring the matter directly to the President of the Board of Directors. All matters will be considered and, when appropriate, employees will be advised of any resolution or other action taken.

203. Employment Forms & Personnel Records: Upon commencement of employment and as changes are made, employees must complete the following form:

1. IRS Form W-4 Employee's Withholding Allowance Certificate: Employees must complete and return to TNBC as soon as possible, but no later than the first payday so that pay can be processed accordingly.
2. Completion of I-9 form. TNBC complies with all applicable federal laws requiring employers to verify each new employee's identity and legal authority to work in the United States. Satisfactory completion of the I-9 form within the first three days of commencing work is a condition of employment.

All employees must provide TNBC with the following information:

1. Current home address and phone number;
2. Name, address and phone number of person to be notified in case of emergency.

204. Non-Discrimination and Equal Employment Opportunity: In accordance with applicable federal, state and local laws and regulations, TNBC is committed to equal employment opportunity for all persons without regard to race, color, religion, sex, age, national origin, marital status, sexual orientation, gender, gender identity, genetic condition, pregnancy and related medical condition, physical or mental disability or medical condition, veteran status, or any other consideration protected by applicable state, federal or local law.

205. Disability Accommodation: TNBC will make reasonable accommodations for qualified individuals with disclosed disabilities that are necessary to comply with the state and federal disability discrimination laws for the known physical or mental disability or known medical condition of an applicant or employee, unless doing so would result in an undue hardship. If you are unable to perform the essential functions of your job because of a disability and need some type of accommodation, notify the Executive Director. You may be required to provide medical certification regarding your disability and need for accommodation. All medical information is kept in a confidential medical information file and shared only on a need-to-know basis.

While TNBC welcomes your suggestions for accommodations to enable you to perform the essential functions of your job, TNBC will make the final decision regarding whether it can provide a reasonable accommodation and, if so, which accommodation to provide in accordance with its legal obligation

206. Prohibited Harassment and Discrimination: All employees, applicants, and independent contractors ("workers") of TNBC are to be treated with respect and dignity.

TNBC is committed to providing a work environment free of unlawful harassment and discrimination. TNBC policy prohibits all harassment and discrimination because of sex, gender, race, religious creed, color, national origin or ancestry, genetic condition, physical or mental disability, medical condition, pregnancy and related medical condition, gender identity, veteran status, marital status, age, sexual orientation or any other basis protected by applicable federal, state or local law or ordinance or regulation. All such harassment or discrimination is unlawful and will not be tolerated. TNBC's anti-harassment and discrimination policy applies to all persons involved in the operation of TNBC and prohibits unlawful harassment or discrimination of any worker of TNBC by anyone affiliated with TNBC.

Prohibited unlawful harassment includes, but is not limited to:

- a. Verbal conduct such as epithets, derogatory jokes or comments, slurs or unwanted sexual advances, invitations or comments;
- b. Visual conduct such as derogatory and/or sexually-oriented posters, photography, cartoons, drawings or gestures;
- c. Physical conduct such as assault, unwanted touching, blocking normal movement or interfering with work because of sex, race or any other protected basis;
- d. Threats and demands to submit to sexual requests as a condition of continued employment, or to avoid some other loss, and offers of employment benefits in return for sexual favors; and
- e. Retaliation for opposing, reporting or threatening to report unlawful harassment, or for participating in an investigation, proceeding or hearing conducted by the Fair Employment and Housing Commission.

You may have a claim of prohibited harassment even if you have not lost a job or some other economic benefit. TNBC has zero tolerance for any type of harassment. Prohibited harassment that impairs your working ability or emotional well-being at work violates this policy and will not be tolerated.

Complaint Procedure. In adopting the above policy, TNBC assures its workers that every reasonable step will be taken to prevent harassment from occurring. However, if a worker believes that he or she has been harassed or discriminated against, the worker is urged to immediately do the following:

- When possible, confront the harasser, communicate that the conduct is unwelcome, and persuade him or her to stop. You are not required to confront the harasser if you do not feel comfortable doing so.
- Provide a written or oral complaint to the Executive Director as soon as possible after any incident you feel violates this policy. Your complaint should include details of the incident or incidents, names of the individuals involved and names

of any witnesses. If you do not feel comfortable submitting the complaint to the Executive Director, you can submit the complaint to the President.

After a worker reports unlawful harassment or discrimination, TNBC will undertake a prompt and thorough investigation of the harassment allegations.

If TNBC determines that unlawful harassment has occurred, prompt and appropriate remedial action will be taken in accordance with the circumstances involved. Any worker determined by TNBC to be responsible for unlawful harassment will be subject to disciplinary action, up to and including termination. TNBC will not retaliate against you for reporting, in good faith, any suspected violation of this policy or for participating in an investigation. TNBC will not knowingly tolerate or permit retaliation by management, employees or co-workers. If you feel you are being subjected to any type of retaliation for raising or participating in an investigation of a complaint, you should alert the Executive Director or the President immediately.

TNBC encourages all workers to report any incidents of harassment immediately so that complaints can be quickly and fairly resolved. You should also be aware that the Federal Equal Employment Opportunity Commission and the California Department of Fair Employment and Housing investigate and prosecute complaints of prohibited harassment in employment. These agencies may accept, investigate and prosecute complaints. Damages and other remedies (such as back pay, reinstatement, and/or fines) can be awarded in appropriate cases. If you think you have been harassed or that you have been retaliated against for resisting or complaining, you may file a complaint with either the EEOC or the DFEH. The nearest office of the Department of Fair Employment and Housing is: 2000 "O" Street, Sacramento, CA 95814-5212 (916/445-9918).

207. Employee Injury and Illness Prevention Program: TNBC is firmly committed to maintaining a safe and healthful working environment, both in its office environment and in the mitigation land. The Executive Director is responsible for implementing TNBC's safety program, while every employee is responsible for safety in the work environment. To achieve TNBC's goal of providing a completely safe workplace, everyone must be safety conscious. The Executive Director will periodically inspect TNBC's office location and all mitigation land to identify any unsafe conditions and work practices. Maintaining a safe working environment – both inside the office and on mitigation land – requires the participation of all employees. Please report any unsafe or hazardous condition to the Executive Director immediately. Every effort will be made to remedy problems as quickly as possible. In case of an accident involving personal injury, regardless of how serious, please notify the Executive Director immediately. Failure to report accidents can result in a violation of legal requirements and can lead to delays in processing insurance and benefit claims. If an employee is injured on the job, he or she may be entitled to benefits under the state workers' compensation law. TNBC carries workers' compensation insurance for all work-related injuries and will assist employees in obtaining all benefits to which they are legally entitled.

208. Security: Employees must secure their work area when leaving for the evening. If an employee is the last one out of the office, he or she must be sure to turn off

equipment that may have been left on, such as copiers, computers, fans, calculators, coffee pots, etc., and lock appropriate doors. For safety and security reasons, employees should not work alone in the office. If an employee must work alone, the employee should be careful when entering and leaving the building, and should make sure the office doors are locked at all times while they are alone in the office.

209. Hours of Work: The normal office and working hours are 8:30 a.m. to 5:00 p.m., Monday through Friday. The Executive Director has the right to change hours and require overtime as needed. The following regulations are to be kept in mind:

1. Lunch Periods: All non-exempt employees are required to take a lunch break on or before working five hours. Lunch periods are one hour and are scheduled by the Executive Director for nonexempt employees so that adequate personnel will be on hand at all times to answer the office telephones and conduct regular business. Nonexempt employees are scheduled on staggered shifts to allow for such coverage. Deviation from nonexempt employee's assigned lunch period must be approved by the Executive Director.

2. Rest Periods: All employees are authorized and permitted to take two rest periods, ten (10) minutes for every four hours worked. These rest periods should be taken mid-morning and mid-afternoon by nonexempt employees. Rest periods are provided as close to the middle of each work period as feasible. Rest periods cannot be used to extend lunch hours, to arrive at work late or to leave from work early.

210. Workday/Workweek: TNBC pays nonexempt employees based on a seven and one-half (7½) hour workday and a thirty-seven and one-half (37.5) hour workweek. From time to time employees may be required to work additional hours depending on the needs of TNBC. Prior authorization from the Executive Director must be obtained for working overtime. If an employee works overtime without first receiving approval, the employee may be disciplined. In all circumstances, overtime will be paid as required by applicable state and federal laws.

211. Timecards: All non-exempt employees are required to keep accurate time records. Employees are required to record the beginning and end of each work period, including meal periods. Employees should advise TNBC of any mistakes on time records as soon as possible. No employee may record time for another employee. Falsification of employee time records will result in discipline, up to and including termination.

212. Appearance: All employees have a personal responsibility to dress appropriately for their work assignment. All employees are required to dress in an accepted business-like manner.

213. Attendance & Punctuality: Nonexempt employees are expected to be at work on time every day. Punctual attendance is an essential function of each position with TNBC. When circumstances beyond their control cause lateness or absence, employees are expected to directly notify the Executive Director no later than 15 minutes past their

starting time. This is essential so arrangements can be made for your work to be performed with a minimum of delay and inconvenience. If any employee fails to report for work without any notification to the Executive Director and the absence continues for a period of three business days, TNBC will consider that the employee has abandoned employment and has voluntarily resigned from his or her position.

214. Paycheck/Payday: Normal paydays are twice monthly on the fifteenth and the last day of the month. If the payday falls on a holiday or weekend you will receive your paycheck the day before the holiday or Friday before the weekend. A schedule of all pay periods is posted on the bulletin board in the kitchen/supply room and is also obtainable from the Executive Director.

At the employee's option, arrangements can be made for payment by automatic deposit into an account of employee's choosing.

215. Payroll Deductions: TNBC will make all legally required deductions from an employee's paycheck, including all appropriate state and federal taxes and any court-mandated deductions (i.e., wage garnishments).

216. Employee Reimbursement: Upon approval in advance by the Executive Director, TNBC will reimburse employees for supplies, work related lunches, parking and mileage for business use of a personal vehicle. All expense reimbursement requests should be submitted not more than once a month in a format approved by TNBC with all necessary information provided.

On completion they should be submitted to the Executive Director for approval and for payment processing.

217. Performance Reviews: TNBC reserves the right to review an employee's performance at any time throughout employment on a formal or informal basis. Employees may also request or discuss a review or any other performance issues with the Executive Director.

218. Staff Meetings: From time to time, TNBC will schedule staff meetings. When staff meetings are scheduled, all employees must attend unless employees are out of the office on approved leave or excused by the Executive Director. Overtime pay will be paid to non-exempt employees if the time spent at the staff meeting results in the employee working overtime.

219. Drug and Alcohol-Free Workplace: Substance abuse undermines the ability of TNBC to operate its business in a safe and efficient manner. An employee's use of alcohol or drugs can adversely affect the quality of that employee's job performance, increasing the workloads for others and disrupting the goals of TNBC. Substance abuse often results in increased absenteeism and tardiness, disruptive behavior, and inferior and delayed work product. Furthermore, substance abuse poses serious health and safety risks to the employee, co-workers, and clients. While TNBC recognizes its employees' rights to engage in lawful, off-duty conduct, TNBC will not accept the risk that substance

abuse by employees may cause or contribute to accidents or other job performance problems. Accordingly, TNBC has adopted this drug and alcohol free workplace policy.

For purposes of this policy, "illegal substance" means any drug which (a) is not legally obtainable, or (b) is legally obtainable but has not been legally obtained, or (c) has been legally obtained but is being sold or distributed unlawfully. The term includes prescribed drugs not legally obtained and prescribed drugs not being used for the prescribed purposes. "Legal drug" means any drug, including any prescription drug or over-the-counter drug, that has been legally obtained and that is not unlawfully sold or distributed.

TNBC strictly prohibits the use, possession, transfer, sale, manufacture, or distribution of alcohol or illegal substances while on TNBC property. Additionally, employees must not report for work, conduct any TNBC business, or be on TNBC premises while under the influence of or impaired by alcohol or an illegal substance.

TNBC also prohibits the abuse of any legal drug and working while impaired by a legal drug whenever such impairment might: (a) endanger the safety of the employee or some other person; (b) pose a risk of significant damage to TNBC property or equipment; or (c) substantially interfere with the employee's job performance or the efficient operation of TNBC business or equipment. Nothing in this policy is intended to diminish our commitment to employ and reasonably accommodate qualified disabled individuals, where required by applicable law.

Any employee who violates this policy is subject to discipline, up to and including immediate discharge, even for a first violation. TNBC may also bring the matter to the attention of appropriate law enforcement authorities.

Notwithstanding this policy, TNBC will make reasonable accommodations for employees with disabilities who need to take prescription medication.

220. Prohibited Conduct: The following is a list of conduct that is prohibited and will not be tolerated by TNBC. This is not an exhaustive list. TNBC reserves the right to define conduct that is inappropriate or prohibited in the workplace.

1. Falsification of employment records, employment information or other TNBC records.
2. Recording the work time of another employee or allowing any other employee to record your work time, or allowing falsification of any time card, either your own or another's.
3. Theft, deliberate or careless damage of any TNBC property or the property of any employee or customer.
4. Provoking a fight or fighting during working hours or on TNBC property.
5. Participating in horseplay or practical jokes on TNBC time or on TNBC premises.

6. Carrying firearms or any other dangerous weapons on TNBC premises at any time unless specifically authorized by the Executive Director.
7. Consuming, possessing or being under the influence of alcohol and/or illegal drugs during working hours or at any time on TNBC property.
8. Deliberate destruction of any TNBC property or the property of any employee or customer.
9. Insubordination, including but not limited to, failure or refusal to obey the orders or instructions of management, or the use of abusive or threatening language toward a member of management.
10. Unreported absence of three scheduled workdays.
11. Unauthorized use of TNBC equipment, time, materials, facilities or the TNBC name.
12. Sleeping or malingering on the job.
13. Failure to observe working schedules, including rest and lunch periods.
14. Engaging in criminal conduct whether or not related to job performance.
15. Causing, creating or participating in a disruption of any kind during working hours or on TNBC property.
16. Soliciting other employees for membership, funds or other similar activity in connection with any outside organization during your working time or the working time of the employee solicited.
17. Distributing unauthorized literature or written or printed material in work areas.
18. Failure to timely notify management when unable to report to work.
19. Failure to obtain permission to leave work for any reason during normal working hours by a nonexempt employee.
20. Abuse of paid sick leave.
21. Removing or borrowing TNBC property without prior authorization.
22. Making or accepting personal telephone calls during working hours. In a case of an emergency, exceptions will be made.
23. Failure to provide a physician's certificate when requested or required to do so.

24. Wearing unprofessional or inappropriate styles of dress or hair while working.
 25. Using profane or abusive language at any time on TNBC premises.
 26. Violation of any safety, health, security or TNBC rules.
 27. Working overtime without authorization or refusing to work assigned overtime.
 28. Committing a fraudulent act or a breach of trust under any circumstance where related to work performance.
 29. Violation of TNBC property policy.
 30. Violence or threats of violence in the workplace. Do not joke about violence in the workplace; all statements will be taken seriously.
221. References: When responding to requests for references from prospective employers, TNBC will only disclose dates of employment held with TNBC and the title of the last position held.

Section 300: Administration Policies

300. Observance of Philosophy & Policy: TNBC reserves the right to require employees to adhere to the basic philosophies and policies as set forth by the Board. TNBC's name, premises and office facilities shall not be used by any employee for partisan political purposes. The Executive Director and President are the official spokespersons for TNBC. This responsibility may be delegated to designated staff members by the Executive Director or President regarding specific matters. An individual employee may not assume the role of spokesperson for TNBC without prior authorization.

301. Confidential Information: By virtue of their employment, TNBC employees may be privy to confidential information regarding TNBC, its business dealings, and future endeavors. Information of a confidential nature is not to be discussed outside of staff or copied without approval from the Executive Director except that information which is required for public availability under federal and state laws. TNBC especially considers real estate matters and related information to be confidential. As a result, employees should treat all real estate information with confidence. If you have any question whether certain information is confidential, please err on the side of caution and seek guidance from the Executive Director. TNBC will make information publicly available where required by applicable federal and state laws. Which information to make publicly available will be made by the Executive Director.

302. Public Relations: Because TNBC is a service organization, good public relations must be maintained by all employees. Staff members are expected to project a courteous and businesslike manner at all times.

303. Information: Requests for information must be handled in a prompt, efficient, accurate and comprehensive manner. If staff members do not have access to the requested information in existing TNBC resources, the individual making the request is to be directed to the appropriate resource, person or agency as best possible. Visitors are to be given prompt and courteous assistance.

304. Solicitation/Distribution of Literature: In order to maintain and promote efficient operations, discipline and security, TNBC has established rules applicable to all employees which govern solicitation, distribution of written material and entry onto the premises and work areas. All employees are expected to comply strictly with these rules.

These rules will be strictly enforced. Any employee who is in doubt concerning the application of these rules should consult with the Executive Director immediately.

1. No employee shall solicit or promote support for any cause or organization during his or her working time or during the working time of the employee or employees at whom such activity is directed.
2. No employee shall distribute or circulate any written or printed material in work areas at any time, or during his or her working time or during the working time of the employee or employees at whom such activity is directed.

3. No employee shall enter or remain on TNBC premises for any purpose except to report for, be present during, and conclude his or her work shift.

4. Under no circumstances will non-employees be permitted to solicit or distribute written material for any purpose on TNBC's premises.

305. Meetings:

1. Agenda: Agendas should be developed for each TNBC meeting. Each committee member who attends should receive a copy of the agenda.

2. Minutes: Minutes of committee meetings are to be written within 72 hours following the meeting if at all possible. Copies are to be provided for the committee file, committee members and the Executive Director. Minutes are to be written in a complete but concise manner and are to include the time and place of the meeting, indicate which committee members were present, action taken, assignments made to individuals, and the date, place and time of the committee's next scheduled meeting if available.

306. Correspondence: Correspondence pertaining to policies of TNBC's general program is to be signed by the Executive Director. Routine letters should be signed by the staff member writing the letter.

307. Debts and Obligations: No debt or obligation may be incurred by any committee, officer, employee or agent of the organization without prior written authorization by the Executive Director or a designated representative of the Executive Director. Any employee who charges expenditures to TNBC without authorization may be personally responsible for the charges to the extent allowed by applicable law.

308. Supplies and Services:

1. Approval: Prior approval for all but routine purchases by staff members must be obtained from the Executive Director.

2. Inventory: The Executive Director is to maintain, or cause to be maintained, an inventory and a storage area for all supplies.

3. Usage: The responsible and economical use of all office materials is requested.

4. Vendors: All vendors are to be referred to the Executive Director if deemed to be important.

309. Mail Processing:

1. Outgoing: Employees should note the appropriate class postage in the upper right-hand corner of the envelope and are responsible for making sure that the mail gets deposited in the mail box at the end of a work day.

2. **Incoming:** Incoming mail will be opened and stamp dated with the date it was received. Any mail marked *Personal & Confidential* will be date stamped on the envelope and not opened.

3. **Express Delivery/Courier:** All packages to be delivered by either an express delivery service or courier should be distributed to the employee it is addressed to.

310. **Telephone Procedure:** Phone conversations are to be businesslike and as brief as possible. Callers requesting a particular staff member are not to be kept waiting longer than one minute. If the staff member is unavailable within that time, the call should be sent to the staff member's voice mail box, or a "call back" message is to be taken and promptly delivered.

Long distance calls are to be used only when essential for business-related matters.

311. **Personal Appointments:** Non-emergency personal appointments should not be made during working hours unless absolutely necessary. If it is necessary, vacation time can be used for personal appointments by nonexempt employees upon approval of the Executive Director.

312. **TNBC Property:** Desks, storage areas, work areas, file cabinets, credenzas, computer systems, telephones, modems, facsimile machines and duplicating machines are TNBC's property (or that of its landlord) and must be maintained according to this policy. All such areas and items must be kept clean and are to be used only for work purposes, except as provided in this policy. TNBC reserves the right, at all times, and without prior notice, to inspect and search any and all TNBC property for the purpose of determining whether this policy or any other TNBC policy has been violated, or whether such inspection and investigation is necessary for purposes of promoting safety in the workplace or compliance with state and federal laws. Such inspections may be conducted during or after business hours and in the presence or absence of the employee. Because TNBC may inspect property at any time for business-related reasons, employees should not have an expectation of privacy with respect to any information contained on or within TNBC's property.

TNBC's computer systems and other technical resources, including any voice mail or E-mail systems, are provided for use in the pursuit of TNBC's business and are to be reviewed, monitored and used only in that pursuit, except as provided in this policy. As a result, computer data, voice mail and E-mail are readily available to numerous persons. If, during the course of your employment, you perform or transmit work on TNBC's computer systems or other technical resources, your work may be subject to the investigation, search and review of others in accordance with this policy. In addition, any electronically stored communications that you either send to or receive from others may be retrieved and reviewed. Because TNBC's electronic systems are subject to inspection by TNBC at any time, employees should not have an expectation of privacy for any information contained thereon.

Employees of TNBC are otherwise permitted to use TNBC's equipment for occasional, non-TNBC purposes with permission from the Executive Director. Nevertheless, the employee has no right of privacy as to any information or file maintained in or on TNBC's property or transmitted or stored through TNBC's computer systems, voice mail, E-mail or other technical resources. For purposes of inspecting, investigating or searching employee's computerized files or transmissions, voice mail or E-mail, TNBC may override any applicable passwords or codes in accordance with the best interests of TNBC, its employees, or its clients, customers or visitors. All bills and other documentation related to the use of TNBC equipment or property are the property of TNBC and may be reviewed and used for purposes that TNBC considers appropriate.

Employees may access only files or programs, whether computerized or not, that they have permission to enter. Unauthorized review, duplication, dissemination, removal, damage or alteration of files, passwords, computer systems or programs, or other property of TNBC, or improper use of information obtained by authorized means, may result in disciplinary action, up to and including termination.

Section 400: Employee Benefits

TNBC provides employment-related benefits to certain eligible employees. The eligibility requirements are set forth in the individual policies below and in any summary plan descriptions. Note that TNBC will provide legally required benefits to all employees, regardless of the number of hours worked. TNBC reserves the right to add, delete or change any TNBC benefit without prior notice.

400. Insurance:

1. **Group Insurance:** Currently TNBC has group medical plans available to employees. TNBC covers ~~100~~ 90 percent of the monthly premiums for its employees and 50% of the premiums for spouse and / or dependents. Employees' dependents may be added to the policy if the insurance carrier permits and at 50 percent of the covered employee's expense (by way of payroll deduction). Employees are eligible for participation for coverage in these benefits after thirty (30) days of employment have been completed. All regular employees (full-time and part-time) are eligible for group insurance benefits, as long as they work 30 hours or more each week and as long as they satisfy any other prerequisites for coverage established by TNBC's group health providers.

2. **Dental and Vision Reimbursement Program:** TNBC provides eligible employees with reimbursement (up to a maximum amount) for certain dental and/or vision expenses incurred personally by the employee. All regular employees (full-time and part-time) are eligible for participation in this reimbursement program, as long as they work 30 hours or more each week. For more details as well as the applicable limits and requirements, please see TNBC's Dental & Vision Reimbursement Program.

3. **Workers' Compensation Insurance:** TNBC provides Workers' Compensation Insurance at no cost to all employees for any job-related injury or illness that prevents an employee from working. If a work injury or illness occurs, employees are covered by Workers' Compensation Insurance which provides eligible employees with a variety of benefits for work-related injuries.

Every occupational injury or illness, no matter how slight, must be reported to the Executive Director as soon as it occurs. The Executive Director will explain what steps should be taken.

4. **State Disability Insurance:** State Disability Insurance is designed to provide payment of a percentage of an employee's wages if he/she is unable to work due to pregnancy or non-work related injury. For eligible employees, benefits are payable after the seventh day of the illness or injury, unless the employee is hospitalized, in which case benefits begin on the first day.

5. **Paid Family Leave Benefits.** Eligible employees may be entitled to up to six weeks of Paid Family Leave benefits (PFL) within a twelve-month period. Like State Disability Insurance, PFL wage replacement benefits are paid by the

state and are financed from mandatory payroll tax deductions from all employees' wages. This benefit partially covers lost wages when an employee is absent from work to care for a seriously ill child, spouse, parent, or domestic partner or to bond with a new child. An employee must use up to two weeks of earned but unused vacation benefits prior to the employee's initial receipt of PFL benefits. Eligibility for wage replacement benefits through PFL does not entitle an employee to a leave of absence under any TNBC policy or to guaranteed reinstatement.

6. Social Security: Employees of TNBC are covered under the Federal Social Security Law and TNBC is required to withhold a prescribed amount from employee wages each pay period for social security retirement benefits. The amount withheld from employee wages is matched by an equal amount TNBC contributes.

401. Vacation: TNBC provides regular full-time nonexempt and exempt employees with paid vacation time, so that they may enjoy periodic breaks of rest and relaxation away from their normal work duties. Part-time and temporary employees do not earn paid vacation. Employees on unpaid leaves of absence do not accrue vacation time.

Regular full-time nonexempt employees and exempt employees earn vacation in accordance with the following policy:

In the first through fifth years of continuous employment, regular full-time nonexempt and exempt employees at TNBC accrue vacation time at a rate which results in 10 days (75 hours) of paid vacation per year. Vacation is earned on a pro-rata basis at a rate of 6.25 hours per month.

In the sixth and following years of continuous employment, regular full-time nonexempt and exempt employees at TNBC accrue vacation time at the rate which results in 15 days (112.5 hours) of paid vacation per year. Vacation is earned on a pro-rata basis at a rate of 9.375 hours per month.

TNBC encourages employees to take vacation on an annual basis. Earned vacation accrues to a maximum of 150 hours for each employee. After an employee earns 150 hours of accrued vacation, no additional vacation time will be earned until accrued vacation time is used.

Employees must schedule their vacation with the Executive Director to insure that there are no conflicting vacations. Vacations will be scheduled on a first come, first serve basis at a time mutually agreeable to the employee and TNBC. The Executive Director will strive to accommodate an employee's vacation request; however, if more than one employee requests the same vacation at the same time and it is not feasible to grant all requests, the employee with the most seniority with TNBC will be granted their request first.

Accrued vacation shall be taken or paid for upon termination or resignation.

402. Holidays: TNBC provides the following paid holidays to regular full-time employees, and the TNBC office is closed on the following holidays. Unless otherwise specified, the TNBC office is closed for the entire day:

New Year's Day, Presidents' Birthday, Good Friday 12:00 noon, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Day following Thanksgiving Day, Christmas Eve 12:00 noon and Christmas Day.

Employees will be advised from year to year of changes in the holiday schedule. In addition to the above holidays, employees will be allowed four (4) personal floater holidays which may be taken to extend by one day any of the above-named holidays (no more than one personal floater may be attached to each holiday), or to observe other national or religious holidays upon approval of the Executive Director. Employees cannot schedule these holidays at their discretion, but must take them within the parameters specified in this policy. Moreover, these holidays are not treated like vacation, do not carry over from one calendar year to the next, and will not be paid for upon termination.

When a specified holiday observed by TNBC falls on a Saturday, the preceding Friday will normally be designated as the day of observation; and if the holiday falls on a Sunday, the following Monday will normally be designated as the day of observation. In all cases, TNBC will, in its sole discretion, make the determination.

403. Sick Leave: Regular full-time nonexempt employees and exempt employees are allowed ten (10) days paid sick leave every year. Sick leave can be used during times of illness or injury and also to accommodate personal medical appointments. Exempt employees should report only full days of absence due to illness.

1. No more than ten (10) days sick leave shall be allowed to accrue at any time. Sick leave must be approved by the Executive Director. There is no payout of the unused sick leave. If sick leave is not approved, it will not be paid.

2. Sick leave must be documented on the employee's leave record and be kept on file. TNBC may require satisfactory evidence of an employee's illness or disability before sick leave will be approved. A doctor's verification may be required. When accrued sick leave is exhausted, accrued vacation may be used with Executive Director approval; however, approval to use accrued vacation is not necessary if the employee is on an approved medical leave of absence. Payment of sick leave will be forfeited if any abuse of sick leave privileges by misrepresentation or falsification occurs.

3. Additionally, employees may use up to a maximum of one-half their yearly sick leave accrual to attend to an illness of a child, parent, spouse, or domestic partner of the employee or the child of the employee's domestic partner. Sick leave must be accrued before it may be used.

404. Retirement: TNBC may have in place from time to time a simplified employee pension plan (SEP-IRA). This defined contribution plan covers all employees of TNBC

who are at least 21 years old. Under the plan, TNBC makes contributions into an individual retirement account beginning on completion of their sixth (6th) ~~thirteenth (13th)~~ month of service. You may see the Executive Director for more information.

405. Leave of Absence: TNBC may grant leaves of absence without pay to employees in certain circumstances. It is important to request any leave in writing as far in advance as possible, to keep in touch with the Executive Director during your leave, and to give prompt notice if there is any change in your return date. If your leave expires and you have not contacted the Executive Director, it will be assumed that you do not plan to return and you have voluntarily terminated your employment. If you are unwilling or unable to return to work at the conclusion of any leave, your employment will be terminated.

406. Pregnancy Leaves of Absence: TNBC provides pregnancy disability leaves of absence without pay to eligible employees who are temporarily unable to work due to a disability related to pregnancy, childbirth, or related medical conditions. Employees who are affected by pregnancy or a related medical condition are also eligible to transfer to a less strenuous or hazardous position or to less strenuous or hazardous duties, if such a transfer is medically advisable and can be reasonably accommodated. Where transfers are made based on the employee's health needs, the employee will receive the pay that accompanies the alternative position.

Procedures for Requesting Leave: Employees should make requests for pregnancy disability leave to the Executive Director at least 30 days in advance of foreseeable events and as soon as possible for unforeseeable events. A health care provider's statement must be submitted verifying the need for pregnancy disability leave and stating:

- a) The date on which the employee became disabled due to pregnancy, childbirth or related medical condition or the date on which the need for a transfer became medically advisable;
- b) The probable duration of the period or periods of disability or the need for transfer; and
- c) A statement that, due to the disability, the employee is unable to perform one or more of the essential functions of her position without undue risk to herself, the successful completion of her pregnancy, or to other persons, or that the transfer is medically advisable.

Re-certification may be required if the employee requests an extension beyond the original certification. Any changes in this information contained in the health care provider's statement should be promptly reported to TNBC.

Length of Leave: Full-time employees are normally granted unpaid leave for the period of the disability, up to a maximum of four months (or 17 1/3 weeks). Part-time employees are granted unpaid leave on a pro-rata basis. The pregnancy disability leave does not need to be taken in one continuous period of time, but can be taken on an as-needed basis. In other words, leave may be taken intermittently or on a reduced work

schedule when determined medically advisable by the employee's health care provider. The smallest increment of time that can be used for such leave is one-quarter hour. TNBC may transfer the employee to an alternative position or alter the existing job to accommodate intermittent leave or a reduced work schedule. In this case, the employee will receive the same pay and benefits of her regular position.

Compensation During Leave: An employee taking pregnancy leave must substitute all accrued sick leave before continuing on an unpaid basis. The employee may substitute all accrued paid vacation before continuing leave on an unpaid basis. Substituted paid leave time will be counted toward the 17 1/3 week entitlement.

Benefits During Leave: Employees on leave will not continue to accrue vacation time and will not be paid for holidays during the leave. Health benefits shall continue in effect for the duration of leave under the same terms and conditions that normally apply. If an employee contributes to the monthly cost of health benefits, then the employee must continue to pay her share during leave (either by payroll deduction during periods of paid leave or by separate payment during periods of unpaid leave). Employees on leave should discuss this with the Executive Director and make appropriate arrangements.

Return to Work: So that an employee's return to work can be properly scheduled, an employee on pregnancy disability leave is requested to provide the Executive Director with at least two weeks' advance notice of the date she intends to return to work. When a pregnancy disability leave ends, an employee will be reinstated to her original position with equivalent pay, benefits, and other employment terms and conditions. However, an employee has no greater right to reinstatement than if the employee had been continuously employed rather than on leave. For example, if an employee on Pregnancy Leave would have been laid off had she not gone on leave, or if the employee's position has been eliminated during the leave and there is no comparable position available, then the employee would not be entitled to reinstatement. An employee's use of Pregnancy Leave will not result in the loss of any employment benefit that the employee earned or was entitled to before the leave.

Doctor's Certificate: Employees returning from pregnancy disability leave must submit a health care provider's verification of their fitness to return to work as a condition of returning to active employment.

Failure to Return: If an employee fails to report to work promptly at the end of the pregnancy disability leave, TNBC will assume that the employee has voluntarily resigned.

407. Medical Leaves of Absence: An unpaid medical leave of absence may be granted for non-work related temporary medical disabilities for up to four months with a doctor's written certificate of disability. Requests for leave should be made in writing as far in advance as possible. If you are granted a medical leave, TNBC will pay you sick pay for the period of time equivalent to your accumulated sick pay earned. You may also use any paid vacation time previously accrued. If an employee does not have or exhausts all available paid time off, the remainder of the approved leave will be unpaid.

A medical leave begins on the first day your doctor certifies you are unable to work and ends when your doctor certifies you are able to return to work or after a total of four months of leave, whichever occurs first. TNBC will attempt to return an employee to his or her former position at the conclusion of the leave of absence if the position remains available. Unless otherwise required by law, TNBC has no obligation to hold an employee's position or to guarantee reinstatement.

408. Workers' Compensation Leave: If you are temporarily totally disabled due to a work-related illness or injury, you will be placed on workers' compensation leave. The duration of your leave will and the availability of reinstatement depend upon the rate of your recovery and the business needs of the TNBC.

409. Personal Leave of Absence: A personal leave of absence without pay may be granted at the discretion of TNBC. Requests for personal leave should be limited to unusual circumstances requiring an absence of longer than two weeks (i.e., more than ten working days). Approved personal absences of shorter duration are not normally treated as leaves, but rather as excused absences without pay.

A personal leave of absence can affect your medical benefit plan coverage, if such coverage is currently offered and available from TNBC. Ask the Executive Director for information.

It is understood that any employee using such leave will not obtain other employment or apply for unemployment insurance while you are on a leave of absence. Acceptance of other employment while on leave will be treated as a voluntary resignation from employment at TNBC.

410. Military Leave of Absence: TNBC provides military leaves of absence to employees who serve in the uniformed services as required by the Uniformed Services Employment and Reemployment Rights Act of 1994 and applicable state laws. Leave is available for active duty, active duty for training, initial active duty for training, inactive duty training, full-time National Guard duty and for examinations to determine fitness for any such duty.

Total military leave time taken may not exceed five years during employment, except in special circumstances.

Advance notice of leave is required. Please inform the Executive Director of anticipated military leave time as far in advance as possible. Accrued vacation will be paid during military leave at your request and health plan coverage continuance can be arranged for up to 18 months during military leave if required premium payments are made by you and if TNBC has a plan in place at the time.

As with other leaves of absence, failure to return to work or to reapply within applicable time limits may result in termination of employment.

411. Funeral or Bereavement Leave of Absence: In the event of the death of your current spouse, domestic partner, child, parent, legal guardian, brother, sister,

grandparent, grandchild or mother-, father-, sister-, brother-, son- or daughter-in-law (of a spouse or a domestic partner), you may take up to three consecutive scheduled workdays off with pay with the approval of the Executive Director.

412. Jury Duty/Subpoenaed Witness: Nonexempt employees who have completed their introductory period will receive their regular rate of pay (up to but not exceeding ten days per year) while they actually are serving on jury duty, provided they give advance notice, receive Executive Director approval, provide daily evidence of service, reimburse TNBC for whatever remuneration is received from the court for jury duty, and return to work whenever they are excused or released early. Both state and federal law prohibit employers from discriminating, in any manner, against employees who serve on jury duty.

Unless a nonexempt employee is subpoenaed in a case involving TNBC, the employee will not be paid when subpoenaed to appear as a witness. Employees may request witness fees and mileage from the party subpoenaing their appearance.

Exempt employees will be paid for jury duty/subpoenaed witness testimony to the extent required by applicable law to maintain their exempt status.

413. Other Leaves: TNBC provides eligible employees with all other types of leave where required by applicable law. If you need leave for a reason that is not addressed by this handbook, please see the Executive Director. TNBC will evaluate the request and advise you whether you are eligible for leave.

414. Administration of Benefits: All of the employee benefit programs at TNBC are administered by TNBC or its designated administrators. TNBC reserves to itself and its administrators the exclusive authority and discretion to determine all issues of eligibility and all questions of interpretation and administration of each benefit program.

Section 500: Arbitration

READ THIS AGREEMENT CAREFULLY BEFORE YOU SIGN THE DUPLICATE COPY. THEN RETURN THE DUPLICATE TO THE EXECUTIVE DIRECTOR FOR RETENTION IN YOUR PERSONNEL FILE.

MUTUAL AGREEMENT TO ARBITRATE

1. **General.** Any controversy, dispute, or claim arising out of your employment with TNBC will be decided by binding arbitration. The parties and the arbitrator shall be bound by and follow the American Arbitration Association's National Rules for Resolution of Employment Disputes.

2. **Scope of Agreement.** Except with respect to seeking injunctive relief to prevent irreparable harm or specific performance and except for claims not covered below, this agreement to arbitrate covers all grievances, disputes, claims, or causes of action (collectively, "claims"), arising out of the employment, termination of employment, or any claim of discrimination or unlawful harassment of any kind that you may have against TNBC or its officers, directors, employees, or agents. Except as provided above, this agreement also covers any claims that TNBC may have against you arising out of the employment relationship.

2.1 **Covered Claims.** The claims covered by this agreement to arbitrate include, but are not limited to, claims for breach of any contract or covenant (express or implied); tort claims; claims for discrimination (including, but not limited to, race, sex, sexual harassment, or any type of unlawful harassment, religion, national origin, age, marital status, medical condition, disability, or sexual orientation); claims for violation of any federal, state, or other governmental law, statute, regulation, or ordinance, including, but not limited to, all claims arising under Title VII of the Civil Rights Act of 1969, the Age Discrimination Act of 1967, the Americans With Disabilities Act, the California Fair Employment and Housing Act, the Consolidated Omnibus Budget Reconciliation Act of 1985, or Employee Retirement Income Security Act.

2.2 **Claims Not Covered.** Claims not covered by this agreement to arbitrate are wage and hour claims under the Labor Code, claims for workers' compensation or unemployment compensation benefits, claims for specific performance or injunctive relief premised on irreparable harm, or other claims found not subject to mandatory arbitration by governing law.

3. **Notice of Claim.** The aggrieved party must give written notice of any claim to the other party within one (1) year of the date the aggrieved party first has knowledge of the event giving rise to the claim; otherwise, the claim shall be void and deemed waived even if there is a federal or state statute of limitations that would have given more time to pursue the claim. Written notice of your claim must be sent to TNBC's Executive Director. Written notice of TNBC's claim must be sent to your last known address. The written notice shall identify and describe the nature of all claims asserted and detail the facts upon which such claims are based.

4. **Governing Law.** The Arbitrator shall apply the substantive law of California, or federal law, or both, as applicable to the claim(s) asserted. The California Rules of Evidence shall apply. The Arbitrator, and not any federal, state, or local court or agency, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, enforceability, or formation of this Agreement, including, but not limited to, any claim that all or any part of this Agreement is void or voidable. The Arbitrator shall provide the parties with a written decision explaining his or her findings and conclusions. The Arbitrator's decision as to the substantive law and otherwise, shall be final and binding upon the parties, except as provided in this Agreement.

5. **Motions.** The Arbitrator shall have jurisdiction to hear and rule on pre-hearing disputes and is authorized to hold pre-hearing conferences by telephone or in person as the Arbitrator deems necessary. The Arbitrator shall have the authority to entertain a motion to dismiss and/or a motion for summary judgment by any party and shall apply the standards governing such motions under the California Code of Civil Procedure.

6. **Discovery.** The laws of the State of California regarding discovery practices, as limited by this agreement, shall be applied to the arbitration. Each party shall have the right to take the deposition of one individual and any expert witness designated by another party. Each party shall also have the right to make requests for production of documents, requests for admissions, and special interrogatories to any party, according to the laws of the State of California regarding such forms of discovery. Additional discovery may be had only where the Arbitrator selected according to this Agreement so orders, upon a showing of substantial need. At least fifteen (15) calendar days before the arbitration, the parties must exchange lists of witnesses (not including witnesses to be used for impeachment purposes), including any experts, and copies of exhibits intended to be used at the arbitration.

7. **Arbitration Fees.** TNBC shall be responsible to pay for the arbitration and the Arbitrator's fees, except that the employee shall be obligated to pay the filing fee if employee initiates the claim (up to a maximum of \$500). Each party shall pay for its own costs and attorney fees, if any, incurred for the arbitration proceedings.

8. **Confidentiality.** The parties agree to maintain in absolute confidence the final results of the arbitration dispute and shall not divulge or release to any member of the general public the results of the arbitration dispute whether resolved by decision of the Arbitrator after hearing or by voluntary dismissal or by negotiated settlement, except as California law provides for confirmation, correction, or vacation of the award pursuant to California Code of Civil Procedure section 1285 et seq.

9. **Damages.** The Arbitrator shall have the authority to order any legal and equitable remedy that would be available in a civil or administrative action on the claim(s). The prevailing party shall be entitled to the same measure of damages available under the law governing the claims resolved through the arbitration process.

10. **Compelling Arbitration/Enforcing Award.** Either party may bring an action in court to compel arbitration under this agreement and to enforce an arbitration award.

11. **Waiver of Right to Jury Trial.** The parties understand and fully agree that by entering into this Agreement providing for binding arbitration they are giving up their constitutional right to have a trial by jury, and are giving up their normal rights of appeal following the rendering of a decision except as California law provides for judicial review of arbitration proceedings. The parties anticipate that by entering this agreement to arbitrate, they will gain the benefits of a speedy, impartial, dispute resolution procedure.

_____ Employee Initial _____ TNBC Representative Initial

12. **Term of Agreement.** This agreement to arbitrate shall survive the termination of Employee's employment. It can only be revoked or modified by a writing signed by the parties that specifically states an intent to revoke or modify this agreement.

13. **Severability.** If any provision of this agreement to arbitrate is adjudged to be void or otherwise unenforceable, in whole or in part, such adjudication shall not affect the validity of the remainder of this agreement to arbitrate.

THE NATOMAS BASIN CONSERVANCY

Dated: _____

By: _____

John Roberts
Executive Director

Dated: _____

By: _____

EMPLOYEE

The Natomas Basin Conservancy

I have received my copy of the The Natomas Basin Conservancy's (TNBC) Handbook which was adopted by TNBC's Board of Directors on December 3, 2003. I have read the Handbook, understand it, and agree to abide by the provisions therein.

I understand that employment at TNBC is employment at-will which may be terminated at the will of either the TNBC or me with or without cause and with or without notice at any time. I understand that nothing in the Personnel Guide creates, or is intended to create, a promise or representation of continued employment. I further understand that other than the Executive Director of TNBC, no manager, supervisor or representative of the TNBC has any authority to enter into any agreement for employment for any specified period of time or to make any agreement for employment other than at-will. Only the Executive Director of TNBC has the authority to make any such agreement and then only in writing.

My signature below certifies that I agree to the employment at-will relationship and agree to be bound by the terms and conditions of employment stated in this Personnel Handbook, including arbitration of termination disputes as set forth herein.

Employee Signature

Date

**IMPLEMENTATION AGREEMENT NO. 7 BETWEEN
THE NATOMAS BASIN CONSERVANCY AND
THE SACRAMENTO AREA FLOOD CONTROL AGENCY
REGARDING THE NATOMAS LEVEE IMPROVEMENT PROGRAM
HEWITT PROPERTY AGRICULTURAL FIELD**

THIS IMPLEMENTATION AGREEMENT NO. 7 (“Agreement”) is made this _____ day of _____, 2014, by and between THE NATOMAS BASIN CONSERVANCY, a California non-profit public benefit corporation (“TNBC”), and the SACRAMENTO AREA FLOOD CONTROL AGENCY, a joint exercise of powers agency established pursuant to the laws of the State of California (“SAFCA”). TNBC and SAFCA, and each of their respective successors and assigns, are sometimes hereinafter referred to collectively as “Parties” and individually as “Party.”

RECITALS

WHEREAS, TNBC and SAFCA have executed that certain Master Agreement dated March 4, 2009 (the “Master Agreement”) which sets forth the general agreement between the Parties regarding TNBC’s involvement with the Natomas Levee Improvement Program (“NLIP”) and its management of the habitat compensation features (“HCF’s” as defined in the Master Agreement) being created by SAFCA to offset the NLIP’s unavoidable impacts on woodlands and agricultural lands that provide important upland habitat values.

WHEREAS, SAFCA has acquired that certain real property along the east levee of the Sacramento River south of Interstate 5 referred to herein as the Hewitt Property Agricultural Field (“Hewitt Property”) to accommodate improvements to the levee. The attached Exhibit A is the legal description and Exhibit B is a plat of the lands SAFCA acquired from Hewitt, et al., as described in that Final Order of Condemnation filed in the Office of the Recorder of Sacramento County in Book 20130415 Page 1364. The Hewitt Property is commonly referred to as Sacramento County Assessor's Parcel Number 225-0101-061. The portion of the acquisition that is the subject of this Implementation Agreement is the area labeled as Area AG on the attached Exhibit C.

WHEREAS, as part of the mitigation strategy for the NLIP, SAFCA ultimately intends to exchange the Area AG portion of the Hewitt Property for other lands held by the County of Sacramento.

WHEREAS, the purpose of this Agreement is to set forth the understanding of the parties as to how they will manage the Hewitt Property until this exchange is accomplished.

AGREEMENT

NOW, THEREFORE, the Parties agree as follows:

1. Incorporation of Master Agreement. The recitals and terms of the Master Agreement are hereby incorporated into this Agreement by this reference. All terms not defined herein shall have the meanings ascribed to them in the Master Agreement. In the event of a conflict between the terms of the Master Agreement and this Agreement, the terms of this Agreement shall prevail.

2. Consideration of Conservation Easement. SAFCA has purchased the Hewitt Property as right of way for NLIP flood control and mitigation project components, including the exchange of properties with the County of Sacramento. SAFCA and TNBC will not record a conservation easement against the Hewitt Property.

3. Improvement of Hewitt Property.

3.1 TNBC Responsibilities. As of the effective date of this Agreement, TNBC shall be responsible for managing Area AG of the Hewitt Property, comprising approximately 23.830 acres, that will on an interim basis be dedicated to crop production or habitat. TNBC shall have the authority to undertake improvements, such as grading and vegetation control, to this area of the property as may be necessary to facilitate their management activities. Irrigation water for crop production is not currently available. The Natomas Central Mutual Water Company (NCMWC) facilities do not serve this property. TNBC shall be responsible for paying for any irrigation water provided to the property.

3.2 SAFCA Responsibilities. SAFCA shall be responsible for paying all taxes and assessments for the Hewitt Property.

4. Administration and Management Costs.

4.1 Funding Through 2014. For the period beginning at the time of execution of this agreement and continuing through the end of 2014, upon execution of this Agreement SAFCA shall pay TNBC \$7,420 to cover TNBC's costs to manage Area AG and to carry out the planning and administrative responsibilities set forth herein, as provided in the budget attached hereto as Exhibit D.

4.2 Funding Beyond 2014. In accordance with Section 8 of the Master Agreement, commencing as of January 1, 2015 and continuing until such time that this Agreement is terminated, SAFCA shall pay TNBC an amount sufficient to cover TNBC's annual costs to manage, operate, and maintain Area AG. These costs shall be calculated in accordance with the NBHCP Finance Model (as defined in the Master Agreement), as such model is modified to reflect TNBC's management of several of SAFCA's mitigation lands. Such costs shall reflect the income received for lease/rental of Area AG for agricultural activities.

5. Indemnification.

5.1 SAFCA Indemnification. SAFCA shall defend, indemnify and hold harmless TNBC and its officers, directors, agents, employees and volunteers from and against all demands, claims, actions, liabilities, losses, damages, and costs, including reasonable attorneys' fees, arising out of or resulting from the breach of this Agreement by SAFCA.

5.2 TNBC Indemnification. TNBC shall defend, indemnify and hold harmless SAFCA and its governing Board, officers, directors, agents, employees and volunteers from and against all demands, claims, actions, liabilities, losses, damages, and costs, including reasonable attorneys' fees, arising out of or resulting from the breach of this Agreement by TNBC.

5.3 Survival. The indemnifications set forth in this Section 5 shall survive the expiration or termination of this Agreement.

6. Miscellaneous Provisions.

6.1 Notice. Any notice, demand, request, consent, communication, or approval given pursuant to this Agreement shall be in writing and shall be either personally delivered or sent by first class mail, postage prepaid, addressed as follows:

SAFCA: SAFCA
Attn: Executive Director
1007 7th Street, 7th Floor
Sacramento, California 95814
Facsimile No.: (916) 874-8289

With a copy to: SAFCA
Attn: Agency Counsel
1007 7th Street, 7th Floor
Sacramento, California 95814
Facsimile No.: (916) 874-8289

TNBC: The Natomas Basin Conservancy
2150 River Plaza Dr., Suite 460
Sacramento, CA 95833
Attn: John Roberts
Facsimile No.: (916) 649-3322

Either Party may change the address to which subsequent notice and/or other communications should be sent by giving written notice designating a change of address to the other Party, which shall be effective upon receipt.

6.2 Legal Fees. SAFCA hereby agrees to pay all legal fees incurred by TNBC to negotiate and draft this Agreement.

6.3 Compliance with Laws. TNBC and SAFCA shall observe and comply with all applicable laws, regulations and ordinances.

6.4 Governing Laws and Jurisdiction. This Agreement shall be deemed to have been executed and to be performed within the State of California and shall be construed and governed by the internal laws of the State of California and applicable Federal laws. Any legal proceedings arising out of or relating to this Agreement shall be brought in Sacramento County, California.

6.5 Amendment and Waiver. Except as provided herein, no alteration, amendment, variation, or waiver of the terms of this Agreement shall be valid unless made in writing and signed by both Parties. Waiver by either Party of any default, breach or condition precedent shall not be construed as a waiver of any other default, breach or condition precedent, or any other right hereunder.

6.6 Successors. This Agreement shall be binding upon, and inure to the benefit of, the successors and assigns of TNBC and SAFCA in the same manner as if they were expressly named. The obligations under this Agreement may not be assigned without the express written consent of the other Party.

6.7 Interpretation. This Agreement shall be deemed to have been prepared equally by both of the Parties, and the Agreement and its individual provisions shall not be construed or interpreted more favorably for one Party on the basis that the other Party prepared it.

6.8 Prevailing Party. In the event either Party initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Agreement, the prevailing Party in any such action or proceeding shall be entitled to recover from the losing Party in any such action or proceeding its reasonable costs and attorneys' fees, including its reasonable costs and attorneys' fees on appeal or in enforcing any judgment awarded to it.

6.9 Partial Invalidity. If any term or provision of this Agreement or the application of it to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Agreement or the application of such term or provision to persons or circumstances, other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law.

6.10 Non-Liability of Officials, Employees and Agents. Notwithstanding anything to the contrary in this Agreement, no Board member, officer, employee or agent of SAFCA shall be personally liable to TNBC, its successors and assigns, in the event of any default or breach by SAFCA or for any amount which may become due to TNBC, its successors and assigns, or for any obligation of SAFCA under this Agreement. Likewise, notwithstanding anything to the contrary in this Agreement, no Board member, officer, employee or agent of TNBC shall be personally liable to SAFCA, its successors and assigns, in the event of any default or breach by TNBC or for any amount which may become due to SAFCA, its successors and assigns, or for any obligation of TNBC under this Agreement.

6.11 Duplicate Counterparts. This Agreement may be executed in duplicate counterparts. The Agreement shall be deemed executed when it has been signed by both Parties.

6.12 Authority to Execute. Each person executing this Agreement represents and warrants that he or she is duly authorized and has legal authority to execute and deliver this Agreement for or on behalf of the Parties to this Agreement. Each Party represents and warrants to the other that the execution and delivery of the Agreement and the performance of such Party's obligations hereunder has been duly authorized.

6.13 Incorporation of Recitals and Introductory Paragraph. The Recitals contained in this Agreement and the introductory paragraph preceding the Recitals are hereby incorporated into this Agreement as if fully set forth herein.

6.14 Further Assurances. The Parties hereby agree to cooperate with each other by executing such other documents or taking such other action as may be reasonably necessary to complete this transaction in accordance with the intent of the Parties as evidenced in this Agreement.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be duly executed as of the day and year first written above.

TNBC:

**THE NATOMAS BASIN
CONSERVANCY**, a California non-profit
mutual benefit corporation

By: _____

Name: _____

Its: _____

SAFCA:

**SACRAMENTO AREA FLOOD
CONTROL AGENCY, A JOINT
EXERCISE OF POWERS AGENCY**

By: _____
Richard M. Johnson, Executive
Director

APPROVED AS TO FORM:

By: _____
M. Holly Gilchrist, Agency Counsel

Safca/TNBC/2014.11.10 Hewitt Implementation Agreement No. 7.doc

EXHIBIT "A"
LEGAL DESCRIPTION

All that real property situated in the County of Sacramento, State of California, being a portion of the north half of Sections 12, Township 9 North, Range 3 East, Mount Diablo Meridian, said real property being the lands of Patricia S. Hewitt as said lands are described in that certain Grant Deed recorded in Book 7307-20, at Page 534 of Official Records, Sacramento County Records.

Containing 33.680 acres, more or less.

INCLUDING all riparian and other water rights attached to the real property described above.

The above-described real property is identified as "Acquisition Area" on the plat labeled "Exhibit B" attached hereto and made a part hereof.

End of Description



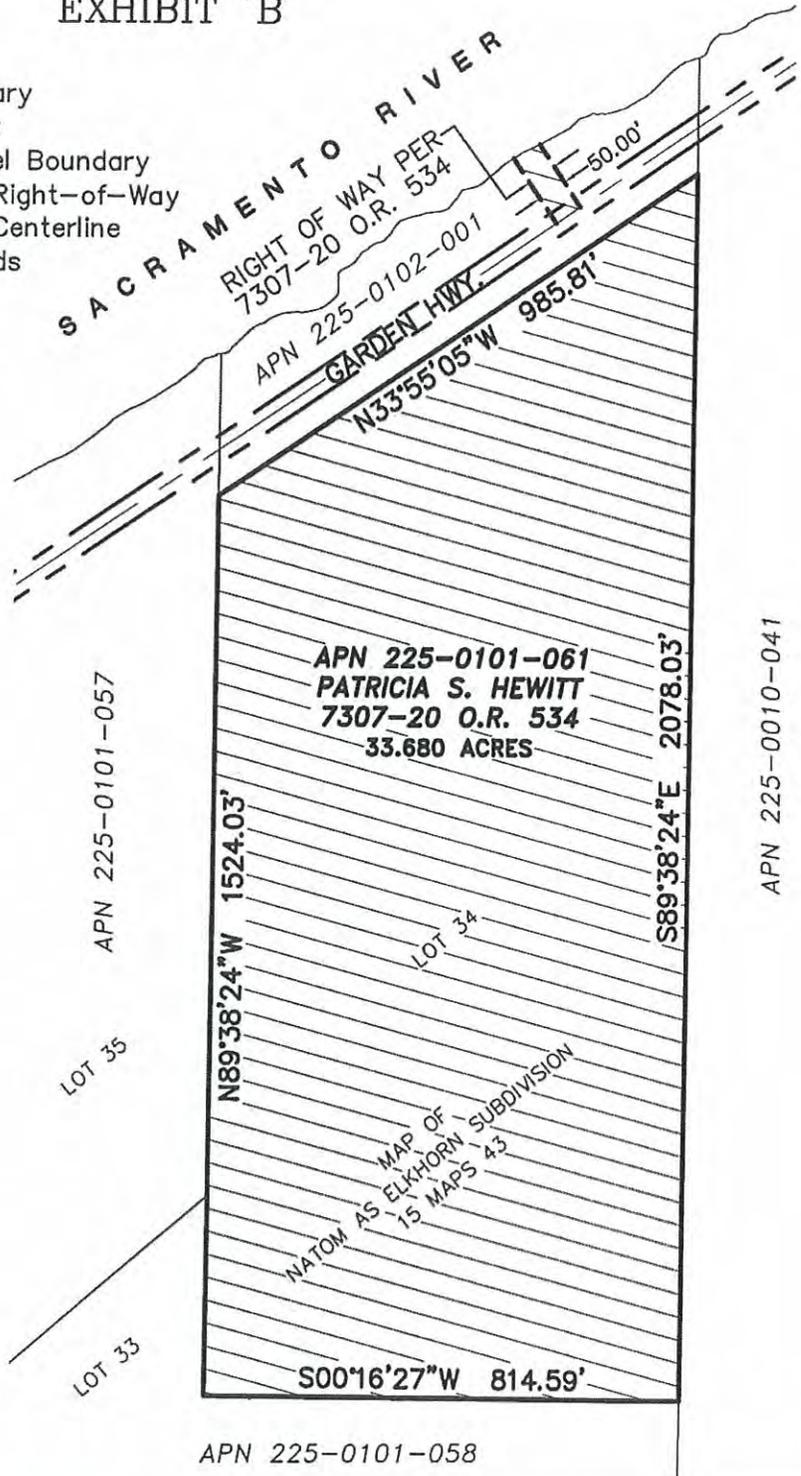
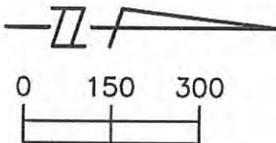
EXHIBIT 'B'

LEGEND

-  Parcel Boundary
-  Right-of-Way
-  Adjoiner Parcel Boundary
-  Garden Hwy. Right-of-Way
-  Garden Hwy. Centerline
-  O.R.: Official Records
Aquisition Area

NOTES:

- 1) THE HORIZONTAL DATUM FOR THIS PLAT IS BASED ON THE CCS, NAD83, ZONE 2 DATUM.
- 2) DISTANCES SHOWN ARE GRID, MULTIPLY BY 1.00006027 TO OBTAIN GROUND VALUES.
- 3) TITLE REPORT USED: FIDELITY NATIONAL TITLE CO. REPORT NO. 08-5005572-CS DATED 02/27/08.
- 4) ALL RECORD REFERENCES ARE SACRAMENTO COUNTY RECORDS.



APN: 225-0101-061
PATRICIA S. HEWITT

COUNTY OF SACRAMENTO

STATE OF CALIFORNIA

DATE: 11/09/2009

SCALE: 1" = 300'

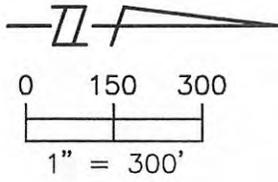
DRWN. BY: DJF CHK. BY: BEB

SHEET 1 OF 1

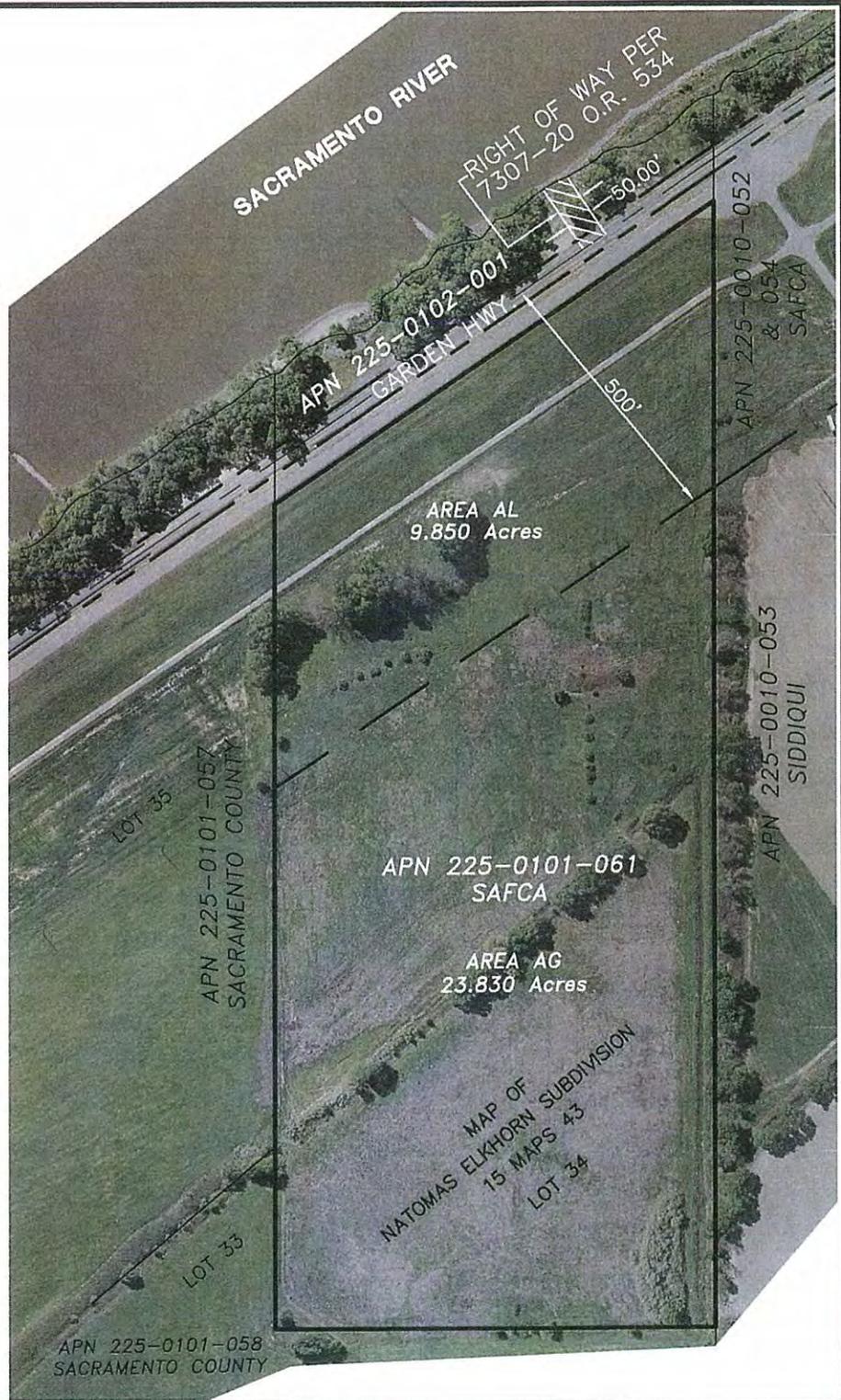
PSOMAS

1075 Creekside Ridge Drive, Suite 200
Roseville, Ca. 95678
(916) 788-8122 (916) 788-0600 (FAX)

Nov. 09, 2009 - 11:15:43 DWG Name: P:\SAFCA\2006.NLIP\survey\legals\Sac-River-2008\Plots\Hewitt-Full-Plat.dwg - 300-Scale Updated By: dforgey



LEGEND	
	Parcel Boundary
	Adjoiner Parcel Boundary
	Garden Hwy. Right-of-Way
	Garden Hwy. Centerline
	O.R.: Official Records



SAFCA - HEWITT PROPERTY MANAGEMENT CORRIDOR EXHIBIT

COUNTY OF SACRAMENTO

STATE OF CALIFORNIA

DATE: 11/4/2014

SCALE: 1" = 300'

DRWN. BY: DJF CHK. BY: BEB

SHEET 1 OF 1

PSOMAS

1075 Creekside Ridge Drive, Suite 200
Roseville, CA 95678
(916) 788-8122 (916) 788-0600 (FAX)

Plotted: Nov/04/2014 3:05 PM | By: DForgey
DWG: P:\SAFCA\2006.NLIP\survey\legals\Sac-River-2008\Plats\Hewitt-corridor.dwg

Exhibit D

to

SAFCA-TNBC Implementation Agreement No. 7
Hewitt Property Agricultural Field

TNBC's costs for 2014 are estimated based on the following:

Management & Administrative Costs - 23.830 acres x \$101.59/acre	= \$2,420
Tenant Lease Setup Costs	= <u>\$5,000</u>
Total	\$7,420

SAFCA shall pay TNBC this estimated amount following the execution of the implementation agreement. Final accounting for costs incurred shall reflect any and all revenue TNBC has received from the Hewitt Property Agricultural Field. SAFCA's payment shall also be subject to adjustment as provided in the Master Agreement, including, without limitation, Section 8.3 thereof.

MEMORANDUM

To: John Roberts and Kim Burns, The Natomas Basin Conservancy
From: Allison Shaffer and Jamie Gomes
Subject: Natomas Basin Habitat Conservation Plan Fee Update—2015;
EPS #142118
Date: November 24, 2014

Introduction

Economic & Planning Systems, Inc. (EPS) has updated the Cash Flow Model (model) used to estimate the Natomas Basin Habitat Conservation Plan (NBHCP) mitigation fee (fee). This memorandum details the updated cost and revenue assumptions used to derive the 2015 proposed fee.

The fee contains components for the following five funds:

- Land Acquisition
- Restoration and Enhancement (R&E)
- Administration/Operations and Maintenance (Admin/O&M)
- O&M Endowment
- Supplemental Endowment

Figure 1 illustrates the purpose of and interaction among the five fee components. **Table 1** summarizes the fee history for each of the five components since the fee was implemented in 1996. **Table 2** summarizes the fee-funded cost per acre of habitat and the proposed fee by fee component. The proposed fee level is based on the assumed current NBHCP mitigation requirement of one-half acre of mitigation land for each gross acre of developed land. **Table 3** estimates the percentage change in each fee component and subcomponent for the 2015 proposed fee as compared to the current fee.

A cash flow analysis was developed for each fund to estimate the annual revenues, expenditures, and balances and to inform the fee estimates.

Table 4 summarizes these cash flow analyses, which are further detailed in **Appendix A**.

The assumptions used in the cash flow analysis are presented in **Tables 5** through **17**. **Table 18** shows The Natomas Basin Conservancy (TNBC)'s proposed 2015 budget (2015 Budget). For comparison purposes, this budget table also shows the estimated 2014 revenues and expenditures, as well as the source of the 2014 estimates.

The Economics of Land Use



Economic & Planning Systems, Inc.
2295 Gateway Oaks Drive, Suite 250
Sacramento, CA 95833-4210
916 649 8010 tel
916 649 2070 fax

Oakland
Sacramento
Denver
Los Angeles

www.epsys.com

Both the 2014 and 2015 budget amounts in **Table 18** are reflected in the cash flow tables. The budget amounts are based on a variety of factors, including model assumptions, actual experience by TNBC with particular activities, expected development, and TNBC’s knowledge of other expected activities (e.g., site specific management plan revisions) in the coming year. The 2015 Budget contains a discussion of the source of each revenue and cost estimate.

Proposed 2015 Fee

The table below shows the fee history and the proposed 2015 fee.

Year	Total Mitigation Fee	Less Land Cost Portion	Total Mitigation Fee Excluding Land Cost Portion [1]	Pct. Change in Total Mitigation Fee	Pct. Change in Mitigation Fee Excluding Land Cost Portion
<i>per acre</i>					
1996/97	\$2,240		\$2,240		
1998	\$2,656		\$2,656	18.6%	
1999	\$3,292		\$3,292	23.9%	
2000	\$3,941		\$3,941	19.7%	
2001	\$10,021		\$10,021	154.3%	
2002	\$11,962		\$11,962	19.4%	
2003	\$12,270	(\$4,500)	\$7,770	2.6%	
2004	\$16,124	(\$7,500)	\$8,624	31.4%	11.0%
2005	\$24,897	(\$12,500)	\$12,397	54.4%	43.7%
2006	\$41,182	(\$22,500)	\$18,682	65.4%	50.7%
2007	\$38,445	(\$20,000)	\$18,445	(6.6%)	(1.3%)
2008	\$38,133	(\$17,500)	\$20,633	(0.8%)	11.9%
2009	\$38,133	(\$17,500)	\$20,633	0.0%	0.0%
2010	\$44,050	(\$17,500)	\$26,550	15.5%	28.7%
2011	\$37,547	(\$15,000)	\$22,547	(14.8%)	(15.1%)
2012	\$32,861	(\$11,250)	\$21,611	(12.5%)	(4.2%)
2013	\$27,419	(\$8,750)	\$18,669	(16.6%)	(13.6%)
2014	\$32,259	(\$11,250)	\$21,009	17.7%	12.5%
2015 (proposed)	\$30,912	(\$11,250)	\$19,662	(4.2%)	(6.4%)

[1] Land dedication requirement instituted in 2003, requiring most developers to dedicate land in lieu of paying the land cost portion of the fee. The total fee excluding the land cost portion includes land transaction costs and contingencies. Current land cost is estimated at \$22,500 per acre.

The fee currently charged by the City of Sacramento (City) is \$32,259 per acre of development. The proposed fee is \$30,912 per acre. Nearly all mitigation land, however, is acquired by TNBC through land dedication because all but a few small-acreage developers are required to dedicate land in lieu of paying the land cost portion of the fee. The City Council re-authorized this land

dedication requirement without a sunset provision at its February 13, 2007, meeting. The proposed balance of the fee (non-land acquisition portion) to fee payers is \$19,662 per acre, approximately \$1,300 less than the current 2014 fee amount of \$21,009 per acre.

Table 3 estimates the change in the fee for each fee component and various subcomponents of the Admin/O&M component. The proposed 2015 fee represents a decrease from the 2014 fee level. Most of the decrease is attributable to increased revenue assumptions. EPS reconciled the actual account activity through 2013 with TNBC's financial statements, which resulted in greater revenue across all funds than projected in last year's model. In addition, TNBC increased some of the revenue assumptions in future years, such as the level of farm lease revenue.

There are also slightly lower overall costs in this year's model. Some cost estimates, such as special district water costs and property taxes are slightly higher for the proposed fee than for the current fee, while others, such as certain administration and operations and maintenance costs, are slightly lower. The cost and revenue updates and account reconciliations combined to result in the decrease in the fee. The updated cost and revenue assumptions are detailed in the following section.

Updated Model Assumptions

The updated fee amount was estimated using a revised cash flow analysis prepared by EPS for each of the five funds. Many of the changes reflect new estimated costs and revenues based on recent experience and input from TNBC. The updated assumptions are described below.

Cash Flow Adjustments

Table 4 summarizes the cash flow analyses for each of the five funds. Detailed cash flow analyses for each fund are provided in **Appendix A**.

In each cash flow analysis, EPS updated costs and revenues for 2012 through the end of the 50-year NBHCP timeframe in 2053. The updates for particular years and ranges of years are described below.

2012 and 2013

In each cash flow analysis, EPS reconciled 2012 and 2013 account activity to TNBC'S 2012 and 2013 end of year financial statements, respectively, to reflect actual revenues and expenditures. These reconciliations resulted in a combined fund ending balance in 2013 that was approximately \$3.8 million greater than projected in last year's model.

2014

As discussed previously, the source of each of the 2014 revenue and expense amounts is shown in the TNBC 2015 Budget Proposal table (**Table 18**). All fee revenue and investment income amounts were updated to reflect the activity through September 2014, the last month for which financial statements were available. Additional fee revenue was not projected because TNBC did not expect any additional developer fees through the end of the year. In addition, to be conservative, no further investment income was projected through the end of the year for the Land Acquisition, R&E, and Admin/O&M accounts. An additional 3 months of investment income

was estimated for the O&M Endowment and Supplemental Endowment funds, however, to account for the higher level of investment earnings in these two accounts.

For all of the funds except for Admin/O&M, many of the 2014 cost amounts were updated to reflect the activity through September 2014, as reported on the September 2014 financial statements. The September account statements were used because they were the most current statements available and significant additional costs were not expected through the end of the year.

For most Admin/O&M fund cost items, however, where there are substantial ongoing Admin/O&M costs each month, the costs through September 2014 were adjusted to more closely estimate costs that would be incurred through the end of the year. Most of the cost items were increased to include estimated costs for the remaining three months of the year, based on the average monthly costs through September. For several items, however, the 2014 cost adjustments (e.g., property taxes, office lease costs, farm rent revenue, and the biological monitoring contract amount) were based on TNBC's knowledge of the remaining expected costs through the end of the year. Note that the 2014 estimated miscellaneous income is much lower than the 2015 budgeted amount because TNBC expects to participate in the Natomas Central Mutual Water Company (NCMWC) groundwater exchange program in 2015 and net approximately \$500,000 of revenue through this program.

2015

The 2015 revenue and expense amounts for all funds were obtained from the proposed 2015 Budget (see **Table 18**).

2016–2053

In each cash flow analysis, the revenue and cost estimates for 2016 through 2053 were updated to reflect the updated model assumptions presented in **Tables 5** through **17** and discussed in the remainder of this memorandum.

Cost Assumptions

Tables 5 through **17** detail the cost assumptions used to estimate costs for 2016 and later.

Land Acquisition Costs

Table 5 shows the land acquisition cost assumptions used to derive the Land Acquisition fee. The estimated land acquisition cost per acre remained unchanged from 2014 at \$22,500 per acre). This cost estimate reflects a stabilization of land values in the Natomas area and is based on TNBC's knowledge of confirmed recent land transactions, supported by a professional real estate appraisal. Land transaction and contingency cost estimates remained unchanged at \$1,500 per acre.

R&E Costs

Table 6 shows the R&E cost assumptions used to derive the R&E fee. At \$2,574 per habitat acre, there was no change in the overall R&E cost estimate. There were also no changes in any of the subcomponent cost estimates. The subcomponents are discussed below.

Base R&E Costs

The cost to convert rice acres into managed marsh was estimated at \$8,750 per acre. Because managed marsh will represent 25 percent of the total acquired acres, the conversion cost was multiplied by 25 percent to arrive at a cost of \$2,188 per acquired habitat acre.

The cost to convert rice acres into upland acres remained at the 2014 level of \$300 per acre. The conversion cost is applied only to the number of projected acres that need to be converted from rice to upland to reach the 25 percent upland requirement. In the current habitat, approximately 80 more acres of upland are needed to reach the 25 percent requirement. It is assumed that the conversion of these acres will occur over several years.

Biological Site Assessment and Preconstruction Survey Costs

The cost to conduct a formal biological site assessment and preconstruction survey for acquired mitigation land, as required by the 2003 NBHCP, was estimated \$150 per acre, based on information provided by TNBC.

Contingency Costs

The contingency component of the R&E costs is essential to ensure adequate funding for R&E, particularly given the lag time between when the fee is paid (and the habitat preserves are acquired) and when the R&E actually occurs. TNBC has three years to restore and enhance the designated preserves after approval of the Site-Specific Management Plan (SSMP), which comes one year after acquisition. Biological studies also need to be completed within that time frame.

A 10 percent contingency is assumed, which is the same as in the 2014 model. Although the contingency was not changed this year, it was reduced in recent past years (from a high of 25 percent) to reflect TNBC's increased level of experience with habitat restoration and enhancement. This added experience gives TNBC more confidence in its ability to estimate R&E costs, reducing the need for as large of a contingency.

Admin/O&M Cost Estimates

The Admin/O&M and O&M Endowment fee components together provide funding for the Admin/O&M costs through the end of the NBHCP in 2053. The net costs to be funded by these fee components decreased somewhat from a combined amount of approximately \$35,580 per habitat acre in the 2014 model to \$32,980 per habitat acre (a 7.3 percent decrease) in the 2015 model. This decrease is largely due to increased revenue caused by changes to assumptions for farm lease revenue and to greater investment income through 2014 than estimated in last year's model.

There are small increases in cost estimates for some items, such as property taxes and special district water costs, that are mostly offset by small decreases in cost estimates for other items, such as administration costs.

The Admin/O&M cost estimates are summarized in **Table 7** and discussed below.

O&M Costs

O&M costs are divided into the following three categories:

- O&M costs included in the land management contract for managing the marsh portion of the mitigation land.
- Annual O&M costs not included in the land management contract.
- Estimated TNBC costs for the replacement of fixed assets.

As summarized in **Table 7**, the O&M land management cost per acre is estimated as the 2015 land management contract amount divided by the current habitat size in acres. **Table 8** shows the ongoing O&M costs that are not part of the O&M land management contract. These costs were updated from the 2014 levels based on estimates from TNBC. **Table 9** includes an accounting of TNBC's fixed assets for which replacement costs are estimated. This table shows the original fixed asset costs, as well as the costs updated to 2015 levels using a 3 percent annual inflation rate to estimate the current replacement costs for the fixed assets.

Special Assessments

Special assessments consist of NCMWC and Reclamation District 1000 (RD-1000) costs. These special assessment costs constitute a significant portion of the Admin/O&M costs and are summarized in **Table 7**. The NCMWC cost estimate per habitat acre is detailed in **Table 10**. The assumptions concerning the NCMWC rates and the ability of the farmers to reimburse TNBC for the NCMWC assessments are summarized below:

- With the exception of the annual water toll per acre, the rates shown on **Table 10** are the NCMWC current published rates. The water toll rate for 2015 is estimated at a higher rate than currently to reflect a rate that NCMWC has indicated it may charge. It is assumed that 15 percent of the acres will be excluded from NCMWC assessments.¹

¹ TNBC's Finance Model now contemplates that 15 percent of TNBC land holdings will not be assessed the NCMWC tariff rate. The 15 percent factor is used in this calculation because not all land owned by TNBC lies in the NCMWC service area; therefore, the acreage outside the NCMWC service area would not incur NCMWC charges. This 15 percent factor for excluded land is used as an approximation in lieu of attempting to calculate and accurately predict many dynamic variables. Accounting for all variables could subject the Finance Model to risk levels believed by TNBC management to be unacceptable. These variables include the fact that decisions often are made late to fallow crop land or change from one crop to another, which would influence the amount of charges assessed by NCMWC. The Finance Model also does not reflect any late-year demand for water because of precipitation and other hydrological conditions, which largely are unpredictable. The Finance Model does not account for as-yet-made determinations regarding ground water well substitution (from TNBC wells) over NCMWC-supplied water, which is somewhat dependent on the ultimate NCMWC-approved tariffs and the breakdown between water usage charges and other components of the NCMWC fee structure. Moreover, a substantial portion of the total water costs assessed by NCMWC is assessed on shareholders of the NCMWC, regardless of whether they purchase irrigation water or not; this variable has not yet been published by the NCMWC Board of Directors but is expected to be different from those in recent years. It is assumed that the generalized approach noted above (85 percent of total landholdings are assessed NCMWC charges per acre per year) is adequate to estimate future water cost-recovery needs.

- It is assumed that TNBC will pay all NCMWC costs and subsequently be reimbursed by farmers for the lesser of either half of the water costs or \$65 per acre. This assumption rests on the following split:
 - The farm tenant pays for the approximate cost of water used in the production of the crop.
 - TNBC pays the approximate cost of administrative and related fees and charges.

TNBC is required, as stated in the 2003 NBHCP, to ensure that rice is produced on mitigation lands and believe this water cost arrangement works toward accomplishing this requirement and is fair to both parties.

- TNBC pays the full cost of water applied to managed-marsh complexes.
- TNBC has included a bad debt allowance of 5 percent of the NCMWC costs to cover the situation in which farmers fail to reimburse TNBC for their portion of the costs.

Table 11 details the RD-1000 estimated annual cost per acre for 2013, 2014, and 2015. The 2015 cost is estimated as the total RD-1000 levy on the 2014/2015 property tax bills divided by the habitat size in acres.

Property Taxes

The land acquisition cost per acre is estimated at \$22,500. Although this is the same estimates as in last year's model, it is anticipated that land values generally will increase over time. The method of estimating property taxes was changed in 2010, both to adequately capture the projected increasing cost and assessed value of new habitat land, as well as to reflect the recent suspension of state funding to support the Williamson Act. Some additional changes for estimating habitat property taxes were made in subsequent years. The current method of projecting property taxes is described below, and the property tax calculation is detailed in **Table 11** and **Table 12**:

- **Existing Habitat Properties.** Sutter County has instituted the option to decrease Williamson Act contracts from 10 years to 9 years, as permitted by state law through 2015. This option caused an increase in the property taxes on Sutter County properties with Williamson Act contracts. The annual increase was included in the 2014/2015 property tax bills. Although SB 1265 (the reduction in Williamson Act contracts) is set to expire in 2015, there has been no indication from the state of California that an alternative funding source has been identified to resume subvention of the Williamson Act. Therefore, it is assumed in the model that SB 1265 will be extended indefinitely and the Sutter County tax burden will continue at the higher rates.

In addition, property taxes could increase if Sacramento County also chooses the option to decrease the length of Williamson Act contracts. To reflect the uncertainty of maintaining the lowered property tax levels for Williamson Act properties, the annual property taxes for existing habitat are estimated as the actual property taxes levied for Fiscal Year 2014/2015 plus a 3 percent contingency.

- **Future Habitat Properties.** In light of the loss of state funding for Williamson Act contracts, TNBC staff believes that new properties will not be granted Williamson Act contracts. Consequently, the annual property taxes for future habitat still to be acquired are calculated as 1.3 percent of the estimated full assessed value of future habitat. This factor consists of the 1 percent property tax and an additional 0.3 percent to cover the additional taxes and assessments on the property tax bills. The only assessment not included in the 0.3 percent is the RD-1000 assessment, which is accounted for separately in the O&M costs discussed above.

From 2016 on, the model is based on the assumption that, on average, mitigation land acquisition costs will escalate by 3 percent annually, net of inflation, and that the assessed value per acre of new habitat acquisitions will track this 3 percent escalation. TNBC believes that the 3 percent net increase closely reflects the actual average increases in habitat land values in the region over the past decade. Annual taxes on new properties are estimated at 1.3 percent of the average assessed value per acre multiplied by the number of new habitat acres.

Mitigation Monitoring and Adaptive Management Costs

The mitigation monitoring and adaptive management costs in the 2015 biological effectiveness-monitoring contract² were the same as those in the 2014 contract (see **Table 13**). Other than the costs associated with the NBHCP-required midpoint program reviews, the pre-acquisition biological reconnaissance (included as a Land Acquisition cost), and the SSMPs, all mitigation monitoring costs are inflated by 3 percent annually after 2015 until habitat buildout to reflect both likely cost increases, as mitigation land acreage increases to 8,750 acres (the ultimate buildout level of the 2003 NBHCP), and anticipated increases in labor and related monitoring costs throughout the life of the NBHCP.

SSMP Costs

The cost of preparing and updating the SSMPs for acquired mitigation land remained at the 2014 levels. The SSMP preparation cost was estimated at \$225 per acre, and the SSMP update cost was estimated at \$15 per acre, based on information provided by TNBC staff (see **Table 7**).

Administrative Costs

Annual administrative costs were revised based on the current budget estimates of TNBC. They also include a 5 percent contingency, which is a decrease from last years' 10 percent contingency. This decrease reflects TNBC's increased level of experience with habitat administration. The overall administrative costs decreased very slightly from the 2014 model estimate of approximately \$1.1 million to an estimated \$1.0 million in 2015 (see **Table 14**).

Supplemental Endowment Cost Estimates

The Supplemental Endowment fund serves two purposes and is divided into two components, the Land Purchase Contingency component and the Changed Circumstance Contingency component.

² Currently, ICF International (formerly Jones & Stokes) is conducting all the biological effectiveness monitoring on behalf of TNBC.

The Land Purchase Contingency component provides for acquisition of the last 200 acres of habitat, and the Changed Circumstance Contingency component is to be used in the event of unforeseen circumstances, such as a natural disaster or the listing of a new species.

Supplemental endowment costs are driven primarily by the land acquisition cost assumption. There was no change in this assumption of \$22,500 per acre from last year's model. Since the estimated supplemental endowment fund investment earnings in 2014 were greater than projected in the 2014 model, however, the supplemental endowment costs to be funded by fees declined slightly from \$1,100 to \$1,058 per habitat acre (a 3.8 percent decrease—see **Table 15**).

Note that it is assumed in the model that the Land Acquisition fund is used to purchase all of the required habitat, including the last 200 acres. The Land Purchase Contingency component of the Supplemental Endowment fund provides a contingency for purchasing the last 200 acres of the 8,750 acre habitat in the event that the cost of habitat acres dramatically increases as the supply decreases. In this event, rather than imposing a large increase in the habitat fee for later development, the Supplemental Endowment fund would be used to supplement the acquisition of the last 200 acres. Currently, in the model, a spike in land prices is not assumed, and so the Supplemental Endowment funds are not shown as being used for land acquisition. Rather, the model shows the Land Purchase Contingency component funds being transferred to the O&M Endowment fund once all required habitat land has been acquired. Thus, it is assumed that the Supplemental Endowment Land Purchase Contingency Component funds will be used to help fund the ongoing administration, operations, and maintenance of the habitat if they are not needed for land acquisition. The potential transfer of the Land Purchase Component funds to the Endowment fund helps to keep the Admin/O&M and O&M Endowment fees lower.

The Changed Circumstance Contingency component funds are not assumed to be transferred to the O&M Endowment fund after the purchase of all habitat. This component is treated differently in the model because a natural disaster, listing of a new species, or other unforeseen circumstance that required additional funding could occur at any time, even after the acquisition of all habitat. The Changed Circumstances Contingency component is assumed to remain in place to provide this revenue if needed.

Revenue Assumptions

Rice and Other Crop Revenue Estimates

Rice Revenue

The Cash Flow Model continues to be based on the assumption that rent revenue will be earned on 90 percent of the total rice acres in the habitat. The average annual revenue rate is estimated at \$275 per rice acre, an increase of \$75 per acre over the rate in last year's model. This estimate accounts for a blend of highly productive rice fields, which produce higher cash rents, and low-yielding rice land, which can produce lower rent yields. This estimate also considers fallow fields and fields with no eligibility to participate in the federal farm program, which produces lower cash rents. The following steps detail the process for projecting the annual rice acres on which revenue will be earned in future years:

1. Begin with the previous year's estimated rice acres.
2. Add the rice acres assumed to be acquired during the year (see **Table A-3**). The rice acres acquired annually are assumed to be 75 percent of the total mitigation acres acquired. Further, the model is based on the assumption that the annual number of mitigation acres acquired will equal approximately the number of acres needed to maintain or achieve the annual habitat size required by the NBHCP (one-half of the number of acres for which fees have been paid, plus a 200-acre surplus).
3. Deduct the rice acres assumed to be converted to marsh and upland (see **Table A-3**). No acquired land that historically has produced rice was converted to marsh or upland in 2014. TNBC estimates that no rice acres will be converted to marsh or upland until 2016. Beginning in 2016, the model is based on the assumption that enough rice acres will be converted to marsh and upland so that the mitigation land use allocation required by the NBHCP (25 percent marsh, 50 percent rice, and 25 percent other land) will be achieved by the time fees have been paid for 9,000 acres of development and will be maintained thereafter.
4. Multiply the resulting number of acres by 90 percent to arrive at the estimated number of rice acres on which revenue will be earned.³

Other Crop Revenue

It is assumed that half of the habitat uplands will be committed to commercial farming of crops other than rice and the other half will not be farmed. The average annual revenue rate for crops other than rice is estimated at \$50 per acre, an increase of \$35 per acre over the rate in last year's model. The increase is based on TNBC's actual earnings from non-rice farm leases in recent years. The following steps detail the process for estimating the annual upland acres on which crop revenue will be earned in future years:

1. Begin with the previous year's estimated upland acres (referred to as "other" acres in the model).
2. Add the upland acres assumed to be acquired during the year (see **Table A-3**). The upland acres acquired annually are assumed to be 25 percent of the total habitat acres acquired. Further, the model is based on the assumption that the annual number of acres acquired will equal approximately the number of acres needed to maintain or achieve the annual mitigation land size required by the NBHCP (one-half of the number of acres for which fees have been paid, plus a 200-acre surplus).
3. Add the rice acres assumed to be converted to upland and deduct the upland acres assumed to be converted to marsh (see **Table A-3**). No acres were converted to or from upland in 2012, and TNBC estimates that no acres will be converted until at least 2017. From 2017 on, the model is based on the assumption that enough acres will be converted to and from upland so the mitigation land use allocation required by the NBHCP (25 percent marsh, 50

³ The 2003 NBHCP requires that 10 percent of all mitigation land holdings used to produce rice will be fallowed each year.

percent rice, and 25 percent other land) will be achieved by the time fees have been paid for 9,000 acres of development and will be maintained thereafter.

4. Multiply the resulting number of acres by 50 percent to arrive at the estimated number of upland acres on which revenue will be earned.

Hunting Revenues

Below are the two main assumptions used to project hunting revenues:

- Annual hunting income is estimated at \$10 per acre.
- The percentage of mitigation land used for hunting is estimated at 20 percent per year. This percentage is approximately equal to the current percentage of habitat on which hunting occurs.

Investment Earnings

Investment income is calculated for all funds. It is estimated differently for different years, as summarized below:

2014

For the Land Acquisition, R&E, and Admin/O&M funds, 2014 investment income is estimated as the interest earnings from the September 2014 financial statements. For the O&M Endowment and Supplemental Endowment funds, which have substantially higher earnings, an additional three months of income is estimated based on the average monthly rate for the first nine months of the year.

2015

Investment income for 2015 is projected by applying various percentages, depending on the particular fund, to the September 2014 fund balances. These percentages are listed below:

- Land Acquisition: 1.75%
- R&E: 1.75%
- Admin/O&M: 1.75%
- O&M Endowment: 3.00%
- Supplemental Endowment: 3.00%

2016–2053

Investment income projected for 2016 and beyond is estimated at 3 percent of the prior year's ending balance. While this rate may be more or less applicable in the short term, the interest rate is appropriate for use over a long period of time. This interest rate represents a "real rate of return." Because the cost and revenue projections in the NBHCP fee model are expressed in constant dollars and exclude inflation, the projected annual return on investments also should exclude inflation. The assumed real rate of return of 3 percent used to project investment income represents the annual rate of return that could be expected over and above inflation.

Habitat Acquisition and Conversion

The habitat acquisition schedule was updated to reflect habitat acquisitions actually made or projected over the last year and to update the projected annual habitat acquisitions in future years. In 2014, no habitat acres were acquired. The projected habitat conversion schedule for converting habitat acres to upland and marsh also was updated. TNBC estimates that no habitat conversion will take place until 2016. **Table A-3** details the habitat acquisition and conversion schedule.



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Figure 1
NBHCP 2015 Fee Update
Cash Flow Model and Interaction of Funds

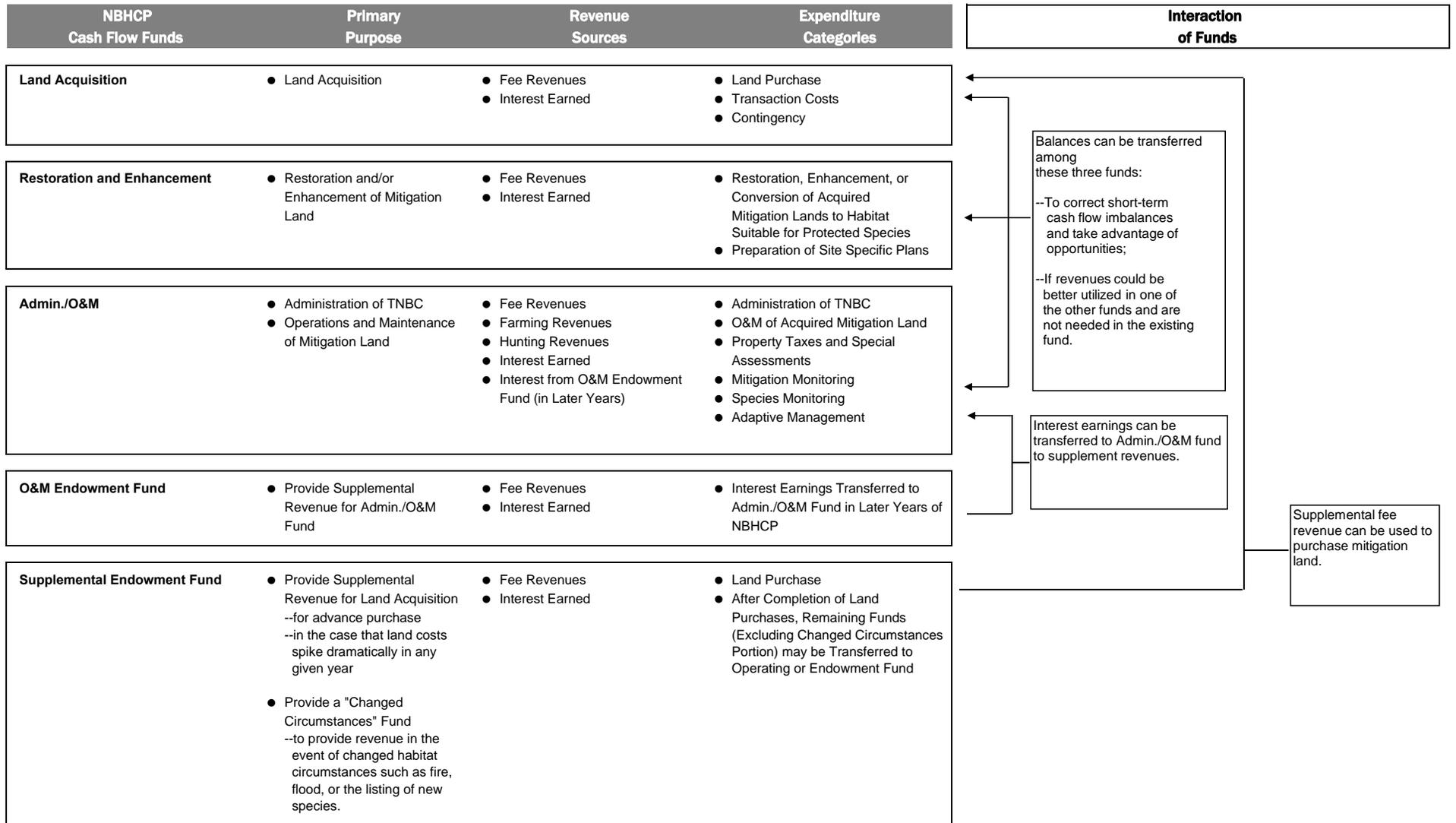


Table 1
NBHCP 2015 Fee Update
NBHCP Mitigation Fee Summary 1996-2015

2015 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Year	Land Acq.[1]	Land Acq. Settlement [2]	R & E	Admin/O&M	O & M Endowment	Supp. Endowment	Subtotal	Fee Collection Admin.	Total	Pct. Change	Land Cost Portion of Land Acq. [3]	Total Excluding Land Cost [3]	Pct. Change
Actual													
1996/97	\$1,830		\$140	\$150	\$75	\$0	\$2,195	\$45	\$2,240			\$2,240	
1998	\$1,830		\$198	\$475	\$100	\$0	\$2,603	\$53	\$2,656	19%		\$2,656	19%
1999	\$2,036		\$200	\$800	\$190	\$0	\$3,226	\$66	\$3,292	24%		\$3,292	24%
2000	\$2,500		\$423	\$750	\$190	\$0	\$3,863	\$78	\$3,941	20%		\$3,941	20%
2001	\$3,000	\$3,947	\$368	\$1,555	\$800	\$150	\$9,820	\$201	\$10,021	154%		\$10,021	154%
2002	\$3,750	\$3,947	\$782	\$1,555	\$1,500	\$188	\$11,722	\$240	\$11,962	19%		\$11,962	19%
2003	\$5,275		\$970	\$3,450	\$1,900	\$430	\$12,025	\$245	\$12,270	3%	\$4,500	\$7,770	(35%)
2004	\$7,750		\$935	\$4,154	\$2,490	\$473	\$15,802	\$322	\$16,124	31%	\$7,500	\$8,624	11%
2005	\$12,750		\$1,023	\$6,243	\$3,745	\$638	\$24,399	\$498	\$24,897	54%	\$12,500	\$12,397	44%
2006	\$23,250		\$1,278	\$9,255	\$5,555	\$1,020	\$40,358	\$824	\$41,182	65%	\$22,500	\$18,682	51%
2007	\$20,750		\$1,275	\$9,213	\$5,530	\$908	\$37,676	\$769	\$38,445	(7%)	\$20,000	\$18,445	(1%)
2008	\$18,250		\$1,141	\$10,737	\$6,440	\$803	\$37,370	\$763	\$38,133	(1%)	\$17,500	\$20,633	12%
2009	\$18,250		\$1,141	\$10,737	\$6,440	\$803	\$37,370	\$763	\$38,133	0%	\$17,500	\$20,633	0%
2010	\$18,250		\$1,267	\$14,269	\$8,560	\$823	\$43,169	\$881	\$44,050	16%	\$17,500	\$26,550	29%
2011	\$15,750		\$1,165	\$11,983	\$7,190	\$723	\$36,811	\$736	\$37,547	(15%)	\$15,000	\$22,547	(15%)
2012	\$12,000		\$1,167	\$11,549	\$6,929	\$572	\$32,216	\$644	\$32,861	(12%)	\$11,250	\$21,611	(4%)
2013	\$9,500		\$1,117	\$9,876	\$5,925	\$463	\$26,881	\$538	\$27,419	(17%)	\$8,750	\$18,669	(14%)
2014	\$12,000		\$1,287	\$11,118	\$6,671	\$550	\$31,626	\$633	\$32,259	18%	\$11,250	\$21,009	13%
Proposed													
2015	\$12,000		\$1,287	\$10,306	\$6,184	\$529	\$30,306	\$606	\$30,912	(4.2%)	\$11,250	\$19,662	(6.4%)

fee hist

- [1] Land acquisition cost includes land cost, transaction costs, and contingency costs.
 Current land costs estimated at \$22,500 per acre. Transaction costs and contingencies estimated at \$1,500 per acre.
- [2] Fee component in 2001 and 2002 only.
- [3] Includes land transaction costs and contingencies.

Table 2
NBHCP 2015 Fee Update
Estimation of Habitat Mitigation Fee (2015 \$)

2015 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Item	Fee-Funded Cost per Acre of Habitat	Mitigation Fee per Acre of Development	Percentage of Base Fee	Notes
Land Acquisition	<i>a</i>	<i>b=a x .5</i>		
Land Cost	\$22,500	\$11,250		
Transaction Costs and Contingency	\$1,500	\$750		
Subtotal Land Acquisition	\$24,000	\$12,000	40%	See Table 5.
Restoration & Enhancement	\$2,574	\$1,287	4%	See Table 6.
Administration/O&M [1]	\$20,613	\$10,306	34%	See Tables 7 - 14.
O&M Endowment [1]	\$12,368	\$6,184	20%	See Table A-7.
Supplemental Endowment Fund	\$1,058	\$529	2%	See Table 15.
Subtotal Mitigation Fee	\$60,612	\$30,306	100%	
Fee Collection Administration		\$606		2% of fee for collection
Total Mitigation Fee		\$30,912		
Total Mitigation Fee Excluding Land Cost Portion of Land Acquisition Component [2]		\$19,662		

fee sum 1

[1] Administration/O&M and O&M Endowment costs are set based on the cash flow analysis, ensuring that fund balances are positive in year 50 (2053) and that annual interest earnings in the endowment fund equal the drawdown by the Admin/O&M fund in 2053. See **Tables 7-14** for Admin/O&M cost assumptions.

[2] In some cases developers may dedicate land to satisfy the land acquisition component of the NBHCP. Any land dedication will be subject to the terms of the NBHCP.

Table 3
NBHCP 2015 Fee Update
Habitat Mitigation Fee Component Changes (2014 to 2015)

2015 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Fee Component	2014 Fee	2015 Proposed Fee	Fee Increase/ (Decrease)	Percentage Increase/ (Decrease)
Land Acquisition				
Land	\$11,250	\$11,250	\$0	0.0%
Transaction	\$375	\$375	\$0	0.0%
Contingency	\$375	\$375	\$0	0.0%
Total Land Acquisition	\$12,000	\$12,000	\$0	0.0%
Restoration & Enhancement	\$1,287	\$1,287	\$0	0.0%
Administration/O&M and O&M Endowment				
Administration/O&M	\$11,118	\$10,306	(\$812)	(7.3%)
O&M Endowment Fund	\$6,671	\$6,184	(\$487)	(7.3%)
Total Admin/O&M and O&M Endowment	\$17,789	\$16,490	(\$1,299)	(7.3%)
Fee Subcomponent Estimates [1]				
O&M	\$6,035	\$5,688	(\$348)	(5.8%)
Administration	\$4,113	\$3,648	(\$464)	(11.3%)
Species and Habitat Monitoring	\$1,899	\$1,860	(\$39)	(2.0%)
Special Districts	\$2,549	\$2,909	\$359	14.1%
Property Taxes	\$5,755	\$5,832	\$77	1.3%
Crop and Hunting Revenue Offset	(\$2,563)	(\$3,446)	(\$884)	34.5%
Total Admin/O&M and O&M Endowment	\$17,789	\$16,490	(\$1,299)	(7.3%)
Supplemental Endowment Fund	\$550	\$529	(\$21)	(3.8%)
Subtotal Mitigation Fee	\$31,626	\$30,306	(\$1,320)	(4.2%)
Fee Collection Administration	\$633	\$606	(\$27)	(4.3%)
Total Mitigation Fee	\$32,259	\$30,912	(\$1,347)	(4.2%)
Summary of Land-Related Fee Components				
Land Acquisition	\$12,000	\$12,000	\$0	0.0%
Property Taxes	\$5,755	\$5,832	\$77	1.3%
Supplemental Endowment	\$550	\$529	(\$21)	(3.8%)
Fee Collection Administration for Land Components	\$366	\$367	\$1	0.3%
Subtotal of Land-Related Components	\$18,671	\$18,728	\$57	0.3%
All Other Fee Components				
Special Districts (Water and RD 1000)	\$2,549	\$2,909	\$359	14.1%
O&M, Administration, Species and Habitat Monitoring	\$12,047	\$11,196	(\$851)	(7.1%)
Crop and Hunting Revenue Offset	(\$2,563)	(\$3,446)	(\$884)	34.5%
Restoration and Enhancement	\$1,287	\$1,287	\$0	0.0%
Fee Collection Administration for All Other Components	\$266	\$239	(\$28)	(10.3%)
Subtotal of All Other Fee Components	\$13,587	\$12,184	(\$1,403)	(10.3%)
Total Mitigation Fee	\$32,259	\$30,912	(\$1,346)	(4.2%)

fee increase

[1] Subcomponent costs not calculated on a per acre basis for purposes of fee calculation. Per acre amounts estimated here for illustrative purposes.

Table 4
NBHCP 2015 Fee Update
Cash Flow Summary

2015 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Assumes:
0.0% Inflation
3.0% Interest Rate

	TOTAL	1996	1997	1998	1999	2000	2001	2002	2003
	1996 - 2053	1	2	3	4	5	6	7	8
LAND ACQUISITION									
Beginning Balance	\$0	\$0	\$55,641	\$247,608	\$2,773,665	\$750,754	\$563,113	\$2,225,278	\$1,775
Total Revenues	\$166,188,080	\$55,641	\$191,966	\$2,526,057	\$2,698,708	\$1,287,471	\$3,198,070	\$2,569,079	\$9,072,846
Total Expenditures	(\$139,263,667)	\$0	\$0	\$0	(\$4,924,998)	(\$1,475,112)	(\$1,535,905)	(\$8,854,102)	(\$6,411,966)
Transfers To/From Other Funds	(\$27,127,792)	\$0	\$0	\$0	\$0	\$0	\$0	\$4,061,520	(\$2,582,000)
Balance Adjustments	\$203,379	\$0	\$0	\$0	\$203,379	\$0	\$0	\$0	\$0
Reserved Amounts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$55,641	\$247,608	\$2,773,665	\$750,754	\$563,113	\$2,225,278	\$1,775	\$80,655
RESTORATION AND ENHANCEMENTS									
Beginning Balance	\$0	\$0	\$4,257	\$19,070	\$292,954	\$592,246	\$582,058	\$268,280	(\$12,244)
Total Revenues	\$18,459,542	\$4,257	\$14,814	\$273,883	\$299,292	\$150,525	\$146,644	\$363,017	\$1,123,471
Total Expenditures	(\$17,493,232)	\$0	\$0	\$0	\$0	\$0	(\$1,060,422)	(\$490,041)	(\$880,182)
Transfers To/From Other Funds	(\$805,597)	\$0	\$0	\$0	\$0	\$0	\$600,000	(\$153,500)	\$153,500
Balance Adjustments	(\$160,713)	\$0	\$0	\$0	\$0	(\$160,713)	\$0	\$0	\$0
Ending Balance	\$0	\$4,257	\$19,070	\$292,954	\$592,246	\$582,058	\$268,280	(\$12,244)	\$384,545
ADMINISTRATION/O&M									
Beginning Balance	\$0	\$0	\$4,561	\$70,261	\$621,109	\$1,154,631	\$1,549,539	\$1,154,659	\$106,719
Total Revenues	\$196,929,440	\$4,561	\$65,700	\$657,778	\$739,027	\$509,413	\$816,275	\$1,624,402	\$3,949,924
Drawdown on Endowment Fund	\$45,307,503	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$248,637,897)	\$0	\$0	(\$106,930)	(\$205,505)	(\$388,815)	(\$611,155)	(\$876,281)	(\$1,448,791)
Transfers To/From Other Funds	\$6,260,475	\$0	\$0	\$0	\$0	\$0	(\$600,000)	(\$3,908,020)	\$2,428,500
City of Sac. Loan for 200-Acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,111,959	(\$2,111,959)
Balance Adjustments	\$274,310	\$0	\$0	\$0	\$0	\$274,310	\$0	\$0	\$0
Reserved Amounts	(\$133,831)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$4,561	\$70,261	\$621,109	\$1,154,631	\$1,549,539	\$1,154,659	\$106,719	\$2,924,393
O&M ENDOWMENT									
Beginning Balance	\$0	\$0	\$2,280	\$12,770	\$275,038	\$323,846	\$463,981	\$966,676	\$1,730,724
Total Revenues	\$204,196,077	\$2,280	\$10,490	\$262,268	\$278,626	\$140,135	\$502,695	\$764,048	\$2,718,446
Total Expenditures	(\$2,554,811)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$24,671)
Transfers From Other Funds	\$28,556,225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	(\$45,307,503)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	(\$229,818)	\$0	\$0	\$0	(\$229,818)	\$0	\$0	\$0	\$0
Ending Balance	\$184,660,170	\$2,280	\$12,770	\$275,038	\$323,846	\$463,981	\$966,676	\$1,730,724	\$4,424,499
SUPPLEMENTAL ENDOWMENT									
Beginning Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,390	\$183,710
Total Revenues	\$11,071,413	\$0	\$0	\$0	\$0	\$0	\$36,390	\$147,320	\$533,036
Total Expenditures [1]	(\$11,071,413)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$260,492)
Ending Balance	a	(\$0)	\$0	\$0	\$0	\$0	\$36,390	\$183,710	\$456,254
Changed Circumstances Fund Balance	b	\$8,977,591	\$0	\$0	\$0	\$0	\$0	\$0	\$260,492
Total Sup. Endowment Ending Balance	a+b	\$8,977,591	\$0	\$0	\$0	\$0	\$36,390	\$183,710	\$716,746

[1] Includes transfers to Changed Circumstances subfund.

Table 4
NBHCP 2015 Fee Update
Cash Flow Summary

	TOTAL	2004	2005	2006	2007	2008	2009	2010	2011
	1996 - 2053	9	10	11	12	13	14	15	16
LAND ACQUISITION									
Beginning Balance	\$0	\$80,655	\$418,988	\$437,164	\$2,943,551	\$5,364,276	\$5,957,571	\$7,519,534	\$7,695,627
Total Revenues	\$166,188,080	\$469,564	\$1,002,010	\$3,418,052	\$2,438,647	\$615,127	\$1,650,164	\$176,093	\$1,466,773
Total Expenditures	(\$139,263,667)	(\$81,231)	(\$220,786)	(\$345,607)	(\$17,922)	(\$21,832)	(\$88,201)	\$0	(\$27,000)
Transfers To/From Other Funds	(\$27,127,792)	(\$50,000)	\$100,414	(\$1,429,520)	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$203,379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	\$0	\$0	(\$863,462)	\$863,462	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$418,988	\$437,164	\$2,943,551	\$5,364,276	\$5,957,571	\$7,519,534	\$7,695,627	\$9,135,400
RESTORATION AND ENHANCEMENTS									
Beginning Balance	\$0	\$384,545	(\$20,841)	\$481,611	\$683,244	\$351,236	\$338,827	\$375,510	\$385,187
Total Revenues	\$18,459,542	\$334,400	\$653,695	\$202,113	\$265,605	\$37,225	\$36,683	\$9,677	\$24,441
Total Expenditures	(\$17,493,232)	(\$739,786)	(\$40,344)	(\$480)	(\$597,613)	(\$49,634)	(\$0)	\$0	\$0
Transfers To/From Other Funds	(\$805,597)	\$0	(\$110,899)	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	(\$160,713)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	(\$20,841)	\$481,611	\$683,244	\$351,236	\$338,827	\$375,510	\$385,187	\$409,628
ADMINISTRATION/O&M									
Beginning Balance	\$0	\$2,924,393	\$3,443,813	\$5,681,309	\$7,156,348	\$8,778,358	\$7,129,750	\$5,486,669	\$4,145,745
Total Revenues	\$196,929,440	\$2,207,942	\$4,117,856	\$2,166,883	\$4,993,445	\$1,062,029	\$1,086,047	\$911,922	\$554,345
Drawdown on Endowment Fund	\$45,307,503	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$248,637,897)	(\$1,738,522)	(\$1,890,845)	(\$2,121,364)	(\$3,371,435)	(\$2,710,637)	(\$2,729,128)	(\$2,252,846)	(\$2,744,263)
Transfers To/From Other Funds	\$6,260,475	\$50,000	\$10,485	\$1,429,520	\$0	\$0	\$0	\$0	(\$155,650)
City of Sac. Loan for 200-Acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$274,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	(\$133,831)	\$0	(\$267,256)	(\$499,925)	(\$319,373)	(\$330,880)	(\$133,831)	(\$744,437)	(\$133,831)
Ending Balance	\$0	\$3,443,813	\$5,414,053	\$6,656,423	\$8,458,985	\$6,798,870	\$5,352,838	\$3,401,308	\$1,666,346
O&M ENDOWMENT									
Beginning Balance	\$0	\$4,424,499	\$5,803,065	\$8,148,581	\$9,926,631	\$10,959,532	\$7,575,335	\$9,591,852	\$10,914,484
Total Revenues	\$204,196,077	\$1,378,566	\$2,438,050	\$1,868,942	\$1,086,696	(\$3,331,431)	\$2,056,583	\$1,380,702	(\$82,631)
Total Expenditures	(\$2,554,811)	\$0	(\$92,534)	(\$90,892)	(\$53,795)	(\$52,766)	(\$40,066)	(\$58,070)	(\$44,338)
Transfers From Other Funds	\$28,556,225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	(\$45,307,503)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	(\$229,818)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$184,660,170	\$5,803,065	\$8,148,581	\$9,926,631	\$10,959,532	\$7,575,335	\$9,591,852	\$10,914,484	\$10,787,515
SUPPLEMENTAL ENDOWMENT									
Beginning Balance	\$0	\$456,254	\$558,090	\$784,553	\$980,487	\$1,103,905	\$780,414	\$992,591	\$1,120,948
Total Revenues	\$11,071,413	\$202,734	\$443,136	\$313,624	\$192,314	(\$526,964)	\$361,293	\$228,058	(\$16,465)
Total Expenditures [1]	(\$11,071,413)	(\$100,898)	(\$216,673)	(\$117,690)	(\$68,896)	\$203,473	(\$149,116)	(\$99,701)	(\$13,504)
Ending Balance	a	(\$0)	\$558,090	\$784,553	\$980,487	\$1,103,905	\$780,414	\$992,591	\$1,120,948
Changed Circumstances Fund Balance	b	\$8,977,591	\$361,390	\$563,082	\$667,991	\$732,597	\$520,336	\$662,628	\$752,343
Total Sup. Endowment Ending Balance	a+b	\$8,977,591	\$919,480	\$1,347,635	\$1,648,478	\$1,836,502	\$1,300,750	\$1,655,218	\$1,873,290

[1] Includes transfers to Changed Circumstances subfund.

Table 4
NBHCP 2015 Fee Update
Cash Flow Summary

	TOTAL	2012	2013	2014	2015	2016	2017	2018	2019
	1996 - 2053	17	18	19	20	21	22	23	24
LAND ACQUISITION									
Beginning Balance	\$0	\$9,135,400	\$2,513,603	\$2,533,581	\$2,547,144	\$3,247,144	\$3,944,558	\$5,262,895	\$6,220,283
Total Revenues	\$166,188,080	\$1,403,680	\$25,618	\$13,563	\$700,000	\$697,414	\$3,118,337	\$3,957,388	\$7,741,338
Total Expenditures	(\$139,263,667)	(\$25,477)	\$0	\$0	\$0	\$0	(\$1,800,000)	(\$3,000,000)	(\$5,744,243)
Transfers To/From Other Funds	(\$27,127,792)	(\$8,000,000)	(\$5,640)	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$203,379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$2,513,603	\$2,533,581	\$2,547,144	\$3,247,144	\$3,944,558	\$5,262,895	\$6,220,283	\$8,217,378
RESTORATION AND ENHANCEMENTS									
Beginning Balance	\$0	\$409,628	\$1,615,601	\$1,701,798	\$1,719,646	\$1,820,431	\$1,939,401	\$1,541,189	\$1,099,911
Total Revenues	\$18,459,542	\$205,973	\$86,197	\$17,848	\$100,785	\$118,970	\$379,967	\$453,776	\$843,329
Total Expenditures	(\$17,493,232)	\$0	\$0	\$0	\$0	\$0	(\$778,179)	(\$895,054)	(\$1,162,331)
Transfers To/From Other Funds	(\$805,597)	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	(\$160,713)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$1,615,601	\$1,701,798	\$1,719,646	\$1,820,431	\$1,939,401	\$1,541,189	\$1,099,911	\$780,909
ADMINISTRATION/O&M									
Beginning Balance	\$0	\$1,800,177	\$9,099,193	\$7,370,061	\$4,946,014	\$3,739,800	\$2,094,957	\$2,359,460	\$3,173,491
Total Revenues	\$196,929,440	\$2,835,147	\$1,063,227	\$466,244	\$1,699,687	\$1,239,037	\$3,239,513	\$3,929,263	\$7,189,151
Drawdown on Endowment Fund	\$45,307,503	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$248,637,897)	(\$2,536,131)	(\$2,797,999)	(\$2,890,291)	(\$2,905,902)	(\$2,883,880)	(\$2,975,009)	(\$3,115,232)	(\$3,335,659)
Transfers To/From Other Funds	\$6,260,475	\$7,000,000	\$5,640	\$0	\$0	\$0	\$0	\$0	\$0
City of Sac. Loan for 200-Acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$274,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)
Ending Balance	\$0	\$8,965,362	\$7,236,230	\$4,812,183	\$3,605,969	\$1,961,126	\$2,225,629	\$3,039,660	\$6,893,152
O&M ENDOWMENT									
Beginning Balance	\$0	\$10,787,515	\$13,175,111	\$15,524,636	\$16,133,950	\$16,904,070	\$17,670,392	\$19,696,504	\$22,195,409
Total Revenues	\$204,196,077	\$2,437,414	\$2,406,446	\$650,255	\$820,120	\$816,322	\$2,076,112	\$2,548,905	\$4,559,066
Total Expenditures	(\$2,554,811)	(\$49,818)	(\$56,921)	(\$40,940)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
Transfers From Other Funds	\$28,556,225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	(\$45,307,503)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	(\$229,818)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$184,660,170	\$13,175,111	\$15,524,636	\$16,133,950	\$16,904,070	\$17,670,392	\$19,696,504	\$22,195,409	\$26,704,475
SUPPLEMENTAL ENDOWMENT									
Beginning Balance	\$0	\$1,090,978	\$1,288,785	\$1,534,463	\$1,590,813	\$1,644,088	\$1,697,361	\$1,808,031	\$1,940,611
Total Revenues	\$11,071,413	\$319,254	\$406,033	\$105,109	\$109,095	\$75,773	\$183,171	\$221,736	\$391,256
Total Expenditures [1]	(\$11,071,413)	(\$121,447)	(\$160,355)	(\$48,760)	(\$55,820)	(\$22,500)	(\$72,500)	(\$89,156)	(\$167,390)
Ending Balance	a	(\$0)	\$1,288,785	\$1,534,463	\$1,590,813	\$1,644,088	\$1,697,361	\$1,808,031	\$1,940,611
Changed Circumstances Fund Balance	b	\$8,977,591	\$871,361	\$1,022,377	\$1,064,406	\$1,110,226	\$1,156,033	\$1,253,214	\$1,369,966
Total Sup. Endowment Ending Balance	a+b	\$8,977,591	\$2,160,146	\$2,556,840	\$2,655,219	\$2,754,314	\$2,853,393	\$3,310,577	\$3,732,932

[1] Includes transfers to Changed Circumstances subfund.

Table 4
NBHCP 2015 Fee Update
Cash Flow Summary

	TOTAL	2020	2021	2022	2023	2024	2025	2026	2027
	1996 - 2053	25	26	27	28	29	30	31	32
LAND ACQUISITION									
Beginning Balance	\$0	\$8,217,378	\$8,463,900	\$8,717,817	\$8,979,351	\$9,248,732	\$9,526,194	\$9,811,980	\$10,106,339
Total Revenues	\$166,188,080	\$7,801,251	\$7,808,647	\$7,816,264	\$7,824,110	\$7,832,192	\$7,840,515	\$7,849,089	\$7,857,920
Total Expenditures	(\$139,263,667)	(\$7,554,730)	(\$7,554,730)	(\$7,554,730)	(\$7,554,730)	(\$7,554,730)	(\$7,554,730)	(\$7,554,730)	(\$7,554,730)
Transfers To/From Other Funds	(\$27,127,792)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$203,379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$8,463,900	\$8,717,817	\$8,979,351	\$9,248,732	\$9,526,194	\$9,811,980	\$10,106,339	\$10,409,529
RESTORATION AND ENHANCEMENTS									
Beginning Balance	\$0	\$780,909	\$276,003	\$358,815	\$444,112	\$531,968	\$622,460	\$715,666	\$811,668
Total Revenues	\$18,459,542	\$833,759	\$818,612	\$821,096	\$823,655	\$826,291	\$829,006	\$831,802	\$834,682
Total Expenditures	(\$17,493,232)	(\$1,338,665)	(\$735,799)	(\$735,799)	(\$735,799)	(\$735,799)	(\$735,799)	(\$735,799)	(\$735,799)
Transfers To/From Other Funds	(\$805,597)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	(\$160,713)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$276,003	\$358,815	\$444,112	\$531,968	\$622,460	\$715,666	\$811,668	\$910,551
ADMINISTRATION/O&M									
Beginning Balance	\$0	\$7,026,983	\$10,677,599	\$14,355,102	\$17,956,591	\$21,475,965	\$24,906,828	\$28,242,472	\$31,475,867
Total Revenues	\$196,929,440	\$7,324,961	\$7,476,031	\$7,627,907	\$7,777,503	\$7,924,635	\$8,069,112	\$8,210,732	\$8,349,285
Drawdown on Endowment Fund	\$45,307,503	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$248,637,897)	(\$3,674,346)	(\$3,798,528)	(\$4,026,418)	(\$4,258,128)	(\$4,493,772)	(\$4,733,468)	(\$4,977,338)	(\$5,188,716)
Transfers To/From Other Funds	\$6,260,475	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City of Sac. Loan for 200-Acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$274,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)
Ending Balance	\$0	\$10,543,768	\$14,221,271	\$17,822,760	\$21,342,134	\$24,772,997	\$28,108,641	\$31,342,036	\$34,502,604
O&M ENDOWMENT									
Beginning Balance	\$0	\$26,704,475	\$31,348,813	\$36,132,482	\$41,059,660	\$46,134,654	\$51,361,898	\$56,745,959	\$62,291,542
Total Revenues	\$204,196,077	\$4,694,338	\$4,833,668	\$4,977,178	\$5,124,994	\$5,277,244	\$5,434,061	\$5,595,583	\$5,761,950
Total Expenditures	(\$2,554,811)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
Transfers From Other Funds	\$28,556,225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	(\$45,307,503)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	(\$229,818)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$184,660,170	\$31,348,813	\$36,132,482	\$41,059,660	\$46,134,654	\$51,361,898	\$56,745,959	\$62,291,542	\$68,003,492
SUPPLEMENTAL ENDOWMENT									
Beginning Balance	\$0	\$2,164,477	\$2,395,058	\$2,632,558	\$2,877,182	\$3,129,145	\$3,388,666	\$3,655,974	\$3,931,301
Total Revenues	\$11,071,413	\$397,972	\$404,889	\$412,014	\$419,353	\$426,912	\$434,698	\$442,717	\$450,977
Total Expenditures [1]	(\$11,071,413)	(\$167,390)	(\$167,390)	(\$167,390)	(\$167,390)	(\$167,390)	(\$167,390)	(\$167,390)	(\$167,390)
Ending Balance	a	(\$0)	\$2,395,058	\$2,632,558	\$2,877,182	\$3,129,145	\$3,388,666	\$3,655,974	\$3,931,301
Changed Circumstances Fund Balance	b	\$8,977,591	\$1,772,900	\$1,983,477	\$2,200,371	\$2,423,773	\$2,653,876	\$2,890,882	\$3,134,999
Total Sup. Endowment Ending Balance	a+b	\$8,977,591	\$4,167,958	\$4,616,034	\$5,077,553	\$5,552,917	\$6,042,542	\$6,546,856	\$7,601,326

[1] Includes transfers to Changed Circumstances subfund.

Table 4
NBHCP 2015 Fee Update
Cash Flow Summary

	TOTAL	2028	2029	2030	2031	2032	2033	2034	2035
	1996 - 2053	33	34	35	36	37	38	39	40
LAND ACQUISITION									
Beginning Balance	\$0	\$10,409,529	\$10,721,815	\$11,043,469	\$11,374,774	\$11,716,017	\$12,067,497	\$12,429,522	\$12,802,408
Total Revenues	\$166,188,080	\$5,811,449	\$4,676,883	\$4,686,533	\$4,696,472	\$4,706,709	\$4,717,253	\$4,728,114	\$4,739,301
Total Expenditures	(\$139,263,667)	(\$5,499,163)	(\$4,355,228)	(\$4,355,228)	(\$4,355,228)	(\$4,355,228)	(\$4,355,228)	(\$4,355,228)	(\$4,355,228)
Transfers To/From Other Funds	(\$27,127,792)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$203,379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$10,721,815	\$11,043,469	\$11,374,774	\$11,716,017	\$12,067,497	\$12,429,522	\$12,802,408	\$13,186,480
RESTORATION AND ENHANCEMENTS									
Beginning Balance	\$0	\$910,551	\$992,121	\$1,064,851	\$1,139,764	\$1,216,924	\$1,296,399	\$1,378,259	\$1,462,574
Total Revenues	\$18,459,542	\$617,165	\$496,912	\$499,094	\$501,341	\$503,656	\$506,040	\$508,496	\$511,026
Total Expenditures	(\$17,493,232)	(\$535,596)	(\$424,181)	(\$424,181)	(\$424,181)	(\$424,181)	(\$424,181)	(\$424,181)	(\$424,181)
Transfers To/From Other Funds	(\$805,597)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	(\$160,713)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$992,121	\$1,064,851	\$1,139,764	\$1,216,924	\$1,296,399	\$1,378,259	\$1,462,574	\$1,549,418
ADMINISTRATION/O&M									
Beginning Balance	\$0	\$34,636,435	\$36,010,926	\$36,325,750	\$36,517,286	\$36,578,873	\$36,503,562	\$36,284,106	\$35,912,943
Total Revenues	\$196,929,440	\$6,708,901	\$5,791,609	\$5,825,007	\$5,854,707	\$5,880,508	\$5,902,203	\$5,919,573	\$5,932,392
Drawdown on Endowment Fund	\$45,307,503	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$248,637,897)	(\$5,334,411)	(\$5,476,784)	(\$5,633,471)	(\$5,793,120)	(\$5,955,819)	(\$6,121,659)	(\$6,290,735)	(\$6,463,145)
Transfers To/From Other Funds	\$6,260,475	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City of Sac. Loan for 200-Acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$274,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)
Ending Balance	\$0	\$35,877,095	\$36,191,919	\$36,383,455	\$36,445,042	\$36,369,731	\$36,150,275	\$35,779,112	\$35,248,359
O&M ENDOWMENT									
Beginning Balance	\$0	\$68,003,492	\$72,827,499	\$77,206,718	\$81,717,314	\$86,363,228	\$91,148,519	\$96,077,369	\$101,154,085
Total Revenues	\$204,196,077	\$4,874,007	\$4,429,219	\$4,560,596	\$4,695,914	\$4,835,291	\$4,978,850	\$5,126,715	\$5,279,017
Total Expenditures	(\$2,554,811)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
Transfers From Other Funds	\$28,556,225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	(\$45,307,503)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	(\$229,818)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$184,660,170	\$72,827,499	\$77,206,718	\$81,717,314	\$86,363,228	\$91,148,519	\$96,077,369	\$101,154,085	\$106,383,101
SUPPLEMENTAL ENDOWMENT									
Beginning Balance	\$0	\$4,214,887	\$4,459,189	\$4,684,224	\$4,916,010	\$5,154,749	\$5,400,651	\$5,653,929	\$5,914,806
Total Revenues	\$11,071,413	\$368,868	\$325,769	\$332,520	\$339,473	\$346,635	\$354,013	\$361,611	\$369,437
Total Expenditures [1]	(\$11,071,413)	(\$124,566)	(\$100,734)	(\$100,734)	(\$100,734)	(\$100,734)	(\$100,734)	(\$100,734)	(\$100,734)
Ending Balance	a	(\$0)	\$4,459,189	\$4,684,224	\$4,916,010	\$5,154,749	\$5,400,651	\$5,653,929	\$5,914,806
Changed Circumstances Fund Balance	b	\$8,977,591	\$3,602,598	\$3,801,410	\$4,006,186	\$4,217,106	\$4,434,353	\$4,658,118	\$4,888,595
Total Sup. Endowment Ending Balance	a+b	\$8,977,591	\$8,061,788	\$8,485,634	\$8,922,196	\$9,371,855	\$9,835,004	\$10,312,047	\$11,309,496

[1] Includes transfers to Changed Circumstances subfund.

Table 4
NBHCP 2015 Fee Update
Cash Flow Summary

	TOTAL	2036	2037	2038	2039	2040	2041	2042	2043
	1996 - 2053	41	42	43	44	45	46	47	48
LAND ACQUISITION									
Beginning Balance	\$0	\$13,186,480	\$13,582,074	\$14,434,308	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
Total Revenues	\$166,188,080	\$4,750,823	\$4,762,691	\$4,788,258	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$139,263,667)	(\$4,355,228)	(\$3,910,457)	\$0	\$0	\$0	\$0	\$0	\$0
Transfers To/From Other Funds	(\$27,127,792)	\$0	\$0	(\$19,222,566)	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$203,379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$13,582,074	\$14,434,308	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
RESTORATION AND ENHANCEMENTS									
Beginning Balance	\$0	\$1,549,418	\$1,638,868	\$1,774,320	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$18,459,542	\$513,631	\$516,314	\$520,378	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$17,493,232)	(\$424,181)	(\$380,862)	\$0	\$0	\$0	\$0	\$0	\$0
Transfers To/From Other Funds	(\$805,597)	\$0	\$0	(\$2,294,698)	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	(\$160,713)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$1,638,868	\$1,774,320	\$0	\$0	\$0	\$0	\$0	\$0
ADMINISTRATION/O&M									
Beginning Balance	\$0	\$35,382,190	\$34,694,013	\$33,942,445	\$33,207,435	\$28,709,838	\$24,077,314	\$19,305,813	\$14,391,167
Total Revenues	\$196,929,440	\$5,940,423	\$5,941,285	\$5,918,738	\$2,156,151	\$2,021,223	\$1,882,247	\$1,739,102	\$1,591,663
Drawdown on Endowment Fund	\$45,307,503	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$248,637,897)	(\$6,628,600)	(\$6,692,852)	(\$6,653,748)	(\$6,653,748)	(\$6,653,748)	(\$6,653,748)	(\$6,653,748)	(\$6,653,748)
Transfers To/From Other Funds	\$6,260,475	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City of Sac. Loan for 200-Acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$274,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)
Ending Balance	\$0	\$34,560,182	\$33,808,614	\$33,073,604	\$28,576,007	\$23,943,483	\$19,171,982	\$14,257,336	\$9,195,251
O&M ENDOWMENT									
Beginning Balance	\$0	\$106,383,101	\$111,768,989	\$117,316,453	\$151,586,566	\$156,084,163	\$160,716,687	\$165,488,188	\$170,402,834
Total Revenues	\$204,196,077	\$5,435,887	\$5,597,464	\$5,763,888	\$4,547,597	\$4,682,525	\$4,821,501	\$4,964,646	\$5,112,085
Total Expenditures	(\$2,554,811)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
Transfers From Other Funds	\$28,556,225	\$0	\$0	\$28,556,225	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	(\$45,307,503)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	(\$229,818)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$184,660,170	\$111,768,989	\$117,316,453	\$151,586,566	\$156,084,163	\$160,716,687	\$165,488,188	\$170,402,834	\$175,464,919
SUPPLEMENTAL ENDOWMENT									
Beginning Balance	\$0	\$6,183,509	\$6,460,274	\$6,745,341	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$11,071,413	\$377,498	\$385,801	\$394,353	\$0	\$0	\$0	\$0	\$0
Total Expenditures [1]	(\$11,071,413)	(\$100,734)	(\$100,734)	(\$7,139,694)	\$0	\$0	\$0	\$0	\$0
Ending Balance	a	(\$0)	\$6,460,274	\$6,745,341	\$0	\$0	\$0	\$0	\$0
Changed Circumstances Fund Balance	b	\$8,977,591	\$5,370,500	\$5,622,349	\$6,048,206	\$6,219,652	\$6,396,242	\$6,578,129	\$6,765,473
Total Sup. Endowment Ending Balance	a+b	\$8,977,591	\$11,830,774	\$12,367,690	\$6,048,206	\$6,219,652	\$6,396,242	\$6,578,129	\$6,765,473

[1] Includes transfers to Changed Circumstances subfund.

**Table 4
NBHCP 2015 Fee Update
Cash Flow Summary**

	TOTAL 1996 - 2053	2044 49	2045 50	2046 51	2047 52	2048 53	2049 54	2050 55	2051 56
LAND ACQUISITION									
Beginning Balance	\$0	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
Total Revenues	\$166,188,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$139,263,667)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers To/From Other Funds	(\$27,127,792)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$203,379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	(\$0)							
RESTORATION AND ENHANCEMENTS									
Beginning Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$18,459,542	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$17,493,232)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers To/From Other Funds	(\$805,597)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	(\$160,713)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ADMINISTRATION/O&M									
Beginning Balance	\$0	\$9,329,082	\$4,115,135	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831
Total Revenues	\$196,929,440	\$1,439,800	\$1,283,382	\$1,163,943	\$1,163,943	\$1,163,943	\$1,163,943	\$1,163,943	\$1,163,943
Drawdown on Endowment Fund	\$45,307,503	\$0	\$1,389,062	\$5,489,805	\$5,489,805	\$5,489,805	\$5,489,805	\$5,489,805	\$5,489,805
Total Expenditures	(\$248,637,897)	(\$6,653,748)	(\$6,653,748)	(\$6,653,748)	(\$6,653,748)	(\$6,653,748)	(\$6,653,748)	(\$6,653,748)	(\$6,653,748)
Transfers To/From Other Funds	\$6,260,475	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City of Sac. Loan for 200-Acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$274,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)
Ending Balance	\$0	\$3,981,304	\$0						
O&M ENDOWMENT									
Beginning Balance	\$0	\$175,464,919	\$180,678,866	\$184,660,170	\$184,660,170	\$184,660,170	\$184,660,170	\$184,660,170	\$184,660,170
Total Revenues	\$204,196,077	\$5,263,948	\$5,420,366	\$5,539,805	\$5,539,805	\$5,539,805	\$5,539,805	\$5,539,805	\$5,539,805
Total Expenditures	(\$2,554,811)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
Transfers From Other Funds	\$28,556,225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	(\$45,307,503)	\$0	(\$1,389,062)	(\$5,489,805)	(\$5,489,805)	(\$5,489,805)	(\$5,489,805)	(\$5,489,805)	(\$5,489,805)
Balance Adjustments	(\$229,818)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$184,660,170	\$180,678,866	\$184,660,170						
SUPPLEMENTAL ENDOWMENT									
Beginning Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$11,071,413	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures [1]	(\$11,071,413)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	a	(\$0)	\$0						
Changed Circumstances Fund Balance	b	\$8,977,591	\$6,958,437	\$7,157,190	\$7,361,906	\$7,572,763	\$7,789,946	\$8,013,645	\$8,244,054
Total Sup. Endowment Ending Balance	a+b	\$8,977,591	\$6,958,437	\$7,157,190	\$7,361,906	\$7,572,763	\$7,789,946	\$8,244,054	\$8,481,376

[1] Includes transfers to Changed Circumstances subfund.

Table 4
NBHCP 2015 Fee Update
Cash Flow Summary

	TOTAL	2052	2053
	1996 - 2053	57	58
LAND ACQUISITION			
Beginning Balance	\$0	(\$0)	(\$0)
Total Revenues	\$166,188,080	\$0	\$0
Total Expenditures	(\$139,263,667)	\$0	\$0
Transfers To/From Other Funds	(\$27,127,792)	\$0	\$0
Balance Adjustments	\$203,379	\$0	\$0
Reserved Amounts	\$0	\$0	\$0
Ending Balance	\$0	(\$0)	(\$0)
RESTORATION AND ENHANCEMENTS			
Beginning Balance	\$0	\$0	\$0
Total Revenues	\$18,459,542	\$0	\$0
Total Expenditures	(\$17,493,232)	\$0	\$0
Transfers To/From Other Funds	(\$805,597)	\$0	\$0
Balance Adjustments	(\$160,713)	\$0	\$0
Ending Balance	\$0	\$0	\$0
ADMINISTRATION/O&M			
Beginning Balance	\$0	\$133,831	\$133,831
Total Revenues	\$196,929,440	\$1,163,943	\$1,163,943
Drawdown on Endowment Fund	\$45,307,503	\$5,489,805	\$5,489,805
Total Expenditures	(\$248,637,897)	(\$6,653,748)	(\$6,653,748)
Transfers To/From Other Funds	\$6,260,475	\$0	\$0
City of Sac. Loan for 200-Acre Reserve	\$0	\$0	\$0
Balance Adjustments	\$274,310	\$0	\$0
Reserved Amounts	(\$133,831)	(\$133,831)	(\$133,831)
Ending Balance	\$0	\$0	\$0
O&M ENDOWMENT			
Beginning Balance	\$0	\$184,660,170	\$184,660,170
Total Revenues	\$204,196,077	\$5,539,805	\$5,539,805
Total Expenditures	(\$2,554,811)	(\$50,000)	(\$50,000)
Transfers From Other Funds	\$28,556,225	\$0	\$0
Drawdown on Endowment Fund	(\$45,307,503)	(\$5,489,805)	(\$5,489,805)
Balance Adjustments	(\$229,818)	\$0	\$0
Ending Balance	\$184,660,170	\$184,660,170	\$184,660,170
SUPPLEMENTAL ENDOWMENT			
Beginning Balance	\$0	\$0	\$0
Total Revenues	\$11,071,413	\$0	\$0
Total Expenditures [1]	(\$11,071,413)	\$0	\$0
Ending Balance	a	(\$0)	\$0
Changed Circumstances Fund Balance	b	\$8,977,591	\$8,725,817
Total Sup. Endowment Ending Balance	a+b	\$8,977,591	\$8,725,817

cash flow

[1] Includes transfers to Changed Circumstances subfund.

**Table 5
NBHCP 2015 Fee Update
Land Acquisition Cost (2015 \$)**

2015 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Item	Cost per Acre	Assumed in Financial Analysis	Notes
In-Basin Lands	\$22,500	100%	Price based on a review and analysis by a real estate appraiser of recent sales transactions and on consultations with landowners and real estate brokers.
Out-of-Basin Lands	NA		
Average Land Value	\$22,500		Assumes all acquisition occurs at the average in-basin land value.
Plus Transaction Costs and Contingency	\$1,500		Includes pre-acquisition field reconnaissance, surveys, Phase 1 environmental report, legal fees, and closing costs. Transaction costs assumed at 1/2 of total, contingency at 1/2 of total.
Average Land Acquisition Cost per Acquired Acre	\$24,000		Beginning in 2015.

land acq assumps

Source: The Natomas Basin Conservancy

Table 6
NBHCP 2015 Fee Update
Restoration and Enhancement Assumptions (2015 \$)

2015 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Item	Estimated Cost Per Acquisition	Estimated Cost per Habitat Acre	Note
Site Specific Management Plan (SSMP) and Related Costs (to be completed within 1 year of habitat acquisition)			
NBHCP Biological Site Assessment	\$15,000	\$83	Per-Acquired-Acre assumes an average of 180 acres per acquisition. Baseline Biological site assessments for: -Tri-Colored Blackbird -Valley Elderberry Longhorn Beetle -Delta Tule Pea -Sanford Arrowhead Assessment for Species Introduction: -Delta Tule Pea -CTS -ST -Pond Turtle -Sanford Arrowhead -Vernal Pool Plant Species, -Other Covered Plant Species
NBHCP Pre-Construction Survey	\$12,000	\$67	Per-Acquired-Acre assumes an average of 180 acres per acquisition. Formal pre-construction site survey for restoration and enhancement, including: -Assessment of Swainsons Hawk nest disturbance -Assessment of Other Avian Species nest disturbance -Assessment of Valley Elderberry Longhorn Beetle
Subtotal Biological Site Assess. & Pre-Construction Survey		\$150 per acre	Note [1]
Restoration and Enhancement Conversion Costs			
Expended at Time Land Is Acquired	<u>Use of Land</u>	<u>Initial Cost</u>	<u>Weighted Cost [5]</u>
Marsh	0%	\$0	\$0 Note [2], [3]
Existing Rice	75%	\$0	\$0 Note [3]
Dry Converted to Rice	0%	\$0	\$0 Note [3]
Other Upland	25%	\$0	\$0 Note [3]
Subtotal	100%		\$0
Expended at Time Land Is Converted			
Rice/Other Converted to Marsh	25.00%	\$8,750	\$2,188 Note [4], [5]
Rice Converted to Upland/Other	0.92%	\$300	\$3 Note [5], [6]
Subtotal Restoration and Enhancement Conversion Costs			\$2,190
Subtotal of All Restoration and Enhancement Costs per Acre			\$2,340
Restoration and Enhancement Contingency per Acre (10%)			\$234
Total Restoration and Enhancement Costs per Acre			\$2,574

re assumps

Source: The Natomas Basin Conservancy

- [1] A formal biological site assessment and pre-construction survey are required by the Final HCP -- April 2003.
- [2] Initial marsh land estimated at 0% because TNBC estimates that little to no marsh land is available for acquisition. Rice land will be converted to marsh.
- [3] Initial costs of all types of habitat land have been set to zero as no initial restoration or enhancement costs are anticipated.
- [4] Based on estimates from Westervelt Ecological Services, as provided by TNBC staff.
- [5] The cost of restoration and enhancement is weighted by the percentage of acres assumed to be converted or used for that particular land use.
- [6] The percentage of rice converted to upland is based on the acres purchased through 2014 that are planned to be converted to upland.

Table 7
NBHCP 2015 Fee Update
Operations and Maintenance Assumptions (2015 \$)

2015 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Item	Amount	Notes
Operations and Maintenance Costs		
Land Management	\$96.83 per acre	Land Management estimated costs of \$400,000 divided by the current habitat size of 4,131 acres (including supplemental mitigation)
TNBC Costs	\$92.33 per acre	See Table 8
Fixed Assets	\$22.35 per acre	Based on TNBC's inventory of fixed assets (see Table 9)
Subtotal	\$211.51 per acre	
Select Special Assessments		
NCMWC	\$93.92 per acre	See Table 10 .
Reclamation District #1000	\$14.07 per acre	See Table 11 .
Subtotal	\$14.07 per acre	
Property Taxes for Existing Habitat	\$51.82 per acre	See Table 11 .
Preparation of Site Specific Management Plan	\$225 per acquired acre	Based on information from contracts regarding cost of SSMPs prepared to date. For cash flow modeling, applies to 2016 and beyond, not 2015.
Update of Site Specific Management Plan	\$15 per acquired acre	Based on expected costs. For cash flow modeling, applies to 2016 and beyond, not 2015.
Mitigation Monitoring and Adaptive Management		
One-Time/Fixed Costs	\$100,000 in 2019	See Table 13 for detail; ongoing monitoring costs increase by 3% per year until habitat buildout
On-Going Monitoring	\$315,316 per year	
Administrative Costs		
During Development	\$1,019,481 per year	See Table 14 for detail
After All Land Acquired	\$1,019,481 per year	
Operations and Maintenance Revenues		
Crop Land Leases		
Planted Rice Base Acreage	\$275 per acre	Estimate of average revenue per rice acre; revenue on 90% of rice acres
Other Crops	\$50 per acre	Estimate of average revenue per upland/other acre; revenue on 50% of other/upland acres
Hunting Revenue	\$10 per acre	Revenue on 20% of the acres

om assumps

Source: The Natomas Basin Conservancy

Table 8
NBHCP 2015 Fee Update
Estimated TNBC Operations and Maintenance Annual Costs (2015 \$)
(excludes costs covered by Land Management contract and TNBC costs included in other tables)

2015 Fee Update
 17,500 acres of development
 1/2 acre of mitigation land per gross acre of developed land
 25% marsh, 50% rice, 25% other

Task	Comments	Expenditure Type	Cost/Item	Items	Total Cost	Recurrence Interval	Total Annual Cost
Water Management							
berm maintenance	Land Management Contract	annual					
water-control structure maintenance/repair	Land Management Contract	annual					
water-control structure replacement	Land Management Contract	annual					
pump maintenance							
lift pump	Land Management Contract	annual					
well pump	Land Management Contract	annual					
electricity	Land Management Contract	annual					
water management operation							
water cost							
summer water	TNBC (see Table 10 -- NCMWC)	annual					
winter water - farm	TNBC (see Table 10 -- NCMWC)	annual					
winter water - marsh	TNBC (see Table 10 -- NCMWC)	annual					
electricity/fuel for wells	TNBC	annual	\$5,000	10	\$50,000	1	\$50,000
channel and outlet siltation control	TNBC	accrued			\$1,100,000	8	\$137,500
reclamation district fee	TNBC (See Table 11)	annual					
well reserve	TNBC (added by TNBC in 2004)	accrued			\$9,600	1	\$9,600
Subtotal Water Management							\$197,100
Vegetation Management							
marsh-plant management							
labor	Land Management Contract	annual					
marsh water level management labor	Land Management Contract	annual					
upland-plant management							
mowing perimeter	Land Management Contract	annual					
crop protection materials	TNBC	annual			\$80,000	1	\$80,000
vegetation management advisor	TNBC (see Table 14 -Contract)	annual					
Subtotal Vegetation Management							\$80,000

Table 8
NBHCP 2015 Fee Update
Estimated TNBC Operations and Maintenance Annual Costs (2015 \$)
(excludes costs covered by Land Management contract and TNBC costs included in other tables)

2015 Fee Update
 17,500 acres of development
 1/2 acre of mitigation land per gross acre of developed land
 25% marsh, 50% rice, 25% other

Task	Comments	Expenditure Type	Cost/Item	Items	Total Cost	Recurrence Interval	Total Annual Cost
Pest Management							
pest management (beaver/muskrat/mosquito)							
muskrat traps	Land Management Contract						
beaver traps	Land Management Contract						
labor for beaver and muskrat control	Land Management Contract						
cottonwood/willow protection	Land Management Contract						
Subtotal Pest Management							\$0
Agriculture Management (rice and alfalfa farming)							
coordination with farmers and grazing tenants	TNBC (See Table 14)	annual			\$0	1	\$0
field leveling and cleanup	TNBC	annual	\$200	200 acres	\$40,000	2	\$20,000
Subtotal Agricultural Management							\$20,000
Hunting Management							
manage hunting program	TNBC (See Table 14)	annual			\$0	1	\$0
coordinate with Sacramento Int. Airport	TNBC (See Table 14)	annual			\$0	1	\$0
Subtotal Hunting Management							\$0
Public Access and Interpretation							
provide guided tours	TNBC (See Table 14)	annual					\$0
prepare handbooks and misc. interpretive material	TNBC (See Table 14)						\$0
Subtotal Public Access and Interpret.							\$0
Monitoring							
general field-monitoring of veg. and wildlife	TNBC (See Table 13)	annual					\$0
site-specific multispecies wildlife survey	TNBC (See Table 13)	accrued					\$0
waterfowl activities	TNBC (See Table 13)	annual					\$0
prepare reports	TNBC (See Table 13)	annual					\$0
general agency coordination	TNBC (See Table 13)	annual					\$0
Subtotal Monitoring							\$0
Adaptive Management							
labor to implement changes to various management practices	TNBC (See Table 13)	annual					\$0
Subtotal Adaptive Management							\$0

Table 8
NBHCP 2015 Fee Update
Estimated TNBC Operations and Maintenance Annual Costs (2015 \$)
(excludes costs covered by Land Management contract and TNBC costs included in other tables)

2015 Fee Update
 17,500 acres of development
 1/2 acre of mitigation land per gross acre of developed land
 25% marsh, 50% rice, 25% other

Task	Comments	Expenditure Type	Cost/Item	Items	Total Cost	Recurrence Interval	Total Annual Cost
Miscellaneous							
mosquito and vector control [1]	TNBC	annual	\$10	1,312 acres	\$13,100	1	\$13,100
site security	TNBC	annual			\$20,000	1	\$20,000
trash clean-up	TNBC	annual			\$5,000	1	\$5,000
truck	Land Management Contract						
atv	Land Management Contract						
trailer for atv	Land Management Contract						
hand tools	Land Management Contract						
backpack sprayer	Land Management Contract						
weed eater	Land Management Contract						
fuels and oils	Land Management Contract						
tractor with implements	Land Management Contract						
trailer for tractor	Land Management Contract						
misc. equipment maintenance	Land Management Contract						
road maintenance	Land Management Contract						
access gate (heavy duty)	Land Management Contract						
access gate (light duty)	Land Management Contract						
perimeter fence (6 strand barbed wire)	Land Management Contract						
perimeter fence (mesh + 2 strand barbed wire)	Land Management Contract						
fence maintenance	TNBC	accrued	\$10,000	1	\$10,000	1	\$10,000
signage	TNBC	annual			\$500	1	\$500
burrowing owl boxes	TNBC	accrued	\$180	4	\$720	15	\$48
insurance	TNBC (see Table 14)	annual					\$0
winter bird management	TNBC	annual			\$1,000	1	\$1,000
project management/administration/misc.							
project coordination (10% of work year)	Land Management Contract	annual					
Subtotal Miscellaneous							\$49,648
Subtotal All Costs							\$346,748
Contingency						10%	\$34,675
Total Costs							\$381,423
Acre Allocation							4,131
Estimated Cost per Acre							\$92.33

om tnbc

Source: Sopwith Farms and TNBC

[1] Estimated as \$10 per acre on 75% of Sacramento County acres.

**Table 9
NBHCP 2015 Fee Update
Estimated TNBC Fixed Asset Annual Costs**

2015 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Property	Description	Year Acquired	Recurrence Interval	Years Rem.	Cost Per Item	Items	Total Cost	Total Cost (2015 \$)	Annual Cost
								<i>3% annual inflation</i>	
ALG	Fencing, gates, signs	2002	20	8		1	\$1,131	\$1,661	\$83
All properties	Signs	2007	10	3	\$12	100	\$1,446	\$1,832	\$183
All properties	Risers	2007	20	13	\$275	5	\$1,375	\$1,742	\$87
All properties	Pipes	2007	10	3	\$13	260	\$3,388	\$4,292	\$429
All properties	Fencing (goat fencing and panels)	2008	15	9			\$2,539	\$3,123	\$208
All properties	Fencing	2008	15	9			\$4,192	\$5,156	\$344
ATKE	Gate	2003	20	9	\$450	1	\$450	\$642	\$32
BENN	Well - 16" dia.	2006	20	12	\$47,160	1	\$47,160	\$61,533	\$3,077
BENN	Weir & gasket pipe	2006	20	12	\$2,354	1	\$2,354	\$3,071	\$154
BENN	Pump - 60 hp @ 100'	2007	20	13	\$37,211	1	\$37,211	\$47,138	\$2,357
BENN	Water Control Structures and culverts	2007	50	43			\$69,138	\$87,582	\$1,752
BENN	Fencing	2008	15	9			\$4,880	\$6,002	\$400
BENN	Fencing	2008	15	9			\$49,634	\$61,044	\$4,070
BENN	Duck blinds & installation	2008	20	14			\$12,010	\$14,771	\$739
BENN	Irrigation supplies - drain line & riser box	2008	20	14			\$1,849	\$2,274	\$114
BENS	Gate - 16' (Dbl Wide)	2004	15	5	\$375	1	\$375	\$519	\$35
BENS	Gate - 14'	2005	15	6	\$275	3	\$825	\$1,109	\$74
BENS	Fencing - 3-strand BW	2004	15	5		1,600 ft	\$6,240	\$8,638	\$576
BENS	Fencing & signs	2006	15	7			\$7,346	\$9,585	\$639
BKS	Fencing - 5-strand BW	2000	20	6		9,632.59 ft	\$18,302	\$28,514	\$1,426
BKS	Stock Gates - 16'	2000	20	6		4	\$460	\$717	\$36
BKS	Fencing - 5-strand BW	2001	20	7		3,959 ft	\$7,522	\$11,378	\$569
BKS	Stock Gates - 16'	2001	20	7		3	\$370	\$560	\$28
BKS	Stock Gates and set up - 16'	2001	20	7		1	\$275	\$416	\$21
BKS	Fencing - 5-strand BW	2001	20	7		2,293.3 ft	\$4,365	\$6,602	\$330
BKS	Fencing - 2-strand BW	2001	15	7		621 ft	\$2,329	\$3,523	\$235
BKS	Fencing - 5-strand BW	2001	20	7		1,749 ft	\$1,185	\$1,792	\$90
BKS	Stock Gates	2001	20	7		2	\$200	\$303	\$15
BKS	Fencing	2007	20	13			\$11,155	\$14,131	\$707
BKS	Water Control Structures, culverts, pipes and canal gates	2001	50	37			\$167,355	\$253,139	\$5,063
BOLN	Gates (incl Dbl Wide)	2005	20	11		1	\$4,000	\$5,376	\$269
BOLN	Security Gate	2009	20	15		1	\$2,740	\$3,272	\$164
BOLS	Well & pump (60 hp)	2006	20	12		1	\$95,000	\$123,953	\$6,198
BTS	Well & Pump (residential)	2011	20	17		1	\$11,500	\$12,943	\$647

**Table 9
NBHCP 2015 Fee Update
Estimated TNBC Fixed Asset Annual Costs**

2015 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Property	Description	Year Acquired	Recurrence Interval	Years Rem.	Cost Per Item	Items	Total Cost	Total Cost (2015 \$)	Annual Cost
								<i>3% annual inflation</i>	
BTS	Gate (residential)	2008	20	14			\$4,330	\$5,325	\$266
BTS	Fencing - 5-strand BW	2002	20	8		1,340 ft	\$3,015	\$4,428	\$221
BTS	Fencing	2009	20	15			\$12,809	\$15,295	\$765
CMS	13' Security Gate with Lock Boxes and Hangars	2002	20	8	\$450	2	\$900	\$1,322	\$66
CMS	Gates (incl Dbl Wide)	2004	15	5		4	\$3,105	\$4,298	\$287
CMS	Fencing	2004	15	5		7,400 ft	\$33,300	\$46,095	\$3,073
CMS	Water Control Structures and gates	2004	50	40			\$21,401	\$29,624	\$592
CMS	Well & pump (20 hp)	2004	20	10		1	\$80,000	\$110,739	\$5,537
CMS	Fencing	2006	15	7			\$1,092	\$1,425	\$95
ELSE	Irrigation supplies - riser boxes	2008	20	14			\$1,485	\$1,826	\$91
FRZ	Well & pump (50 hp)	2004	20	10		1	\$80,000	\$110,739	\$5,537
FRZ	Gates, panels & signs	2006	15	7			\$1,746	\$2,278	\$152
FRZ	Electrical upgrades	2008	20	14			\$3,448	\$4,240	\$212
KSM	Box car bridge	2009	20	15		1	\$5,988	\$7,149	\$357
KSM	Fencing	2009	20	15			\$2,468	\$2,946	\$147
KSM	Water lift pump, standpipe, pipeline assembly (Pond K)	2001	25	12	\$57,753	1	\$57,753	\$87,357	\$3,494
LB2	Water Control Structures and grates	2002	50	38			\$59,955	\$88,046	\$1,761
LB2	Security Gates and Gateways	2002	15	3			\$2,922	\$4,291	\$286
LB2	21' Custom made Security Gates with Lock Boxes and Hangars	2002	20	8	\$450	5	\$2,250	\$3,304	\$165
LUCN	Well & pump (75 hp)	2004	20	10		1	\$95,000	\$131,502	\$6,575
LUCN	RV electrical hook-up	2008	20	14			\$1,240	\$1,525	\$76
LUCN/FRZ	Gates (incl Dbl Wide)	2003	20	9		5	\$2,473	\$3,526	\$176
LUCN/FRZ	Water Control Structures and grates	2004	50	40			\$50,460	\$69,848	\$1,397
NAF	Well & pump (60 hp)	2001	20	11		1	\$95,000	\$143,696	\$7,185
NAF	Bollards around well	2005	50	41		8	\$2,237	\$3,006	\$60
NAF	BW Fencing 10-strand *	2005	20	11		4,500 ft	\$35,821	\$48,140	\$2,407
NEST	Irrigation supplies - drain line, riser box	2008	20	14			\$1,786	\$2,197	\$110
Rosa	Fencing - 10-strand BW	2006	20	12		2350 ft.	\$16,450	\$21,464	\$1,073
Rosa	Gates, signs, painting	2006	20	12		5	\$8,155	\$10,641	\$532
RUR	Gate (Dbl Wide)	2003	20	9	\$450	2	\$900	\$1,283	\$64
SLLS	Gate - 15' wih Lock Boxes and Hangars	2002	20	8	\$450	2	\$900	\$1,322	\$66

Table 9
NBHCP 2015 Fee Update
Estimated TNBC Fixed Asset Annual Costs

2015 Fee Update
 17,500 acres of development
 1/2 acre of mitigation land per gross acre of developed land
 25% marsh, 50% rice, 25% other

Property	Description	Year Acquired	Recurrence Interval	Years Rem.	Cost Per Item	Items	Total Cost	Total Cost (2015 \$)	Annual Cost
<i>3% annual inflation</i>									
SLLS	Culverts and pipes	2006	10	2		2	\$6,517	\$8,503	\$850
SLLS	Irrigation supplies - drain line & riser box	2008	20	14			\$3,302	\$4,061	\$203
SLV	Well & Pump (Quonset hut - domestic)	1999	20	1		1	\$18,700	\$30,008	\$1,500
SLV	Well & Pump (Northern barn - new well & pump)	2006	20	12		1	\$78,563	\$102,508	\$5,125
SLV	Ayala culvert crossing labor	2008	20	14			\$13,032	\$16,027	\$801
SLV	Ayala culvert crossing - Pipes & risers	2008	20	14			\$7,748	\$9,529	\$476
SLV	Box car bridge	2008	20	14			\$9,065	\$11,149	\$557
SLV	Gate (Dbl Wide)	2008	20	14			\$5,227	\$6,428	\$321
SLV	Electric Gate	2008	20	14			\$8,069	\$9,923	\$496
SLV	Box car bridge	2009	20	15		1	\$14,988	\$17,896	\$895
SLV	Hand rails for bridges	2009	20	15			\$3,109	\$3,712	\$186
SLV	Fencing	2001	20	7		730 ft	\$1,643	\$2,484	\$124
SLV	Fencing - 3-strand BW	2003	15	4		350 ft	\$1,365	\$1,946	\$130
SLV	Fencing - 1-strand BW	2003	15	4		526 ft	\$2,051	\$2,925	\$195
SLV	Gates	2003	25	13	\$450	6	\$2,700	\$3,850	\$154
SLV	Cultivator (S/N # 1658, Model # GSC8, Soil Conditioner)	2008	15	9			\$3,488	\$4,290	\$286
SLV	Fencing	2009	20	15			\$9,749	\$11,641	\$582
SOU	Fencing	2006	15	7			\$1,675	\$2,185	\$146
SOU/NAF	Fencing *	2003	15	4		11,210 ft	\$43,719	\$62,333	\$4,156
SOU/NAF	Gates (incl Rainey)	2003	15	4		6	\$4,635	\$6,608	\$441
SOU/NAF	Water Control Structures and grates	2002	50	38			\$19,505	\$28,644	\$573
VES	Fencing & signs	2006	15	7			\$1,889	\$2,465	\$164
TOTAL							\$1,529,428	\$2,106,323	\$92,336
Habitat Acres									4,131
Cost per Habitat Acre									\$22.35

fixed assets

Source: TNBC

Table 10
NBHCP 2015 Fee Update
NCMWC Cost Estimate for 2015-2053 (2015 \$)

Item	Pct. Of Acres in NCMWC	Rice	Marsh	Uplands	Total
Percentage of Acres		50%	25%	25%	
NCWMC Rate Per Acre					
Administration Fee per Acre		\$ 35.99	\$ 35.99	\$ 35.99	
Standby Service Charge per Acre		\$ 49.58	\$ 49.58	\$ 49.58	
Annual Water Toll per Acre [1]		\$ 68.25	\$ 78.75	NA	
Winter Water Rate		\$ 16.20	\$ 16.20	NA	
Total		\$ 170.02	\$ 180.52	\$ 85.57	
Weighted Average Cost per Acre		\$ 85.01	\$ 45.13	\$ 21.39	\$ 151.53
Farmer Reimbursements					
Reimbursement [2]		(\$ 65.00)	\$ 0.00	(\$ 42.79)	
Plus Bad Debt Allowance on Reimbursement (5%)		\$ 3.25	\$ 0.00	\$ 2.14	
Total		(\$ 61.75)	\$ 0.00	(\$ 40.65)	
Weighted Average Reimbursement per Acre		(\$ 30.88)	\$ 0.00	(\$ 10.16)	(\$ 41.04)
Net Weighted Average Cost per Habitat Acre					
Percentage of Acres in NCWMC	85%				
Adjusted Weighted Average Cost Per Acre		\$ 72.26	\$ 38.36	\$ 18.18	\$ 128.80
Less Adjusted Weighted Average Reimb. per Acre		(\$ 26.24)	\$ 0.00	(\$ 8.64)	(\$ 34.88)
Net Weighted Average Cost per Acre		\$ 46.01	\$ 38.36	\$ 9.55	\$ 93.92
Total Estimated 2015 Cost					
2015 Acres					4,131.1
Total Annual NCMWC Costs					\$ 532,099
Less Estimated Annual Reimbursements					(\$ 144,097)
Net Annual NCMWC Cost					\$ 388,001

ncmwc

[1] Assumes 3 waterings a year at a rate of \$10.50 per acre foot of water.
[2] Half of cost up to maximum of \$65 per acre for rice and uplands; \$0 for marsh.

Table 11
NBHCP 2015 Fee Update
Estimated Property Taxes: Past, Current, and Budget Year

Item	General Property Tax (1%)	Other Taxes and Assessments <i>(excl. RD-1000)</i>	Subtotal	RD-1000	Total
2013 TAXES - Actual					
2012-13 Taxes	\$ 147,335	\$ 50,741	\$ 198,076	\$ 57,642	\$ 255,718
2013-14 Taxes	\$ 157,369	\$ 47,607	\$ 204,976	\$ 58,138	\$ 263,114
Total	\$ 304,704	\$ 98,349	\$ 403,052	\$ 115,780	\$ 518,832
Total Amount Paid in 2013 (half of total)	\$152,351.78	\$49,174.32	\$ 201,526	\$ 57,890	\$ 259,416
2014 TAXES - Estimated					
2013-14 Taxes	\$ 157,369	\$ 47,607	\$ 204,976	\$ 58,138	\$ 263,114
2014-15 Taxes	\$ 168,896	\$ 42,025	\$ 210,921	\$ 58,138	\$ 269,059
Total	\$ 326,265	\$ 89,632	\$ 415,897	\$ 116,276	\$ 532,173
Total Amount Paid in 2014 (half of total)	\$ 163,133	\$ 44,816	\$ 207,949	\$ 58,138	\$ 266,087
2015 TAXES - Estimated					
2014-15 Taxes	\$ 168,896	\$ 42,025	\$ 210,921	\$ 58,138	\$ 269,059
Increase/Contingency (3% on all taxes except RD-1000) [1]	\$ 2,533	\$ 630	\$ 3,164	\$ 0	\$ 3,164
Total Estimated 2015 Taxes	\$ 171,430	\$ 42,656	\$ 214,085	\$ 58,138	\$ 272,223
Existing Habitat Acres			4,131	4,131	4,131
2015 Taxes per Acre			\$ 51.82	\$ 14.07	\$ 65.90

prop tax 2014

[1] Increase on second 2015 payment only; first 2015 payment is determined. Assumes no increase on RD-1000 rate.

Table 12
NBHCP 2015 Fee Update
Estimated Property Taxes (2015-2053)

2015 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Year Acquired	Acres [1]	Value per Acre	Existing Habitat	Future Habitat		Total Annual Taxes (2014 \$)
			Annual Taxes (2015 \$) [2]	New Taxes (2014 \$)	Annual Taxes (2014 \$)	
		<i>3% annual inc. from 2015 on</i>		<i>1.3% of total value [3]</i>		
1999-2014	4,131.1					
2015	0.0	\$ 22,500	\$ 214,085	\$ 0	\$ 0	\$ 214,085
2016	0.0	\$ 23,175	\$ 214,085	\$ 0	\$ 0	\$ 214,085
2017	75.0	\$ 23,870	\$ 214,085	\$ 23,273	\$ 23,273	\$ 237,359
2018	125.0	\$ 24,586	\$ 214,085	\$ 39,953	\$ 63,226	\$ 277,311
2019	239.3	\$ 25,324	\$ 214,085	\$ 78,795	\$ 142,021	\$ 356,106
2020	314.8	\$ 26,084	\$ 214,085	\$ 106,738	\$ 248,759	\$ 462,844
2021	314.8	\$ 26,866	\$ 214,085	\$ 109,940	\$ 358,699	\$ 572,784
2022	314.8	\$ 27,672	\$ 214,085	\$ 113,239	\$ 471,938	\$ 686,023
2023	314.8	\$ 28,502	\$ 214,085	\$ 116,636	\$ 588,574	\$ 802,659
2024	314.8	\$ 29,357	\$ 214,085	\$ 120,135	\$ 708,708	\$ 922,793
2025	314.8	\$ 30,238	\$ 214,085	\$ 123,739	\$ 832,447	\$ 1,046,532
2026	314.8	\$ 31,145	\$ 214,085	\$ 127,451	\$ 959,898	\$ 1,173,983
2027	314.8	\$ 32,080	\$ 214,085	\$ 131,274	\$ 1,091,172	\$ 1,305,258
2028	229.1	\$ 33,042	\$ 214,085	\$ 98,423	\$ 1,189,595	\$ 1,403,680
2029	181.5	\$ 34,033	\$ 214,085	\$ 80,287	\$ 1,269,882	\$ 1,483,968
2030	181.5	\$ 35,054	\$ 214,085	\$ 82,696	\$ 1,352,578	\$ 1,566,663
2031	181.5	\$ 36,106	\$ 214,085	\$ 85,177	\$ 1,437,755	\$ 1,651,840
2032	181.5	\$ 37,189	\$ 214,085	\$ 87,732	\$ 1,525,487	\$ 1,739,572
2033	181.5	\$ 38,305	\$ 214,085	\$ 90,364	\$ 1,615,851	\$ 1,829,936
2034	181.5	\$ 39,454	\$ 214,085	\$ 93,075	\$ 1,708,926	\$ 1,923,011
2035	181.5	\$ 40,638	\$ 214,085	\$ 95,867	\$ 1,804,793	\$ 2,018,878
2036	181.5	\$ 41,857	\$ 214,085	\$ 98,743	\$ 1,903,537	\$ 2,117,622
2037	162.9	\$ 43,112	\$ 214,085	\$ 91,319	\$ 1,994,856	\$ 2,208,941
2038+	0.0	\$ 44,406	\$ 214,085	\$ 0	\$ 1,994,856	\$ 2,208,941
Total	8,932.5					

prop taxes

[1] Includes supplemental mitigation acres and taxes.

[2] See Table 12. This analysis assumes that SB 1265 (Williamson Act) does not sunset.

[3] Includes 1% of value for property taxes and 0.3% for other taxes and assessments on the property tax bill (excluding RD 1000).

Table 13
NBHCP 2015 Fee Update
Species and Habitat Monitoring Cost Assumptions (2015 \$)

2015 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Task	Amount
BIOLOGICAL EFFECTIVENESS MONITORING (ICF International 2015 contract costs)	
Project Management	\$21,090
Vegetation Management	\$16,960
Other Covered Species Monitoring	\$46,080
Giant Garter Snake Monitoring	\$91,350
Swainson's Hawk Monitoring	\$12,180
Draft Annual Report	\$36,660
Final Annual Report	\$10,000
Direct Expenses	\$63,876
Total	\$298,196
Other Costs	
Connectivity -- Assessment	\$2,400
Connectivity -- O&M	\$5,000
Adaptive Management -- Periodic Review of NBHCP Monitoring Data	\$3,600
Adaptive Management -- Report to Review Adaptive Management.	\$6,120
Total	\$17,120
TOTAL SPECIES AND HABITAT MONITORING COSTS	\$315,316
Midpoint Program Reviews [1]	\$100,000

mon assump

Source: ICF International, TNBC

[1] Includes overall program review (\$90,000) and support for Sutter County midpoint review (\$10,000). These midpoint reviews are required when development reaches 8,750 acres, which is currently projected in 2020.

Table 14
NBHCP 2015 Fee Update
Estimated Administrative Costs

2015 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Item	Percent	2015 Annual Cost	2014 Estimated Annual Cost [1]
<u>Administrative Expenses</u>			
Staff		\$374,062	\$388,655
Benefits and Charges		\$145,515	\$137,096
Board Expense		\$10,000	\$10,000
Subtotal		\$529,577	\$535,751
<u>Office Expenses</u>			
Rent		\$77,158	\$72,613
Telecommunications		\$42,500	\$35,000
Copying and Printing		\$20,000	\$20,000
Office Supplies		\$16,000	\$16,000
Postage		\$2,000	\$2,000
Equipment		\$22,000	\$25,000
Auto Expense		\$25,200	\$25,200
Subtotal		\$204,858	\$195,813
<u>Miscellaneous Expenses</u>			
Insurance		\$47,000	\$45,000
Accounting		\$32,000	\$36,000
Legal		\$75,000	\$75,000
Fees and Taxes [2]		\$40,000	\$100,000
Subtotal		\$194,000	\$256,000
<u>Contract Work</u>			
Contract Work, Public Education, and Publications [3]		\$42,500	\$42,500
Subtotal Administrative Costs		\$970,934	\$1,030,064
Contingency [4]	5%	\$48,547	\$103,006
Total Administrative Costs for 2015+		\$1,019,481	\$1,133,070

admin assumps

Source: TNBC FY 2015 proposed budget and 2014 model.

- [1] Figures shown here reflect estimates from the 2014 model, on which the current fee is based, not estimates of actual 2014 costs. They are included to provide a comparison of 2014 and 2015 model assumptions.
- [2] The 2015 amount is 40% of the total budgeted amount. The remaining 60% is assumed to be for the Endowment and Supplemental Endowment fund management fees (50% Endowment/ 10% Supplemental Endowment, as reflected in the cash flow tables).
- [3] Excludes: Land management contract amount, which is included in the O&M costs in **Table 7** and monitoring costs, which are included in **Table 13**.
- [4] Decreased contingency from 10 to 5 percent to reflect enhanced predictability of costs.

Table 15
NBHCP 2015 Fee Update
Estimated Supplemental Endowment Cost (2015 \$)

2015 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Item	Amount
200-Acre Reserve or Purchase of Final 200 Acres	
Total Cost per Acre	\$22,500
Acres	200
Total Estimated Acquisition Cost	\$4,500,000
Less Supplemental Endowment Fund Balance in 2014 <i>(excluding Changed Circum. portion)</i>	(\$1,590,813)
Total Remaining Cost	\$2,909,187
Remaining Development (acres)	10,425
Total Cost per Developed Acre	\$279
Total Cost per Habitat Acre	\$558
Changed Circumstance Contingency	
Total Cost per Habitat Acre	\$500
TOTAL COST PER HABITAT ACRE	\$1,058

se assumps

Source: The Natomas Basin Conservancy and EPS

Table 16
NBHCP 2015 Fee Update
Development Projections

2015 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Year	City of Sacramento	Metro Air Park	Sutter County	Total Acres	Adjustment for Acres with Prepaid Fees	Acres for Fee Calculations
Actual Acres						
1996	30.41			30.41		30.41
1997	104.90			104.90		104.90
1998	1,380.36			1,380.36		1,380.36
1999	1,466.45			1,466.45		1,466.45
2000	598.072			598.07		598.07
2001	242.60			242.60		242.60
2002	777.81			777.81		777.81
2003	[1] 925.22	116.75		1,041.97		1,041.97
2004	178.07			178.07	169.67	347.74
2005	848.06			848.06	(169.67)	678.39
2006	132.19			132.19		132.19
2007	103.15			103.15		103.15
2008	19.11			19.11		19.11
2009	21.08			21.08		21.08
2010	0.32			0.32		0.32
2011	[2]		50.00	50.00		50.00
2012	21.88		58.24	80.12		80.12
2013			0.05	0.05		0.05
2014				-		-
Subtotal	6,849.67	116.75	108.29	7,074.71	-	7,074.71
Projected Acres						
2015	5.00	50.00		55.00		55.00
2016	-	50.00		50.00		50.00
2017	100.00	100.00	50.00	250.00		250.00
2018	100.00	166.63	50.00	316.63		316.63
2019	100.00	166.63	362.94	629.56		629.56
2020	100.00	166.63	362.94	629.56		629.56
2021	100.00	166.63	362.94	629.56		629.56
2022	100.00	166.63	362.94	629.56		629.56
2023	100.00	166.63	362.94	629.56		629.56
2024	100.00	166.63	362.94	629.56		629.56
2025	100.00	166.63	362.94	629.56		629.56
2026	100.00	166.63	362.94	629.56		629.56
2027	100.00	166.63	362.94	629.56		629.56
2028	95.33		362.94	458.26		458.26
2029			362.94	362.94		362.94
2030			362.94	362.94		362.94
2031			362.94	362.94		362.94
2032			362.94	362.94		362.94
2033			362.94	362.94		362.94
2034			362.94	362.94		362.94
2035			362.94	362.94		362.94
2036			362.94	362.94		362.94
2037			362.94	362.94		362.94
2038			362.94	362.94		362.94
Subtotal	1,200.33	1,866.25	7,358.71	10,425.29	-	10,425.29
TOTAL	8,050.00	1,983.00	7,467.00	17,500.00	0.00	17,500.00

dev

[1] Excludes 200 acres of development required to pay supplemental habitat fees.

[2] Acres of development are for SYSCO project, which pre-paid fees in 2005.

Table 17
NBHCP 2015 Fee Update
Habitat Status

2015 Fee Update
 17,500 acres of development
 1/2 acre of mitigation land per gross acre of developed land
 25% marsh, 50% rice, 25% other

Habitat Properties	Year Acquired	Total Acres	Hunting Acres	2013 (end of year)				2014 (end of year)				2015 (end of year)				
				Rice [4]	Marsh	Other	Total	Rice [4]	Marsh	Other	Total	Rice [4]	Marsh	Other	Total	
Regular Mitigation																
Betts/Kismat/Silva	1999	338.7	338.7	0.0	192.5	146.1	338.7	0.0	192.5	146.1	338.7	0.0	192.5	146.1	338.7	
Lucich North [1]	1999	268.0	0.0	0.0	247.3	20.7	268.0	0.0	247.3	20.7	268.0	0.0	247.3	20.7	268.0	
Lucich South [1]	1999	351.9	0.0	315.9	16.5	19.5	351.9	315.9	16.5	19.5	351.9	315.9	16.5	19.5	351.9	
Bennett North	1999	226.7	226.7	151.9	74.2	0.5	226.7	151.9	74.2	0.5	226.7	151.9	74.2	0.5	226.7	
Bennett South [2]	1999	132.5	0.0	80.7	22.7	29.1	132.5	80.7	22.7	29.1	132.5	80.7	22.7	29.1	132.5	
Frazer	2000	92.6	92.6	0.0	68.4	24.2	92.6	0.0	68.4	24.2	92.6	0.0	68.4	24.2	92.6	
Souza [3]	2001	40.0	0.0	0.0	0.0	40.0	40.0	0.0	0.0	40.0	40.0	0.0	0.0	40.0	40.0	
Natomas Farms [3]	2001	55.3	0.0	0.0	51.7	3.6	55.3	0.0	51.7	3.6	55.3	0.0	51.7	3.6	55.3	
Sills	2002	436.4	218.2	416.4	0.0	20.0	436.4	416.4	0.0	20.0	436.4	416.4	0.0	20.0	436.4	
Cummings [3]	2002	66.8	0.0	0.0	41.0	25.8	66.8	0.0	41.0	25.8	66.8	0.0	41.0	25.8	66.8	
Alleghany [3]	2002	50.26	0.00	0.0	0.0	50.3	50.3	0.0	0.0	50.3	50.3	0.0	0.0	50.3	50.3	
Atkinson [2]	2003	199.2	0.0	49.4	0.0	149.8	199.2	49.4	0.0	149.8	199.2	49.4	0.0	149.8	199.2	
Ruby Ranch [2]	2003	91.1	0.0	91.1	0.0	0.0	91.1	91.1	0.0	0.0	91.1	91.1	0.0	0.0	91.1	
Huffman East	2003	116.7	0.0	116.7	0.0	0.0	116.7	116.7	0.0	0.0	116.7	116.7	0.0	0.0	116.7	
Tufts	2004	148.0	148.0	138.3	0.0	9.7	148.0	138.3	0.0	9.7	148.0	138.3	0.0	9.7	148.0	
Bolen North	2005	113.6	0.0	104.2	0.0	9.4	113.6	104.2	0.0	9.4	113.6	104.2	0.0	9.4	113.6	
Bolen South	2005	102.4	0.0	0.0	0.0	102.4	102.4	0.0	0.0	102.4	102.4	0.0	0.0	102.4	102.4	
Rosa East [2]	2005	106.3	0.0	0.0	0.0	106.3	106.3	0.0	0.0	106.3	106.3	0.0	0.0	106.3	106.3	
Rosa Central [2]	2005	100.0	0.0	0.0	0.0	100.0	100.0	0.0	0.0	100.0	100.0	0.0	0.0	100.0	100.0	
Vestal South	2005	95.0	0.0	95.0	0.0	0.0	95.0	95.0	0.0	0.0	95.0	95.0	0.0	0.0	95.0	
Nestor	2006	233.2	0.0	218.4	0.0	14.8	233.2	218.4	0.0	14.8	233.2	218.4	0.0	14.8	233.2	
Bolen West	2006	155.1	0.0	146.7	0.0	8.4	155.1	146.7	0.0	8.4	155.1	146.7	0.0	8.4	155.1	
Frazer South	2006	110.4	0.0	110.4	0.0	0.0	110.4	110.4	0.0	0.0	110.4	110.4	0.0	0.0	110.4	
Bianchi West	2006	110.2	0.0	110.2	0.0	0.0	110.2	110.2	0.0	0.0	110.2	110.2	0.0	0.0	110.2	
Elsie	2006	158.0	0.0	153.0	0.0	5.0	158.0	153.0	0.0	5.0	158.0	153.0	0.0	5.0	158.0	
Silva South	2012	29.1	0.0	29.1	0.0	0.0	29.1	29.1	0.0	0.0	29.1	29.1	0.0	0.0	29.1	
Easements																
Sills South-West Bor	2005	12.6	0.0	0.0	0.0	12.6	12.6	0.0	0.0	12.6	12.6	0.0	0.0	12.6	12.6	
Sills South-East Bord	2005	5.2	0.0	0.0	0.0	5.2	5.2	0.0	0.0	5.2	5.2	0.0	0.0	5.2	5.2	
Bianchi West	2006	3.5	0.0	0.0	0.0	3.5	3.5	0.0	0.0	3.5	3.5	0.0	0.0	3.5	3.5	
Subtotal		3,948.6	1,024.1	2,327.4	714.3	906.9	3,948.6	2,327.4	714.3	906.9	3,948.6	2,327.4	714.3	906.9	3,948.6	
			26%													
Supplemental Mitigation																
Huffman East	2003	19.0	0.0	0.0	0.0	19.0	19.0	0.0	0.0	19.0	19.0	0.0	0.0	19.0	19.0	
Huffman West	2003	157.8	0.0	0.0	0.0	157.8	157.8	0.0	0.0	157.8	157.8	0.0	0.0	157.8	157.8	
Easements																
RD1000 @ LUCS	2003	4.6	0.0	0.0	0.0	4.6	4.6	0.0	0.0	4.6	4.6	0.0	0.0	4.6	4.6	
RD1000 @ BENN	2003	1.1	0.0	0.0	0.0	1.1	1.1	0.0	0.0	1.1	1.1	0.0	0.0	1.1	1.1	
Subtotal		182.5	0.0	0.0	0.0	182.5	182.5	0.0	0.0	182.5	182.5	0.0	0.0	182.5	182.5	
TOTAL MITIGATION		4,131.1	1,024.1	2,327.4	714.3	1,089.4	4,131.1	2,327.4	714.3	1,089.4	4,131.1	2,327.4	714.3	1,089.4	4,131.1	

hab stat

- [1] Hunting lease assigned to seller of property for extended term as a condition of property sale.
- [2] Not hunted for safety reasons.
- [3] Hunting precluded by Sacramento County "No Shoot Zone" ordinance.
- [4] Fallowed rice is included in the rice column.

**Table 18
NBHCP 2015 Fee Update
TNBC 2015 Budget Proposal**

2014 Est. Amount	2015 Budget Amt	Line item	Notes on Budget Amount	Table in NBHCP Fee Update Model for 2016+	Source of 2014 Estimated Amount
I. Revenue					
-	\$151,532	Mitigation fees-Sacramento	Assumes 5 acres of development in the City for which NBHCP fees will be paid. The budgeted fee amount is calculated based on the proposed 2015 fee per acre.	Table 2: proposed fee per acre by fee component. Table 16: annual development projections.	September 2014 Statement of Activities
-	\$0	Mitigation fees-Sutter County	Assumes zero acres of development in Sutter County for which NBHCP fees will be paid. The budgeted fee amount is calculated based on the proposed 2015 fee per acre.	Table 2: proposed fee per acre by fee component. Table 16: annual development projections.	September 2014 Statement of Activities
-	\$1,515,317	Mitigation fees-Metro Air Park	Assumes 50 acres of development for Metro Air Park. The budgeted fee amount is calculated based on the proposed 2015 fee per acre.	Table 2: proposed fee per acre by fee component. Table 16: annual development projections.	September 2014 Statement of Activities
-	\$50,000	Mitigation Fees - Other	Additional one-time projects surface from time-to-time and this is a budgeted project placeholder. One such project could exceed this amount or no such funds could be received.	Table A-6: included in estimated annual fee revenue.	September 2014 Statement of Activities
\$13,563	\$40,000	Investment income-land acquisition fund	Interest is accrued on investment account balances. Interest fluctuates periodically, and the total investment income will vary depending on the date available funds are used for various expenditures as well as interest rate changes. For 2015, assumes 1.75% of prior year estimated fund ending balance.	Table A-4: estimated annual interest earnings	September 2014 Statement of Activities
\$12,848	\$110,000	Investment income-admin/o&m fund	Interest is accrued on investment account balances. Interest fluctuates periodically, and the total investment income will vary depending on the date available funds are used for various expenditures as well as interest rate changes. For 2015, assumes 1.75% of prior year estimated fund ending balance.	Table A-6: estimated annual interest earnings	September 2014 Statement of Activities

**Table 18
NBHCP 2015 Fee Update
TNBC 2015 Budget Proposal**

2014 Est. Amount	2015 Budget Amt	Line item	Notes on Budget Amount	Table in NBHCP Fee Update Model for 2016+	Source of 2014 Estimated Amount
\$17,848	\$30,000	Investment income-restoration and enhancement fund	Interest is accrued on investment account balances. Interest fluctuates periodically, and the total investment income will vary depending on the date available funds are used for various expenditures as well as interest rate changes. For 2015, assumes 1.75% of prior year estimated fund ending balance.	Table A-5: estimated annual interest earnings	September 2014 Statement of Activities
\$650,255	\$480,000	Investment income-endowment fund	Interest is accrued on investment account balances. Interest fluctuates periodically, and the total investment income will vary depending on the date available funds are used for various expenditures as well as interest rate changes. For 2015, assumes 3% of prior year estimated fund ending balance.	Table A-7: estimated annual interest earnings	September 2014 Statement of Activities; multiplied by 12/9 to include est. for Oct. - Dec.
\$105,109	\$80,000	Investment income-supplemental endowment fund	Interest is accrued on investment account balances. Interest fluctuates periodically, and the total investment income will vary depending on the date available funds are used for various expenditures as well as interest rate changes. For 2015, assumes 3% of prior year estimated fund ending balance.	Table A-8: estimated annual interest earnings	September 2014 Statement of Activities; multiplied by 12/9 to include est. for Oct. - Dec.
\$450,000	\$452,839	Farm rent	Projected cash rent for farms currently under contract. In future years, rice rent is based on the model assumptions of \$200 per acre on 90% of rice acres, and rent for other crops is based on \$50 per acre on 50% of upland acres.	Table 7: assumptions for years after 2015. Table A-6: estimated annual rice and upland acres.	TNBC estimate based on actual and projected revenue through 2014.
\$3,396	\$520,000	Miscellaneous income	Gross rent from residences, SAFCA contract payments, various reimbursements, and participation in the NCMWC groundwater exchange program.	Table 7: hunting revenue assumptions for years after 2015. Table A-6: estimated annual hunting acres.	September 2014 Statement of Activities
\$1,253,019	\$3,429,687	Total revenue			

**Table 18
NBHCP 2015 Fee Update
TNBC 2015 Budget Proposal**

2014 Est. Amount	2015 Budget Amt	Line item	Notes on Budget Amount	Table in NBHCP Fee Update Model for 2016+	Source of 2014 Estimated Amount
II. Expenditures					
Administration					
Administrative					
\$365,000	\$374,062	Staff	Estimate based on five staff members: Executive Director, Manager of Business and Accounting, Manager of Contracts and Compliance, Administrative Assistant and Field Services Assistant. (2.5% salary increase included.)	Table 14	TNBC estimate based on actual and projected costs through 2014.
\$137,096	\$145,515	Benefits and charges	Includes statutory wage payments, employment taxes (Social Security, Medicare, California Unemployment Insurance and Employment Training Tax) and benefits. Includes basic retirement plan and group health insurance plan (employer-sponsored high deductible health insurance plan with a health savings account net of employee contributions including dependant coverage of 50%; annual out-of-pocket maximum \$4,400 per individual/\$8,800 per family). The retirement plan, Simplified Employee Pension-Individual Retirement Account, involves no on-going liability to the Conservancy after employee separation and can be discontinued in any given year by action of the Board. Eligibility for participation in the plan at 13% of gross salary begins after completion of six months employment.	Table 14	TNBC estimate based on actual and projected costs through 2014.
\$6,133	\$10,000	Board expense	Includes \$100 per meeting fee; anticipates 10 Board members for entire year plus committee meetings. Includes small amount for miscellaneous Board expenses.	Table 14	September 2014 Statement of Activities; multiplied by 12/9 to include est. for Oct. - Dec.

Table 18
NBHCP 2015 Fee Update
TNBC 2015 Budget Proposal

2014 Est. Amount	2015 Budget Amt	Line item	Notes on Budget Amount	Table in NBHCP Fee Update Model for 2016+	Source of 2014 Estimated Amount
		Office expense			
\$75,313	\$77,158	Office Rent	Based on rental contract for basic office space at 2150 River Plaza Drive, Suite 460. Also, includes an additional \$3,000 for estimated Hines annual recovery expenses.	Table 14	Rental contract for basic office space at 2150 River Plaza Drive, Suite 460.
\$38,972	\$42,500	Telecommunications	Basic telecommunications service.	Table 14	September 2014 Statement of Activities; multiplied by 12/9 to include est. for Oct. - Dec.
\$19,185	\$20,000	Copying & printing	Oversize photocopying, surveys, aerial photos, associated printing, electronic media, archives and copies.	Table 14	September 2014 Statement of Activities; multiplied by 12/9 to include est. for Oct. - Dec.
\$15,299	\$16,000	Office supplies	Essential and common office supplies.	Table 14	September 2014 Statement of Activities; multiplied by 12/9 to include est. for Oct. - Dec.
\$827	\$2,000	Postage	General postage.	Table 14	September 2014 Statement of Activities; multiplied by 12/9 to include est. for Oct. - Dec.
\$16,211	\$22,000	Equipment	Basic office equipment and furniture.	Table 14	September 2014 Statement of Activities; multiplied by 12/9 to include est. for Oct. - Dec.
\$22,071	\$25,200	Vehicle expense	Vehicle allowance and mileage expenses for TNBC staff and Board as needed.	Table 14	September 2014 Statement of Activities; multiplied by 12/9 to include est. for Oct. - Dec.

**Table 18
NBHCP 2015 Fee Update
TNBC 2015 Budget Proposal**

2014 Est. Amount	2015 Budget Amt	Line item	Notes on Budget Amount	Table in NBHCP Fee Update Model for 2016+	Source of 2014 Estimated Amount
Miscellaneous expense					
\$45,676	\$47,000	Insurance	Basic business insurance for TNBC.	Table 14	September 2014 Statement of Activities; multiplied by 12/9 to include est. for Oct. - Dec.
\$31,615	\$32,000	Accounting	General accounting work and fiscal year-end audit.	Table 14	September 2014 Statement of Activities; multiplied by 12/9 to include est. for Oct. - Dec.
\$77,831	\$75,000	Legal	General legal work.	Table 14	September 2014 Statement of Activities; multiplied by 12/9 to include est. for Oct. - Dec.
\$30,393	\$40,000	Fees- Administration Fund	General corporation fees and investment management fees.	Table 14	September 2014 Statement of Activities; multiplied by 12/9 to include est. for Oct. - Dec.
\$40,940	\$50,000	Fees - Endowment Fund	General corporation fees and investment management fees.	Table A-7	September 2014 Statement of Activities; multiplied by 12/9 to include est. for Oct. - Dec.
\$6,731	\$10,000	Fees - Supp. Endowment Fund	General corporation fees and investment management fees.	Table A-8	September 2014 Statement of Activities; multiplied by 12/9 to include est. for Oct. - Dec.

**Table 18
NBHCP 2015 Fee Update
TNBC 2015 Budget Proposal**

2014 Est. Amount	2015 Budget Amt	Line item	Notes on Budget Amount	Table in NBHCP Fee Update Model for 2016+	Source of 2014 Estimated Amount
		Contract work, monitoring, and contingency			
\$36,079	\$42,500	Contract work, public education and publications	Similar to last year's budget, and includes general contract work, public education, and publications. Includes \$20,000 for the Ag Water Waiver program instituted by regional and state water regulatory agencies.	Table 14	September 2014 Statement of Activities; multiplied by 12/9 to include est. for Oct. - Dec.
\$0	\$48,547	Contingency	5% contingency on above administrative expense items (excluding endowment and supplemental endowment fees).	Table 14	
\$379,548	\$400,000	Land Management	Estimate of land management labor costs based on 2014 total estimated costs.	Table 7	September 2014 Statement of Activities; multiplied by 12/9 to include est. for Oct. - Dec.
\$298,196	\$298,196	Biological monitoring	2015 contract amount with ICF International plus connectivity and adaptive management. Pertains exclusively to biological monitoring as required by the 2003 NBHCP. Amount may change based on completion and implementation of the Biological Effectiveness Monitoring Program.	Table 13	2014 contract amount with ICF International plus connectivity and adaptive management.
\$50,000	\$150,000	SSMP Preparation and Revision	Estimated amount by TNBC for SSMP revision. In future years, subject to model assumptions.	Table 7: estimated cost per acquired acre.	TNBC estimate
		Mitigation land			
-	-	Mitigation land	For 2015, there are no mitigation land purchase requirements. Most land acquisition is covered by the "dedication" requirement, so there will be no direct outlay of cash proposed. Even if the dedication is not required, because the Conservancy has 12 months to mitigate fee-paid land, there is a good deal of fungibility.	Table 5: estimated cost per acre. Table A-4: estimated annual acres acquired.	September 2014 Statement of Activities

**Table 18
NBHCP 2015 Fee Update
TNBC 2015 Budget Proposal**

2014 Est. Amount	2015 Budget Amt	Line item	Notes on Budget Amount	Table in NBHCP Fee Update Model for 2016+	Source of 2014 Estimated Amount
-	-	Loan repayment			
		Loan repayment	The Conservancy borrows from time-to-time on its line of credit with the City of Sacramento. No outstanding indebtedness exists at the end of 2013 so no loan repayments are forecast for 2014. When repayments are made, they are made at a rate of 75 percent of non-Endowment Fund fee income.		September 2014 Statement of Activities
		Operations			
\$207,949	\$214,085	Property taxes	This estimate is based on the 2014/15 tax bill for general property taxes and other levies and includes a 3% increase for the second half of 2015. This figure also includes the amount assessed for the Sutter County Williamson Act reductions but excludes RD 1000.	Table 11	Property taxes paid in 2014 plus one-half of taxes on 2014/15 property tax bill.
\$414,897	\$446,139	Water -- RD 1000 and NCMWC	For RD 1000, the actual 2014/2015 assessment was used to estimate the 2015 costs. No increase was assumed for the second half of 2014. The Natomas Mutual Water Company's assessment rate for 2015 is projected based on a rate \$10.50 per acre-foot plus estimates of water tolls. Includes farmer reimbursements. Most rice and upland farmers reimburse TNBC for 50% of costs, but only up to \$65 per acre.	Table 8: NCMWC estimated cost per acre. Table 12: RD-1000 estimated cost per acre. Table A-6: estimated annual acres including supplemental mitigation.	RD-1000: Amount paid in 2014 plus one-half of amount on 2014/15 property tax bill. NCMWC: TNBC estimate based on actual and projected costs through 2014.
\$622,000	\$378,000	Property maintenance	General property maintenance items, including fences, signs, road maintenance, weed control, security and general repairs. This also includes selected field leveling. No channel clearing projects are scheduled for 2015. Also includes electricity costs for lights and irrigation pumps on various Conservancy properties.	Table 9: estimated operations and maint. cost per acre. Table 10: estimated fixed asset reserve costs per acre. Table A-6: estimated annual acres including supplemental mitigation.	September 2014 Statement of Activities; multiplied by 12/9 to include est. for Oct. - Dec.
\$2,937,962	\$2,965,902	Subtotal			

**Table 18
NBHCP 2015 Fee Update
TNBC 2015 Budget Proposal**

2014 Est. Amount	2015 Budget Amt	Line item	Notes on Budget Amount	Table in NBHCP Fee Update Model for 2016+	Source of 2014 Estimated Amount
-	-	Restoration and enhancement	There is no planned restoration and enhancement in 2015.	Table 6: estimated costs per acre Table A-5: estimated annual restoration and enhancement acres.	September 2014 Statement of Activities
\$2,937,962	\$2,965,902	Total expenses			
III. SAFCA NLIP Adjustments [1]					
\$3,649	\$20,000	Investment Income	Interest is accrued on investment account balances. Interest fluctuates periodically, and the total investment income will vary depending on the date available funds are used for various expenditures as well as interest rate changes. For 2015, assumes 2% of prior year estimated fund ending balance.		September 2014 Statement of Activities
\$343,560	\$69,160	SAFCA Contract	Non-HCP Income - SAFCA NLIP Contract Payment		TNBC estimate based on actual and projected revenue through 2014.
(\$323,560)	(\$53,000)	SAFCA Expenses	Non-HCP Expenses for SAFCA NLIP Management		TNBC estimate based on actual and projected costs through 2014.
\$23,649	\$36,160	Total SAFCA Adjustments			

budget

[1] SAFCA NLIP Adjustments do not factor into the NBHCP fee update.



APPENDIX A: NBHCP Cash Flow Analysis

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**Table A-1
NBHCP 2015 Fee Update
Cash Flow Summary (2014 \$)
Land Acquisition, Supplemental Endowment, and
Restoration and Enhancement Funds**

2015 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Assumes:
0.0% Inflation
3.0% Interest Rate

Item	TOTAL 1996 - 2053	1996	2000	2005	2015	2025	2035	2045	2053
LAND ACQUISITION									
Beginning Balance	\$0	\$0	\$750,754	\$418,988	\$2,547,144	\$9,526,194	\$12,802,408	\$0	\$0
Less Land Costs	(\$139,263,667)	\$0	(\$1,475,112)	(\$220,786)	\$0	(\$7,554,730)	(\$4,355,228)	\$0	\$0
Plus LA Fee Revenue	\$155,565,164	\$55,641	\$1,220,119	\$978,259	\$660,000	\$7,554,730	\$4,355,228	\$0	\$0
Plus Interest Earnings	\$8,096,925	\$0	\$67,352	\$23,751	\$40,000	\$285,786	\$384,072	\$0	\$0
Transfers To/From Other Funds	(\$27,127,792)	\$0	\$0	\$100,414	\$0	\$0	\$0	\$0	\$0
Plus Adjustment (to balance to 2000 end bal)	\$203,379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Designated Amount	\$0	\$0	\$0	(\$863,462)	\$0	\$0	\$0	\$0	\$0
Land Trade Proceeds and Legal Settlement	\$2,525,991	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance (1)	\$0	\$55,641	\$563,113	\$437,164	\$3,247,144	\$9,811,980	\$13,186,480	\$0	\$0
SUPPLEMENTAL ENDOWMENT									
Beginning Balance	\$0	\$0	\$0	\$558,090	\$1,590,813	\$3,388,666	\$5,914,806	\$0	\$0
Less Changed Circumstance Fund Amount	(\$3,702,799)	\$0	\$0	(\$201,692)	(\$45,820)	(\$157,390)	(\$90,734)	\$0	\$0
Plus Supplemental Endowment Fee Revenue	\$7,073,504	\$0	\$0	\$361,478	\$29,095	\$333,038	\$191,993	\$0	\$0
Plus Interest Earnings	\$3,997,909	\$0	\$0	\$81,658	\$80,000	\$101,660	\$177,444	\$0	\$0
Less Fees and Taxes	(\$329,654)	\$0	\$0	(\$14,981)	(\$10,000)	(\$10,000)	(\$10,000)	\$0	\$0
Less Transfers	(\$7,038,960)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$0	\$0	\$784,553	\$1,644,088	\$3,655,974	\$6,183,509	\$0	\$0
Changed Circumstance Fund Balance [2]	\$8,977,591	\$0	\$0	\$563,082	\$1,110,226	\$2,890,882	\$5,125,987	\$7,157,190	\$8,977,591
RESTORATION AND ENHANCEMENTS									
Beginning Balance	\$0	\$0	\$592,246	(\$20,841)	\$1,719,646	\$622,460	\$1,462,574	\$0	\$0
Less Restoration/Enh. Costs	(\$17,493,232)	\$0	\$0	(\$40,344)	\$0	(\$735,799)	(\$424,181)	\$0	\$0
Plus R&E Fee Revenue	\$16,135,647	\$4,257	\$132,758	\$643,751	\$70,785	\$736,665	\$424,680	\$0	\$0
Plus Contingency Fee Revenue	\$1,213,455	\$0	\$0	\$0	\$0	\$73,667	\$42,468	\$0	\$0
Transfers To/From Other Funds	(\$805,597)	\$0	\$0	(\$110,899)	\$0	\$0	\$0	\$0	\$0
Plus Interest Earnings	\$1,110,440	\$0	\$17,767	\$9,944	\$30,000	\$18,674	\$43,877	\$0	\$0
Plus adjustment (to balance to 2000 end bal)	(\$160,713)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$4,257	\$742,771	\$481,611	\$1,820,431	\$715,666	\$1,549,418	\$0	\$0

cf sum1

[1] Balance if contingency fee revenue is not required.

[2] Balance if there is no drawdown on the supplemental endowment fund for changed circumstances.

**Table A-2
NBHCP 2015 Fee Update
Cash Flow Summary (2014 \$)
Administration/Operations and Maintenance Fund,
Endowment Fund, and Ending Balances Summary for All Funds**

2015 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Assumes:
0.0% Inflation
3.0% Interest Rate

Item	TOTAL 1996 - 2053	1996	2000	2005	2015	2025	2035	2045	2053
ADMINISTRATION/OPERATIONS AND MAINTENANCE									
Beginning Balance		\$0	\$1,154,631	\$3,443,813	\$4,946,014	\$24,906,828	\$35,912,943	\$4,115,135	\$133,831
Less O&M Costs	(\$248,637,897)	\$0	(\$388,815)	(\$1,890,845)	(\$2,905,902)	(\$4,733,468)	(\$6,463,145)	(\$6,653,748)	(\$6,653,748)
Plus Admin/O&M Fee Revenue	\$125,704,516	\$4,561	\$474,774	\$3,781,296	\$616,848	\$6,488,464	\$3,740,537	\$0	\$0
Plus Rice, Other Crop, and Hunting Revenues	\$42,759,451	\$0	\$0	\$223,860	\$452,839	\$820,525	\$0	\$1,142,063	\$1,142,063
Plus Interest Earnings/Misc. Income	\$28,465,473	\$0	\$34,639	\$112,700	\$630,000	\$760,123	\$1,094,565	\$141,319	\$21,880
Subtotal Revenues	\$196,929,440	\$4,561	\$509,413	\$4,117,856	\$1,699,687	\$8,069,112	\$4,835,101	\$1,283,382	\$1,163,943
Transfers To/From Other Funds	\$6,260,475	\$0	\$0	\$10,485	\$0	\$0	\$0	\$0	\$0
Plus Adjustment (to balance to 2000 end bal)	\$274,310	\$0	\$274,310	\$0	\$0	\$0	\$0	\$0	\$0
Less Designated Amount	(\$133,831)	\$0	\$0	(\$267,256)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)	(\$133,831)
Drawdown on Endowment Fund	\$45,307,503	\$0	\$0	\$0	\$0	\$0	\$0	\$1,389,062	\$5,489,805
Subtotal of Fund Transfers and Adjustment	\$51,708,457	\$0	\$274,310	(\$256,771)	(\$133,831)	(\$133,831)	(\$133,831)	\$1,255,231	\$5,355,974
Ending Balance	\$0	\$4,561	\$1,549,539	\$5,414,053	\$3,605,969	\$28,108,641	\$34,151,069	\$0	\$0
ENDOWMENT									
Beginning Balance	\$0	\$0	\$323,846	\$5,803,065	\$16,133,950	\$51,361,898	\$101,154,085	\$180,678,866	\$184,660,170
Less Drawdown on Endowment Fund	(\$45,307,503)	\$0	\$0	\$0	\$0	\$0	\$0	(\$1,389,062)	(\$5,489,805)
Less Expenses	(\$2,554,811)			(\$92,534)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
Plus Endowment Fee Revenue	\$73,947,509	\$2,280	\$113,645	\$1,964,462	\$340,120	\$3,893,204	\$2,244,394	\$0	\$0
Plus Interest Earnings	\$129,987,222	\$0	\$26,490	\$473,588	\$480,000	\$1,540,857	\$3,034,623	\$5,420,366	\$5,539,805
Plus Transfers	\$28,556,225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plus Adjustment and Other Revenue	\$31,529	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$184,660,170	\$2,280	\$463,981	\$8,148,581	\$16,904,070	\$56,745,959	\$106,383,101	\$184,660,170	\$184,660,170
SUMMARY OF FUND ENDING BALANCES									
Land Acquisition	\$0	\$55,641	\$563,113	\$437,164	\$3,247,144	\$9,811,980	\$13,186,480	\$0	\$0
Supplemental Endowment [1]	\$0	\$0	\$0	\$784,553	\$1,644,088	\$3,655,974	\$6,183,509	\$0	\$0
Changed Circumstance	\$8,977,591	\$0	\$0	\$563,082	\$1,110,226	\$2,890,882	\$5,125,987	\$7,157,190	\$8,977,591
Restoration and Enhancements	\$0	\$4,257	\$742,771	\$481,611	\$1,820,431	\$715,666	\$1,549,418	\$0	\$0
Operations and Maintenance	\$0	\$4,561	\$1,549,539	\$5,414,053	\$3,605,969	\$28,108,641	\$34,151,069	\$0	\$0
Endowment	\$184,660,170	\$2,280	\$463,981	\$8,148,581	\$16,904,070	\$56,745,959	\$106,383,101	\$184,660,170	\$184,660,170
COMBINED FUNDS ENDING BALANCE	\$193,637,761	\$66,739	\$3,319,404	\$15,829,044	\$28,331,928	\$101,929,102	\$166,579,565	\$191,817,360	\$193,637,761

cf sum2

[1] Excludes changed circumstance fund amount.

Table A-3
NBHCP 2015 Fee Update
Land Development and Habitat Acquisition

Item	9 2004	10 2005	11 2006	12 2007	13 2008	14 2009	15 2010	16 2011	17 2012	18 2013	19 2014
Annual Developed Acreage	178.1	848.1	132.2	103.2	19.1	21.1	0.3	50.0	80.1	0.0	0.0
Cumulative Developed Acreage	5,820.6	6,668.7	6,800.9	6,904.0	6,923.1	6,944.2	6,944.5	6,994.5	7,074.7	7,074.7	7,074.7
Annual Mitigation Requirement	89.0	424.0	66.1	51.6	9.6	10.5	0.2	25.0	40.1	0.0	0.0
Cumulative Mitigation	2,910.3	3,334.3	3,400.4	3,452.0	3,461.6	3,472.1	3,472.3	3,497.3	3,537.3	3,537.4	3,537.4
<i>(Beginning in 2003, 200 surplus acres needed)</i>											
Habitat Acquired [1]	148.0	395.9	211.7	0.0	0.0	(6.6)	(41.3)	0.0	29.1	0.0	0.0
Cumulative Habitat Acreage	3,359.8	3,755.7	3,967.3	3,967.3	3,967.3	3,960.8	3,919.5	3,919.5	3,948.6	3,948.6	3,948.6
Surplus/Shortfall Acquisition	449.5	421.3	566.9	515.3	505.8	488.6	447.2	422.2	411.3	411.2	411.2
Land Acquisition											
Out-of-Basin Lands	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
In-Basin Lands	148.0	395.9	211.7	0.0	0.0	(6.6)	-41.3	0.0	29.1	0.0	0.0
Initial Use of Acquired Land											
Marsh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rice	76.7	296.9	154.4	0.1	-0.4	0.0	0.3	0.0	29.1	0.0	0.0
Other	25.6	99.0	51.5	0.0	-0.1	(6.1)	0.1	0.0	0.0	0.0	0.0
Subtotal	102.3	395.9	205.9	0.1	-0.5	(6.1)	0.4	0.0	29.1	0.0	0.0
Conversion of Acres [2]											
Marsh	0.0	40.0	61.1	-5.4	1.0	0.0	0.0	0.0	0.0	0.0	0.0
Rice	61.3	-339.3	138.9	-110.5	254.9	0.0	-244.9	97.0	153.0	0.0	0.0
Other	-61.3	299.3	-200.1	115.8	-255.9	0.0	244.9	-97.0	-153.0	0.0	0.0
Subtotal	0.0										
Cumulative Acreage											
Marsh	617.5	657.5	718.7	713.3	714.3	714.3	714.3	714.3	714.3	714.3	714.3
Rice	1,897.8	1,855.4	2,148.8	2,038.4	2,292.9	2,292.9	2,048.3	2,145.2	2,327.4	2,327.4	2,327.4
Other	808.4	1,206.7	1,058.1	1,174.0	918.0	911.9	1,156.9	1,059.9	906.9	906.9	906.9
Subtotal	3,323.8	3,719.7	3,925.6	3,925.7	3,925.2	3,919.1	3,919.5	3,919.5	3,948.6	3,948.6	3,948.6
Cumulative Acreage Percent											
Marsh	19%	18%	18%	18%	18%	18%	18%	18%	18%	18%	18%
Rice	57%	50%	55%	52%	58%	59%	52%	55%	59%	59%	59%
Other	24%	32%	27%	30%	23%	23%	30%	27%	23%	23%	23%
Subtotal											
Hunting											
Hunting Acreage as Percentage of Total [3]	33%	27%	26%	26%	26%	26%	26%	26%	26%	26%	20%
Hunting Acreage	1,092.0	1,023.9	1,023.9	1,023.9	1,023.9	1,023.7	1,023.7	1,023.7	1,024.1	1,024.1	789.7

Table A-3
NBHCP 2015 Fee Update
Land Development and Habitat Acquisition

Item	20 2015	21 2016	22 2017	23 2018	24 2019	25 2020	26 2021	27 2022	28 2023	29 2024	30 2025	31 2026
Annual Developed Acreage	55.0	50.0	250.0	316.6	629.6	629.6	629.6	629.6	629.6	629.6	629.6	629.6
Cumulative Developed Acreage	7,129.7	7,179.7	7,429.7	7,746.3	8,375.9	9,005.5	9,635.0	10,264.6	10,894.1	11,523.7	12,153.3	12,782.8
Annual Mitigation Requirement	27.5	25.0	125.0	158.3	314.8	314.8	314.8	314.8	314.8	314.8	314.8	314.8
Cumulative Mitigation	3,564.9	3,589.9	3,714.9	3,873.2	4,187.9	4,502.7	4,817.5	5,132.3	5,447.1	5,761.8	6,076.6	6,391.4
<i>(Beginning in 2003, 200 surplus acres needed)</i>												
Habitat Acquired [1]	0.0	0.0	75.0	125.0	239.3	314.8	314.8	314.8	314.8	314.8	314.8	314.8
Cumulative Habitat Acreage	3,948.6	3,948.6	4,023.6	4,148.6	4,387.9	4,702.7	5,017.5	5,332.3	5,647.1	5,961.8	6,276.6	6,591.4
Surplus/Shortfall Acquisition	383.7	358.7	308.7	275.4	200.0	200.0	200.0	200.0	200.0	200.0	200.0	200.0
Land Acquisition												
Out-of-Basin Lands	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
In-Basin Lands	0.0	0.0	75.0	125.0	239.3	314.8	314.8	314.8	314.8	314.8	314.8	314.8
Initial Use of Acquired Land												
Marsh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rice	0.0	0.0	56.3	93.8	179.5	236.1	236.1	236.1	236.1	236.1	236.1	236.1
Other	0.0	0.0	18.8	31.3	59.8	78.7	78.7	78.7	78.7	78.7	78.7	78.7
Subtotal	0.0	0.0	75.0	125.0	239.3	314.8						
Conversion of Acres [2]												
Marsh	0.0	0.0	87.0	99.5	128.0	146.9	78.7	78.7	78.7	78.7	78.7	78.7
Rice	0.0	0.0	-107.0	-119.5	-148.1	-167.0	-78.7	-78.7	-78.7	-78.7	-78.7	-78.7
Other	0.0	0.0	20.1	20.1	20.1	20.1	0.0	0.0	0.0	0.0	0.0	0.0
Subtotal	0.0											
Cumulative Acreage												
Marsh	714.3	714.3	801.3	900.7	1,028.8	1,175.7	1,254.4	1,333.1	1,411.8	1,490.5	1,569.2	1,647.9
Rice	2,327.4	2,327.4	2,276.6	2,250.8	2,282.2	2,351.4	2,508.8	2,666.1	2,823.5	2,980.9	3,138.3	3,295.7
Other	906.9	906.9	945.7	997.0	1,076.9	1,175.7	1,254.4	1,333.1	1,411.8	1,490.5	1,569.2	1,647.9
Subtotal	3,948.6	3,948.6	4,023.6	4,148.6	4,387.9	4,702.7	5,017.5	5,332.3	5,647.1	5,961.8	6,276.6	6,591.4
Cumulative Acreage Percent												
Marsh	18%	18%	20%	22%	23%	25%	25%	25%	25%	25%	25%	25%
Rice	59%	59%	57%	54%	52%	50%	50%	50%	50%	50%	50%	50%
Other	23%	23%	24%	24%	25%	25%	25%	25%	25%	25%	25%	25%
Subtotal												
Hunting												
Hunting Acreage as Percentage of Total [3]	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Hunting Acreage	789.7	789.7	804.7	829.7	877.6	940.5	1,003.5	1,066.5	1,129.4	1,192.4	1,255.3	1,318.3

Table A-3
NBHCP 2015 Fee Update
Land Development and Habitat Acquisition

Item	32 2027	33 2028	34 2029	35 2030	36 2031	37 2032	38 2033	39 2034	40 2035	41 2036	42 2037	43 2038
Annual Developed Acreage	629.6	458.3	362.9	362.9	362.9	362.9	362.9	362.9	362.9	362.9	362.9	362.9
Cumulative Developed Acreage	13,412.4	13,870.6	14,233.6	14,596.5	14,959.5	15,322.4	15,685.3	16,048.3	16,411.2	16,774.1	17,137.1	17,500.0
Annual Mitigation Requirement	314.8	229.1	181.5	181.5	181.5	181.5	181.5	181.5	181.5	181.5	181.5	181.5
Cumulative Mitigation <i>(Beginning in 2003, 200 surplus acres needed)</i>	6,706.2	6,935.3	7,116.8	7,298.3	7,479.7	7,661.2	7,842.7	8,024.1	8,205.6	8,387.1	8,568.5	8,750.0
Habitat Acquired [1]	314.8	229.1	181.5	181.5	181.5	181.5	181.5	181.5	181.5	181.5	162.9	0.0
Cumulative Habitat Acreage	6,906.2	7,135.3	7,316.8	7,498.3	7,679.7	7,861.2	8,042.7	8,224.1	8,405.6	8,587.1	8,750.0	8,750.0
Surplus/Shortfall Acquisition	200.0	200.0	200.0	200.0	200.0	200.0	200.0	200.0	200.0	200.0	181.5	0.0
Land Acquisition												
Out-of-Basin Lands	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
In-Basin Lands	314.8	229.1	181.5	181.5	181.5	181.5	181.5	181.5	181.5	181.5	162.9	0.0
Initial Use of Acquired Land												
Marsh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rice	236.1	171.8	136.1	136.1	136.1	136.1	136.1	136.1	136.1	136.1	122.2	0.0
Other	78.7	57.3	45.4	45.4	45.4	45.4	45.4	45.4	45.4	45.4	40.7	0.0
Subtotal	314.8	229.1	181.5	162.9	0.0							
Conversion of Acres [2]												
Marsh	78.7	57.3	45.4	45.4	45.4	45.4	45.4	45.4	45.4	45.4	40.7	0.0
Rice	-78.7	-57.3	-45.4	-45.4	-45.4	-45.4	-45.4	-45.4	-45.4	-45.4	-40.7	0.0
Other	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Subtotal	0.0											
Cumulative Acreage												
Marsh	1,726.5	1,783.8	1,829.2	1,874.6	1,919.9	1,965.3	2,010.7	2,056.0	2,101.4	2,146.8	2,187.5	2,187.5
Rice	3,453.1	3,567.7	3,658.4	3,749.1	3,839.9	3,930.6	4,021.3	4,112.1	4,202.8	4,293.5	4,375.0	4,375.0
Other	1,726.5	1,783.8	1,829.2	1,874.6	1,919.9	1,965.3	2,010.7	2,056.0	2,101.4	2,146.8	2,187.5	2,187.5
Subtotal	6,906.2	7,135.3	7,316.8	7,498.3	7,679.7	7,861.2	8,042.7	8,224.1	8,405.6	8,587.1	8,750.0	8,750.0
Cumulative Acreage Percent												
Marsh	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
Rice	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Other	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
Subtotal												
Hunting												
Hunting Acreage as Percentage of Total [3]	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Hunting Acreage	1,381.2	1,427.1	1,463.4	1,499.7	1,535.9	1,572.2	1,608.5	1,644.8	1,681.1	1,717.4	1,750.0	1,750.0

land conv

**Table A-4
NBHCP 2015 Fee Update
Land Acquisition Cash Flow**

2015 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Assumes:
0.0% Inflation
3.0% Interest Rate

Item	<i>Assumptions (for years 2016+)</i>	TOTAL 1996 - 2053	1 1996	2 1997	3 1998	4 1999	5 2000	6 2001
Developed Acres								
Annual Developed Acreage		17,500	30.4	104.9	1,380.4	1,466.5	598.1	242.6
Adjustment for Acres with Prepaid Fees		0						
Annual Developed Acreage for Fee Calculation		17,500	30.4	104.9	1,380.4	1,466.5	598.1	242.6
<i>Cumulative Acres Developed</i>			30.4	135.3	1,515.7	2,982.1	3,580.2	3,822.8
Mitigation Lands								
Out-of-Basin Lands		0	0.0	0.0	0.0	0.0	0.0	0.0
In-Basin Lands		8,550	0.0	0.0	0.0	1,317.7	334.0	136.6
200-Acre Preserve (In-Basin)		200						
Subtotal		8,750	0.0	0.0	0.0	1,317.7	334.0	136.6
<i>Cumulative Acres Acquired</i>						1,317.7	1,651.7	1,788.2
CASH FLOW								
Beginning Balance			\$0	\$55,641	\$247,608	\$2,773,665	\$750,754	\$563,113
Revenues								
LA Fee Revenue - Land	\$11,250 per dev acre	\$147,719,153	\$55,641	\$191,966	\$2,526,057	\$2,698,708	\$1,220,119	\$3,131,119
LA Fee Revenue - Transaction	\$375 per dev acre	\$3,936,526						
LA Fee Revenue - Contingency	\$375 per dev acre	\$3,909,485						
Land Trade/Sale Proceeds		\$2,463,924						
Legal Settlement		\$62,067						
Interest Earnings	3% of beg. balance	\$8,096,925	\$0	\$0	\$0	\$0	\$67,352	\$66,951
Total Revenues		\$166,188,080	\$55,641	\$191,966	\$2,526,057	\$2,698,708	\$1,287,471	\$3,198,070
Costs								
Land Cost	\$22,500 per habitat acre	(\$131,513,937)	\$0	\$0	\$0	(\$4,759,525)	(\$1,475,112)	(\$1,535,905)
Transaction and Contingency Costs	\$1,500 per habitat acre	(\$7,749,730)	\$0	\$0	\$0	(\$165,474)	\$0	\$0
Total Expenditures		(\$139,263,667)	\$0	\$0	\$0	(\$4,924,998)	(\$1,475,112)	(\$1,535,905)
Transfers/Adjustments								
Transfer to/from O&M		(\$7,005,640)	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from R&E		(\$899,586)	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment		(\$19,222,566)	\$0	\$0	\$0	\$0	\$0	\$0
Adjustment (to bal. to end bal)		\$203,379	\$0	\$0	\$0	\$203,379	\$0	\$0
Total Transfers/Adjustments		(\$26,924,413)	\$0	\$0	\$0	\$203,379	\$0	\$0
Ending Balance [1]		\$0	\$55,641	\$247,608	\$2,773,665	\$750,754	\$563,113	\$2,225,278
Undesignated		\$0	\$55,641	\$247,608	\$2,773,665	\$750,754	\$563,113	\$2,225,278
Designated		\$0	\$0	\$0	\$0	\$0	\$0	\$0

[1] The fund balance is transferred to the endowment fund after development ends.

**Table A-4
NBHCP 2015 Fee Update
Land Acquisition Cash Flow**

Item	7 2002	8 2003	9 2004	10 2005	11 2006	12 2007	13 2008	14 2009	15 2010
Developed Acres									
Annual Developed Acreage	777.8	1,042.0	178.1	848.1	132.2	103.2	19.1	21.1	0.3
Adjustment for Acres with Prepaid Fees			169.7	(169.7)					
Annual Developed Acreage for Fee Calculation	777.8	1,042.0	347.7	678.4	132.2	103.2	19.1	21.1	0.3
<i>Cumulative Acres Developed</i>	<i>4,600.6</i>	<i>5,642.6</i>	<i>5,820.6</i>	<i>6,668.7</i>	<i>6,800.9</i>	<i>6,904.0</i>	<i>6,923.1</i>	<i>6,944.2</i>	<i>6,944.5</i>
Mitigation Lands									
Out-of-Basin Lands	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
In-Basin Lands	810.0	413.6	148.0	395.9	211.7	0.0	0.0	-6.6	-41.3
200-Acre Preserve (In-Basin)	200.0								
Subtotal	1,010.0	413.6	148.0	395.9	211.7	0.0	0.0	-6.6	-41.3
<i>Cumulative Acres Acquired</i>	<i>2,798.2</i>	<i>3,211.8</i>	<i>3,359.8</i>	<i>3,755.7</i>	<i>3,967.3</i>	<i>3,967.3</i>	<i>3,967.3</i>	<i>3,960.8</i>	<i>3,919.5</i>
CASH FLOW									
Beginning Balance	\$2,225,278	\$1,775	\$80,655	\$418,988	\$1,300,626	\$2,943,551	\$5,364,276	\$5,957,571	\$7,519,534
Revenues									
LA Fee Revenue - Land	\$2,557,628	\$9,013,687	\$465,549	\$956,202	\$3,129,303	\$2,188,925	\$392,570	\$450,333	\$35,970
LA Fee Revenue - Transaction				\$22,057	\$4,984	\$0	\$0	\$0	\$0
LA Fee Revenue - Contingency						\$0	\$0	\$0	\$0
Land Trade/Sale Proceeds					\$155,844	\$0	\$0	\$1,039,920	\$0
Legal Settlement						\$62,067	\$0	\$0	\$0
Interest Earnings	\$11,451	\$59,159	\$4,015	\$23,751	\$127,921	\$187,655	\$222,557	\$159,911	\$140,123
Total Revenues	\$2,569,079	\$9,072,846	\$469,564	\$1,002,010	\$3,418,052	\$2,438,647	\$615,127	\$1,650,164	\$176,093
Costs									
Land Cost	(\$8,854,102)	(\$6,362,501)	\$0	(\$170,214)	(\$325,146)	\$0	\$0	\$0	\$0
Transaction and Contingency Costs	\$0	(\$49,465)	(\$81,231)	(\$50,572)	(\$20,461)	(\$17,922)	(\$21,832)	(\$88,201)	\$0
Total Expenditures	(\$8,854,102)	(\$6,411,966)	(\$81,231)	(\$220,786)	(\$345,607)	(\$17,922)	(\$21,832)	(\$88,201)	\$0
Transfers/Adjustments									
Transfer to/from O&M	\$3,908,020	(\$2,428,500)	(\$50,000)	\$0	(\$1,429,520)	\$0	\$0	\$0	\$0
Transfer to/from R&E	\$153,500	(\$153,500)	\$0	\$100,414	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Adjustment (to bal. to end bal)	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	4061520	(\$2,582,000)	(\$50,000)	\$100,414	(\$1,429,520)	\$0	\$0	\$0	\$0
Ending Balance [1]									
Undesignated	\$1,775	\$80,655	\$418,988	\$1,300,626	\$2,943,551	\$5,364,276	\$5,957,571	\$7,519,534	\$7,695,627
Designated	\$0	\$0	\$0	\$863,462	\$0	\$0	\$0	\$0	\$0

**Table A-4
NBHCP 2015 Fee Update
Land Acquisition Cash Flow**

Item	16 2011	17 2012	18 2013	19 2014	20 2015	21 2016	22 2017	23 2018	24 2019
Developed Acres									
Annual Developed Acreage	50.0	80.1	0.0	0.0	55.0	50.0	250.0	316.6	629.6
Adjustment for Acres with Prepaid Fees									
Annual Developed Acreage for Fee Calculation	50.0	80.1	0.0	0.0	55.0	50.0	250.0	316.6	629.6
<i>Cumulative Acres Developed</i>	<i>6,994.5</i>	<i>7,074.7</i>	<i>7,074.7</i>	<i>7,074.7</i>	<i>7,129.7</i>	<i>7,179.7</i>	<i>7,429.7</i>	<i>7,746.3</i>	<i>8,375.9</i>
Mitigation Lands									
Out-of-Basin Lands	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
In-Basin Lands	0.0	29.1	0.0	0.0	0.0	0.0	75.0	125.0	239.3
200-Acre Preserve (In-Basin)									
Subtotal	0.0	29.1	0.0	0.0	0.0	0.0	75.0	125.0	239.3
<i>Cumulative Acres Acquired</i>	<i>3,919.5</i>	<i>3,948.6</i>	<i>3,948.6</i>	<i>3,948.6</i>	<i>3,948.6</i>	<i>3,948.6</i>	<i>4,023.6</i>	<i>4,148.6</i>	<i>4,387.9</i>
CASH FLOW									
Beginning Balance	\$7,695,627	\$9,135,400	\$2,513,603	\$2,533,581	\$2,547,144	\$3,247,144	\$3,944,558	\$5,262,895	\$6,220,283
Revenues									
LA Fee Revenue - Land	\$125,000	\$1,295,393	\$436	\$0	\$618,750	\$562,500	\$2,812,500	\$3,562,032	\$7,082,559
LA Fee Revenue - Transaction	\$0	\$0	\$0	\$0	\$20,625	\$18,750	\$93,750	\$118,734	\$236,085
LA Fee Revenue - Contingency	\$0	\$0	\$0	\$0	\$20,625	\$18,750	\$93,750	\$118,734	\$236,085
Land Trade/Sale Proceeds	\$1,268,160	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legal Settlement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$73,613	\$108,287	\$25,182	\$13,563	\$40,000	\$97,414	\$118,337	\$157,887	\$186,608
Total Revenues	\$1,466,773	\$1,403,680	\$25,618	\$13,563	\$700,000	\$697,414	\$3,118,337	\$3,957,388	\$7,741,338
Costs									
Land Cost	\$0	\$0	\$0	\$0	\$0	\$0	(\$1,687,500)	(\$2,812,500)	(\$5,385,228)
Transaction and Contingency Costs	(\$27,000)	(\$25,477)	\$0	\$0	\$0	\$0	(\$112,500)	(\$187,500)	(\$359,015)
Total Expenditures	(\$27,000)	(\$25,477)	\$0	\$0	\$0	\$0	(\$1,800,000)	(\$3,000,000)	(\$5,744,243)
Transfers/Adjustments									
Transfer to/from O&M	\$0	(\$7,000,000)	(\$5,640)	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from R&E	\$0	(\$1,000,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Adjustment (to bal. to end bal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$0	(\$8,000,000)	(\$5,640)	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance [1]	\$9,135,400	\$2,513,603	\$2,533,581	\$2,547,144	\$3,247,144	\$3,944,558	\$5,262,895	\$6,220,283	\$8,217,378
Undesignated	\$9,135,400	\$2,513,603	\$2,533,581	\$2,547,144	\$3,247,144	\$3,944,558	\$5,262,895	\$6,220,283	\$8,217,378
Designated	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Table A-4
NBHCP 2015 Fee Update
Land Acquisition Cash Flow**

Item	25 2020	26 2021	27 2022	28 2023	29 2024	30 2025	31 2026	32 2027	33 2028
Developed Acres									
Annual Developed Acreage	629.6	629.6	629.6	629.6	629.6	629.6	629.6	629.6	458.3
Adjustment for Acres with Prepaid Fees									
Annual Developed Acreage for Fee Calculation	629.6	629.6	629.6	629.6	629.6	629.6	629.6	629.6	458.3
<i>Cumulative Acres Developed</i>	<i>9,005.5</i>	<i>9,635.0</i>	<i>10,264.6</i>	<i>10,894.1</i>	<i>11,523.7</i>	<i>12,153.3</i>	<i>12,782.8</i>	<i>13,412.4</i>	<i>13,870.6</i>
Mitigation Lands									
Out-of-Basin Lands	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
In-Basin Lands	314.8	314.8	314.8	314.8	314.8	314.8	314.8	314.8	229.1
200-Acre Preserve (In-Basin)									
Subtotal	314.8	229.1							
<i>Cumulative Acres Acquired</i>	<i>4,702.7</i>	<i>5,017.5</i>	<i>5,332.3</i>	<i>5,647.1</i>	<i>5,961.8</i>	<i>6,276.6</i>	<i>6,591.4</i>	<i>6,906.2</i>	<i>7,135.3</i>
CASH FLOW									
Beginning Balance	\$8,217,378	\$8,463,900	\$8,717,817	\$8,979,351	\$9,248,732	\$9,526,194	\$9,811,980	\$10,106,339	\$10,409,529
Revenues									
LA Fee Revenue - Land	\$7,082,559	\$7,082,559	\$7,082,559	\$7,082,559	\$7,082,559	\$7,082,559	\$7,082,559	\$7,082,559	\$5,155,466
LA Fee Revenue - Transaction	\$236,085	\$236,085	\$236,085	\$236,085	\$236,085	\$236,085	\$236,085	\$236,085	\$171,849
LA Fee Revenue - Contingency	\$236,085	\$236,085	\$236,085	\$236,085	\$236,085	\$236,085	\$236,085	\$236,085	\$171,849
Land Trade/Sale Proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legal Settlement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$246,521	\$253,917	\$261,535	\$269,381	\$277,462	\$285,786	\$294,359	\$303,190	\$312,286
Total Revenues	\$7,801,251	\$7,808,647	\$7,816,264	\$7,824,110	\$7,832,192	\$7,840,515	\$7,849,089	\$7,857,920	\$5,811,449
Costs									
Land Cost	(\$7,082,559)	(\$7,082,559)	(\$7,082,559)	(\$7,082,559)	(\$7,082,559)	(\$7,082,559)	(\$7,082,559)	(\$7,082,559)	(\$5,155,466)
Transaction and Contingency Costs	(\$472,171)	(\$472,171)	(\$472,171)	(\$472,171)	(\$472,171)	(\$472,171)	(\$472,171)	(\$472,171)	(\$343,698)
Total Expenditures	(\$7,554,730)	(\$5,499,163)							
Transfers/Adjustments									
Transfer to/from O&M	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from R&E	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Adjustment (to bal. to end bal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$0								
Ending Balance [1]	\$8,463,900	\$8,717,817	\$8,979,351	\$9,248,732	\$9,526,194	\$9,811,980	\$10,106,339	\$10,409,529	\$10,721,815
Undesignated	\$8,463,900	\$8,717,817	\$8,979,351	\$9,248,732	\$9,526,194	\$9,811,980	\$10,106,339	\$10,409,529	\$10,721,815
Designated	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Table A-4
NBHCP 2015 Fee Update
Land Acquisition Cash Flow**

Item	34 2029	35 2030	36 2031	37 2032	38 2033	39 2034	40 2035	41 2036	42 2037	43 2038
Developed Acres										
Annual Developed Acreage	362.9	362.9	362.9	362.9	362.9	362.9	362.9	362.9	362.9	362.9
Adjustment for Acres with Prepaid Fees										
Annual Developed Acreage for Fee Calculation	362.9	362.9	362.9	362.9	362.9	362.9	362.9	362.9	362.9	362.9
<i>Cumulative Acres Developed</i>	<i>14,233.6</i>	<i>14,596.5</i>	<i>14,959.5</i>	<i>15,322.4</i>	<i>15,685.3</i>	<i>16,048.3</i>	<i>16,411.2</i>	<i>16,774.1</i>	<i>17,137.1</i>	<i>17,500.0</i>
Mitigation Lands										
Out-of-Basin Lands	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
In-Basin Lands	181.5	181.5	181.5	181.5	181.5	181.5	181.5	181.5	162.9	0.0
200-Acre Preserve (In-Basin)										
Subtotal	181.5	162.9	0.0							
<i>Cumulative Acres Acquired</i>	<i>7,316.8</i>	<i>7,498.3</i>	<i>7,679.7</i>	<i>7,861.2</i>	<i>8,042.7</i>	<i>8,224.1</i>	<i>8,405.6</i>	<i>8,587.1</i>	<i>8,750.0</i>	<i>8,750.0</i>
CASH FLOW										
Beginning Balance	\$10,721,815	\$11,043,469	\$11,374,774	\$11,716,017	\$12,067,497	\$12,429,522	\$12,802,408	\$13,186,480	\$13,582,074	\$14,434,308
Revenues										
LA Fee Revenue - Land	\$4,083,027	\$4,083,027	\$4,083,027	\$4,083,027	\$4,083,027	\$4,083,027	\$4,083,027	\$4,083,027	\$4,083,027	\$4,083,027
LA Fee Revenue - Transaction	\$136,101	\$136,101	\$136,101	\$136,101	\$136,101	\$136,101	\$136,101	\$136,101	\$136,101	\$136,101
LA Fee Revenue - Contingency	\$136,101	\$136,101	\$136,101	\$136,101	\$136,101	\$136,101	\$136,101	\$136,101	\$136,101	\$136,101
Land Trade/Sale Proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legal Settlement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$321,654	\$331,304	\$341,243	\$351,481	\$362,025	\$372,886	\$384,072	\$395,594	\$407,462	\$433,029
Total Revenues	\$4,676,883	\$4,686,533	\$4,696,472	\$4,706,709	\$4,717,253	\$4,728,114	\$4,739,301	\$4,750,823	\$4,762,691	\$4,788,258
Costs										
Land Cost	(\$4,083,027)	(\$4,083,027)	(\$4,083,027)	(\$4,083,027)	(\$4,083,027)	(\$4,083,027)	(\$4,083,027)	(\$4,083,027)	(\$3,666,053)	\$0
Transaction and Contingency Costs	(\$272,202)	(\$272,202)	(\$272,202)	(\$272,202)	(\$272,202)	(\$272,202)	(\$272,202)	(\$272,202)	(\$244,404)	\$0
Total Expenditures	(\$4,355,228)	(\$3,910,457)	\$0							
Transfers/Adjustments										
Transfer to/from O&M	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from R&E	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$19,222,566)
Adjustment (to bal. to end bal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$0	(\$19,222,566)								
Ending Balance [1]	\$11,043,469	\$11,374,774	\$11,716,017	\$12,067,497	\$12,429,522	\$12,802,408	\$13,186,480	\$13,582,074	\$14,434,308	\$0
Undesignated	\$11,043,469	\$11,374,774	\$11,716,017	\$12,067,497	\$12,429,522	\$12,802,408	\$13,186,480	\$13,582,074	\$14,434,308	\$0
Designated	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

dev_cost

**Table A-5
NBHCP 2015 Fee Update
Restoration and Enhancement Cash Flow**

2015 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Assumes:
0.0% Inflation
3.0% Interest Rate

Item	Assumptions (for years 2016+)	TOTAL 1996 - 2053	1996 1	1997 2	1998 3	1999 4	2000 5	2001 6
Developed Acres								
Annual Developed Acreage		17,500.0	30.4	104.9	1,380.4	1,466.5	598.1	242.6
Adjustment for Acres with Prepaid Fees		0.0						
Annual Developed Acreage for Fee Calc.		17,500.0	30.4	104.9	1,380.4	1,466.5	598.1	242.6
Habitat Acres								
Marsh		0.0	0.00	0.00	0.00	0.00	0.00	0.00
Existing Rice		6,574.4	0.00	0.00	0.00	988.27	250.48	74.97
Other Converted to Rice		0.0	0.00	0.00	0.00	0.00	0.00	0.00
Other		2,175.6	0.00	0.00	0.00	329.42	83.49	24.99
Subtotal		8,750.0	0.00	0.00	0.00	1,317.69	333.98	99.97
<i>Cumulative Acreage</i>						1,317.7	1,651.7	1,751.6
Rice/Other Converted to Marsh		2,187.5	0.00	0.00	0.00	0.00	0.00	208.96
<i>Cumulative Marsh Converted</i>								209.0
Percentage of Year End Total								11.9%
Rice Converted to Other		740.3						-
CASH FLOW								
Beginning Balance			\$0	\$4,257	\$19,070	\$292,954	\$592,246	\$582,058
Revenues								
R&E Fee Revenue [1]	\$1,170 per dev acre	\$16,135,647	\$4,257	\$14,686	\$273,311	\$290,504	\$132,758	\$117,416
Contingency Fee Revenue	\$117 per dev acre	\$1,213,455	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	3% of beg. balance	\$1,110,440	\$0	\$128	\$572	\$8,789	\$17,767	\$29,228
Total Revenues		\$18,459,542	\$4,257	\$14,814	\$273,883	\$299,292	\$150,525	\$146,644
Costs								
<u>Development Costs</u>								
Rice/Other Converted to Marsh	\$8,750 per hab. acre	(\$16,598,240)	\$0	\$0	\$0	\$0	\$0	(\$909,712)
Rice Converted to Other	\$300 per hab. acre	(\$24,072)	\$0	\$0	\$0	\$0	\$0	\$0
<u>Site Specific Plans</u>	\$150 per hab. acre	(\$870,920)	\$0	\$0	\$0	\$0	\$0	(\$150,710)
Total Expenditures		(\$17,493,232)	\$0	\$0	\$0	\$0	\$0	(\$1,060,422)
Transfers/Adjustments								
Transfer to O&M/Admin. Fund		\$589,515	\$0	\$0	\$0	\$0	\$0	\$600,000
Transfer to/from Land Acquisition Fund		\$899,586	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment Fund		(\$2,294,698)	\$0	\$0	\$0	\$0	\$0	\$0
Adjustment (to bal. to 2000 end bal)		(\$160,713)	\$0	\$0	\$0	\$0	(\$160,713)	\$0
Total Transfers/Adjustments		(\$966,310)	\$0	\$0	\$0	\$0	(\$160,713)	\$600,000
Ending Balance [2]		\$0	\$4,257	\$19,070	\$292,954	\$592,246	\$582,058	\$268,280
Undesignated		\$0	\$4,257	\$19,070	\$292,954	\$592,246	\$582,058	\$268,280
Designated		\$0	\$0	\$0	\$0	\$0	\$0	\$0

[1] The 2013 amount represents Metro Airpark catch-up fees from 2006.

[2] The fund balance is transferred to the endowment fund after development ends.

**Table A-5
NBHCP 2015 Fee Update
Restoration and Enhancement Cash Flow**

Item	2002 7	2003 8	2004 9	2005 10	2006 11	2007 12	2008 13	2009 14	2010 15
Developed Acres									
Annual Developed Acreage	777.8	1,042.0	178.1	848.1	132.2	103.2	19.1	21.1	0.3
Adjustment for Acres with Prepaid Fees			169.7	(169.7)					
Annual Developed Acreage for Fee Calc.	777.8	1,042.0	347.7	678.4	132.2	103.2	19.1	21.1	0.3
Habitat Acres									
Marsh	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Existing Rice	757.51	344.91	76.70	296.91	154.43	0.09	(0.36)	0.00	0.27
Other Converted to Rice	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other	252.50	114.97	25.57	98.97	51.48	0.03	(0.12)	(6.10)	0.09
Subtotal	1,010.01	459.89	102.27	395.88	205.90	0.12	(0.48)	(6.10)	0.36
<i>Cumulative Acreage</i>	<i>2,761.6</i>	<i>3,221.5</i>	<i>3,323.8</i>	<i>3,719.7</i>	<i>3,925.6</i>	<i>3,925.7</i>	<i>3,925.2</i>	<i>3,919.1</i>	<i>3,919.5</i>
Rice/Other Converted to Marsh	35.78	372.80	0.00	40.00	61.14	(5.38)	1.00	0.00	0.00
<i>Cumulative Marsh Converted</i>	<i>244.7</i>	<i>617.5</i>	<i>617.5</i>	<i>657.5</i>	<i>718.7</i>	<i>713.3</i>	<i>714.3</i>	<i>714.3</i>	<i>714.3</i>
Percentage of Year End Total	8.9%	19.2%	18.6%	17.7%	18.3%	18.2%	18.2%	18.2%	18.2%
Rice Converted to Other	-	-	-	299.3	-	115.8	-	0.0	244.9
CASH FLOW									
Beginning Balance	\$268,280	(\$12,244)	\$384,545	(\$20,841)	\$481,611	\$683,244	\$351,236	\$338,827	\$375,510
Revenues									
R&E Fee Revenue [1]	\$353,639	\$1,111,045	\$326,875	\$643,751	\$178,841	\$146,005	\$24,153	\$28,146	\$2,457
Contingency Fee Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$9,378	\$12,426	\$7,525	\$9,944	\$23,272	\$119,600	\$13,072	\$8,537	\$7,220
Total Revenues	\$363,017	\$1,123,471	\$334,400	\$653,695	\$202,113	\$265,605	\$37,225	\$36,683	\$9,677
Costs									
<u>Development Costs</u>									
Rice/Other Converted to Marsh	(\$490,041)	(\$880,182)	(\$739,786)	(\$40,344)	(\$480)	(\$597,613)	(\$49,634)	\$0	\$0
Rice Converted to Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$0)	\$0
<u>Site Specific Plans</u>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$490,041)	(\$880,182)	(\$739,786)	(\$40,344)	(\$480)	(\$597,613)	(\$49,634)	(\$0)	\$0
Transfers/Adjustments									
Transfer to O&M/Admin. Fund	\$0	\$0	\$0	(\$10,485)	\$0	\$0	\$0	\$0	\$0
Transfer to/from Land Acquisition Fund	(\$153,500)	\$153,500	\$0	(\$100,414)	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Adjustment (to bal. to 2000 end bal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	(\$153,500)	\$153,500	\$0	(\$110,899)	\$0	\$0	\$0	\$0	\$0
Ending Balance [2]	(\$12,244)	\$384,545	(\$20,841)	\$481,611	\$683,244	\$351,236	\$338,827	\$375,510	\$385,187
Undesignated	(\$12,244)	\$384,545	(\$20,841)	\$481,611	\$683,244	\$351,236	\$338,827	\$375,510	\$385,187
Designated	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Table A-5
NBHCP 2015 Fee Update
Restoration and Enhancement Cash Flow**

Item	2011 16	2012 17	2013 18	2014 19	2015 20	2016 21	2017 22	2018 23	2019 24
Developed Acres									
Annual Developed Acreage	50.0	80.1	0.0	0.0	55.0	50.0	250.0	316.6	629.6
Adjustment for Acres with Prepaid Fees									
Annual Developed Acreage for Fee Calc.	50.0	80.1	0.0	0.0	55.0	50.0	250.0	316.6	629.6
Habitat Acres									
Marsh	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Existing Rice	0.00	29.12	0.00	0.00	0.00	0.00	56.25	93.75	179.51
Other Converted to Rice	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other	0.00	0.00	0.00	0.00	0.00	0.00	18.75	31.25	59.84
Subtotal	0.00	29.12	0.00	0.00	0.00	0.00	75.00	125.00	239.34
<i>Cumulative Acreage</i>	<i>3,919.5</i>	<i>3,948.6</i>	<i>3,948.6</i>	<i>3,948.6</i>	<i>3,948.6</i>	<i>3,948.6</i>	<i>4,023.6</i>	<i>4,148.6</i>	<i>4,387.9</i>
Rice/Other Converted to Marsh	0.00	0.00	0.00	0.00	0.00	0.00	86.96	99.46	128.05
<i>Cumulative Marsh Converted</i>	<i>714.3</i>	<i>714.3</i>	<i>714.3</i>	<i>714.3</i>	<i>714.3</i>	<i>714.3</i>	<i>801.3</i>	<i>900.7</i>	<i>1,028.8</i>
Percentage of Year End Total	18.2%	18.1%	18.1%	18.1%	18.1%	18.1%	19.9%	21.7%	23.4%
Rice Converted to Other	-	-	-	-	-	-	20.1	20.1	20.1
CASH FLOW									
Beginning Balance	\$385,187	\$409,628	\$1,615,601	\$1,701,798	\$1,719,646	\$1,820,431	\$1,939,401	\$1,541,189	\$1,099,911
Revenues									
R&E Fee Revenue [1]	\$21,150	\$189,842	\$71,482	\$0	\$70,785	\$58,506	\$292,531	\$370,491	\$736,665
Contingency Fee Revenue	\$0	\$0	\$0	\$0	\$0	\$5,851	\$29,253	\$37,049	\$73,667
Interest Earnings	\$3,291	\$16,131	\$14,715	\$17,848	\$30,000	\$54,613	\$58,182	\$46,236	\$32,997
Total Revenues	\$24,441	\$205,973	\$86,197	\$17,848	\$100,785	\$118,970	\$379,967	\$453,776	\$843,329
Costs									
<u>Development Costs</u>									
Rice/Other Converted to Marsh	\$0	\$0	\$0	\$0	\$0	\$0	(\$760,910)	(\$870,285)	(\$1,120,412)
Rice Converted to Other	\$0	\$0	\$0	\$0	\$0	\$0	(\$6,018)	(\$6,018)	(\$6,018)
<u>Site Specific Plans</u>									
Total Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	(\$778,179)	(\$895,054)	(\$1,162,331)
Transfers/Adjustments									
Transfer to O&M/Admin. Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Land Acquisition Fund	\$0	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Adjustment (to bal. to 2000 end bal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$0	\$1,000,000	\$0						
Ending Balance [2]	\$409,628	\$1,615,601	\$1,701,798	\$1,719,646	\$1,820,431	\$1,939,401	\$1,541,189	\$1,099,911	\$780,909
Undesignated	\$409,628	\$1,615,601	\$1,701,798	\$1,719,646	\$1,820,431	\$1,939,401	\$1,541,189	\$1,099,911	\$780,909
Designated	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Table A-5
NBHCP 2015 Fee Update
Restoration and Enhancement Cash Flow**

Item	2020 25	2021 26	2022 27	2023 28	2024 29	2025 30	2026 31	2027 32	2028 33
Developed Acres									
Annual Developed Acreage	629.6	629.6	629.6	629.6	629.6	629.6	629.6	629.6	458.3
Adjustment for Acres with Prepaid Fees									
Annual Developed Acreage for Fee Calc.	629.6	629.6	629.6	629.6	629.6	629.6	629.6	629.6	458.3
Habitat Acres									
Marsh	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Existing Rice	236.09	236.09	236.09	236.09	236.09	236.09	236.09	236.09	171.85
Other Converted to Rice	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other	78.70	78.70	78.70	78.70	78.70	78.70	78.70	78.70	57.28
Subtotal	314.78	314.78	314.78	314.78	314.78	314.78	314.78	314.78	229.13
<i>Cumulative Acreage</i>	<i>4,702.7</i>	<i>5,017.5</i>	<i>5,332.3</i>	<i>5,647.1</i>	<i>5,961.8</i>	<i>6,276.6</i>	<i>6,591.4</i>	<i>6,906.2</i>	<i>7,135.3</i>
Rice/Other Converted to Marsh	146.91	78.70	78.70	78.70	78.70	78.70	78.70	78.70	57.28
<i>Cumulative Marsh Converted</i>	<i>1,175.7</i>	<i>1,254.4</i>	<i>1,333.1</i>	<i>1,411.8</i>	<i>1,490.5</i>	<i>1,569.2</i>	<i>1,647.9</i>	<i>1,726.5</i>	<i>1,783.8</i>
Percentage of Year End Total	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Rice Converted to Other	20.1	-	-	-	-	-	-	-	-
CASH FLOW									
Beginning Balance	\$780,909	\$276,003	\$358,815	\$444,112	\$531,968	\$622,460	\$715,666	\$811,668	\$910,551
Revenues									
R&E Fee Revenue [1]	\$736,665	\$736,665	\$736,665	\$736,665	\$736,665	\$736,665	\$736,665	\$736,665	\$536,226
Contingency Fee Revenue	\$73,667	\$73,667	\$73,667	\$73,667	\$73,667	\$73,667	\$73,667	\$73,667	\$53,623
Interest Earnings	\$23,427	\$8,280	\$10,764	\$13,323	\$15,959	\$18,674	\$21,470	\$24,350	\$27,317
Total Revenues	\$833,759	\$818,612	\$821,096	\$823,655	\$826,291	\$829,006	\$831,802	\$834,682	\$617,165
Costs									
<u>Development Costs</u>									
Rice/Other Converted to Marsh	(\$1,285,430)	(\$688,582)	(\$688,582)	(\$688,582)	(\$688,582)	(\$688,582)	(\$688,582)	(\$688,582)	(\$501,226)
Rice Converted to Other	(\$6,018)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Site Specific Plans</u>									
Total Expenditures	(\$1,338,665)	(\$735,799)	(\$535,596)						
Transfers/Adjustments									
Transfer to O&M/Admin. Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Land Acquisition Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Adjustment (to bal. to 2000 end bal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance [2]	\$276,003	\$358,815	\$444,112	\$531,968	\$622,460	\$715,666	\$811,668	\$910,551	\$992,121
Undesignated	\$276,003	\$358,815	\$444,112	\$531,968	\$622,460	\$715,666	\$811,668	\$910,551	\$992,121
Designated	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Table A-5
NBHCP 2015 Fee Update
Restoration and Enhancement Cash Flow**

Item	2029 34	2030 35	2031 36	2032 37	2033 38	2034 39	2035 40	2036 41	2037 42	2038 43
Developed Acres										
Annual Developed Acreage	362.9	362.9	362.9	362.9	362.9	362.9	362.9	362.9	362.9	362.9
Adjustment for Acres with Prepaid Fees										
Annual Developed Acreage for Fee Calc.	362.9	362.9	362.9	362.9	362.9	362.9	362.9	362.9	362.9	362.9
Habitat Acres										
Marsh	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Existing Rice	136.10	136.10	136.10	136.10	136.10	136.10	136.10	136.10	122.20	0.00
Other Converted to Rice	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other	45.37	45.37	45.37	45.37	45.37	45.37	45.37	45.37	40.73	0.00
Subtotal	181.47	162.94	0.00							
<i>Cumulative Acreage</i>	<i>7,316.8</i>	<i>7,498.3</i>	<i>7,679.7</i>	<i>7,861.2</i>	<i>8,042.7</i>	<i>8,224.1</i>	<i>8,405.6</i>	<i>8,587.1</i>	<i>8,750.0</i>	<i>8,750.0</i>
Rice/Other Converted to Marsh	45.37	45.37	45.37	45.37	45.37	45.37	45.37	45.37	40.73	0.00
<i>Cumulative Marsh Converted</i>	<i>1,829.2</i>	<i>1,874.6</i>	<i>1,919.9</i>	<i>1,965.3</i>	<i>2,010.7</i>	<i>2,056.0</i>	<i>2,101.4</i>	<i>2,146.8</i>	<i>2,187.5</i>	<i>2,187.5</i>
Percentage of Year End Total	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Rice Converted to Other	-	-	-	-	-	-	-	-	-	-
CASH FLOW										
Beginning Balance	\$992,121	\$1,064,851	\$1,139,764	\$1,216,924	\$1,296,399	\$1,378,259	\$1,462,574	\$1,549,418	\$1,638,868	\$1,774,320
Revenues										
R&E Fee Revenue [1]	\$424,680	\$424,680	\$424,680	\$424,680	\$424,680	\$424,680	\$424,680	\$424,680	\$424,680	\$424,680
Contingency Fee Revenue	\$42,468	\$42,468	\$42,468	\$42,468	\$42,468	\$42,468	\$42,468	\$42,468	\$42,468	\$42,468
Interest Earnings	\$29,764	\$31,946	\$34,193	\$36,508	\$38,892	\$41,348	\$43,877	\$46,483	\$49,166	\$53,230
Total Revenues	\$496,912	\$499,094	\$501,341	\$503,656	\$506,040	\$508,496	\$511,026	\$513,631	\$516,314	\$520,378
Costs										
<u>Development Costs</u>										
Rice/Other Converted to Marsh	(\$396,961)	(\$396,961)	(\$396,961)	(\$396,961)	(\$396,961)	(\$396,961)	(\$396,961)	(\$396,961)	(\$356,422)	\$0
Rice Converted to Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Site Specific Plans</u>										
Total Expenditures	(\$424,181)	(\$380,862)	\$0							
Transfers/Adjustments										
Transfer to O&M/Admin. Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Land Acquisition Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$2,294,698)
Adjustment (to bal. to 2000 end bal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$0	(\$2,294,698)								
Ending Balance [2]	\$1,064,851	\$1,139,764	\$1,216,924	\$1,296,399	\$1,378,259	\$1,462,574	\$1,549,418	\$1,638,868	\$1,774,320	\$0
Undesignated	\$1,064,851	\$1,139,764	\$1,216,924	\$1,296,399	\$1,378,259	\$1,462,574	\$1,549,418	\$1,638,868	\$1,774,320	\$0
Designated	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

re costs

Table A-6
NBHCP 2015 Fee Update
Administration/Operations and
Maintenance Cash Flow

2015 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Assumes:
0.0% Inflation
3.0% Interest Rate

Item	Assumptions (2016+)	TOTAL 1996 - 2053	1996 1	1997 2	1998 3	1999 4
Developed Acres						
Annual Developed Acreage		17,500.0	30.4	104.9	1,380.4	1,466.5
Adjustment for Acres with Prepaid Fees		0.0				
Annual Developed Acreage for Fee Calc.		17,500.0	30.4	104.9	1,380.4	1,466.5
Rice Land Acre						
Upland/Fallow	10%	437.5	0.0	0.0	0.0	98.8
Leased Rice Base Land	90%	3,937.5	0.0	0.0	0.0	889.4
Total Rice Lands		4,375.0	0.0	0.0	0.0	988.3
Other Land Type Acreage						
Marsh		2,187.5	0.0	0.0	0.0	0.0
Other (Required Mitigation)		2,187.5	0.0	0.0	0.0	329.4
Other (Supplemental Mitigation)		182.5				
Total Other		4,557.5	0.0	0.0	0.0	329.4
Total Habitat Acres		8,932.5	0.0	0.0	0.0	1,317.7
Hunting (including Supplemental Mitigation)			0.0	0.0	0.0	0.0
Beginning Balance		\$0	\$0	\$4,561	\$70,261	\$621,109
Revenues						
Rice Base Land Lease	\$275					
Other Crop Land Lease [1]	\$50					
Subtotal		\$42,759,451	\$0	\$0	\$0	\$0
Admin/O&M Portion of Mitigation Fees [2]	\$10,306	\$125,704,516	\$4,561	\$65,563	\$655,671	\$720,394
Misc. (Hunting Rev. only after budget yr.)	\$10	\$1,578,236	\$0	\$0	\$0	\$0
Interest/Other Earned [3]	3%	\$26,887,236	\$0	\$137	\$2,108	\$18,633
Total Admin/O&M Revenues		\$196,929,440	\$4,561	\$65,700	\$657,778	\$739,027
Costs						
O&M Costs (Prop Maint & Land Mgmt)	\$211.51	(\$73,491,324)				
Property Taxes (See Table 10)		(\$65,937,389)	\$0	\$0	\$0	\$0
Special Assessments (RD 1000+NCMWC)	\$107.99	(\$35,557,858)				
SSMPs (Preparation & Update)	\$240.00	(\$1,352,335)				
Administration		(\$50,517,143)	\$0	\$0	(\$106,930)	(\$205,505)
Monitoring One-time/Fixed Costs [4]		(\$100,000)				
Monitoring Ongoing Costs	3%	(\$21,681,847)				
Total Admin/O&M Costs		(\$248,637,897)	\$0	\$0	(\$106,930)	(\$205,505)
Transfers/Adjustments						
Transfer to/from RE Fund		(\$605,025)	\$0	\$0	\$0	\$0
Transfer to/from Land Acquisition Fund		\$6,875,000	\$0	\$0	\$0	\$0
Transfer to/from Endowment Fund		(\$9,500)	\$0	\$0	\$0	\$0
Loan for 200-acre Reserve		\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund		\$45,307,503	\$0	\$0	\$0	\$0
Fund Balance Adjustment		\$274,310	\$0	\$0	\$0	\$0
Total Transfers/Adjustments		\$51,842,288	\$0	\$0	\$0	\$0
Ending Balance		\$133,831	\$4,561	\$70,261	\$621,109	\$1,154,631
Undesignated		\$0	\$4,561	\$70,261	\$621,109	\$1,154,631
Designated		\$133,831	\$0	\$0	\$0	\$0

[1] Other crop revenue assumed on 50% of upland/other acres.

[2] The 2013 amount represents Metro Airpark catch-up fees from 2006.

[3] Interest is earned at 3.0% annually on 100% of the prior year's ending balance.

[4] Represents Midpoint Program Review, assumed to occur in 2019.

Table A-6
NBHCP 2015 Fee Update
Administration/Operations and
Maintenance Cash Flow

Item	2000 5	2001 6	2002 7	2003 8	2004 9	2005 10
Developed Acres						
Annual Developed Acreage	598.1	242.6	777.8	1,042.0	178.1	848.1
Adjustment for Acres with Prepaid Fees					169.7	(169.7)
Annual Developed Acreage for Fee Calc.	598.1	242.6	777.8	1,042.0	347.7	678.4
Rice Land Acre						
Upland/Fallow	123.9	93.0	171.1	176.0	189.8	185.5
Leased Rice Base Land	1,114.9	836.6	1,539.7	1,583.8	1,708.0	1,669.9
Total Rice Lands	1,238.8	929.5	1,710.7	1,759.8	1,897.8	1,855.4
Other Land Type Acreage						
Marsh	0.0	209.0	244.7	617.5	617.5	657.5
Other (Required Mitigation)	412.9	613.1	806.2	844.2	808.4	1,206.7
Other (Supplemental Mitigation)				205.7	205.7	205.7
Total Other	412.9	822.1	1,050.9	1,667.4	1,631.6	2,069.9
Total Habitat Acres	1,651.7	1,751.6	2,761.6	3,427.2	3,529.5	3,925.3
Hunting (including Supplemental Mitigation)	0.0	0.0	0.0	1,043.9	1,143.4	1,075.3
Beginning Balance	\$1,154,631	\$1,549,539	\$1,154,659	\$106,719	\$2,924,393	\$3,443,813
Revenues						
Rice Base Land Lease						
Other Crop Land Lease [1]						
Subtotal	\$0	\$174,438	\$232,305	\$207,682	\$335,319	\$223,860
Admin/O&M Portion of Mitigation Fees [2]	\$474,774	\$502,013	\$1,375,463	\$3,640,781	\$1,555,230	\$3,781,296
Misc. (Hunting Rev. only after budget yr.)	\$0	\$0	\$0	\$0	\$0	\$0
Interest/Other Earned [3]	\$34,639	\$139,824	\$16,634	\$101,461	\$317,393	\$112,700
Total Admin/O&M Revenues	\$509,413	\$816,275	\$1,624,402	\$3,949,924	\$2,207,942	\$4,117,856
Costs						
O&M Costs (Prop Maint & Land Mgmt)					(\$396,386)	(\$560,788)
Property Taxes (See Table 10)					(\$227,799)	(\$259,210)
Special Assessments (RD 1000+NCMWC)					(\$139,164)	(\$273,906)
SSMPs (Preparation & Update)						
Administration	(\$388,815)	(\$611,155)	(\$876,281)	(\$1,448,791)	(\$779,494)	(\$527,173)
Monitoring One-time/Fixed Costs [4]						
Monitoring Ongoing Costs					(\$195,679)	(\$269,768)
Total Admin/O&M Costs	(\$388,815)	(\$611,155)	(\$876,281)	(\$1,448,791)	(\$1,738,522)	(\$1,890,845)
Transfers/Adjustments						
Transfer to/from RE Fund	\$0	(\$600,000)	\$0	\$0	\$0	\$10,485
Transfer to/from Land Acquisition Fund	\$0	\$0	(\$3,908,020)	\$2,428,500	\$50,000	\$0
Transfer to/from Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Loan for 200-acre Reserve	\$0	\$0	\$2,111,959	(\$2,111,959)	\$0	\$0
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Fund Balance Adjustment	\$274,310	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$274,310	(\$600,000)	(\$1,796,061)	\$316,541	\$50,000	\$10,485
Ending Balance	\$1,549,539	\$1,154,659	\$106,719	\$2,924,393	\$3,443,813	\$5,681,309
Undesignated	\$1,549,539	\$1,154,659	\$106,719	\$2,924,393	\$3,443,813	\$5,414,053
Designated	\$0	\$0	\$0	\$0	\$0	\$267,256

Table A-6
NBHCP 2015 Fee Update
Administration/Operations and
Maintenance Cash Flow

Item	2006 11	2007 12	2008 13	2009 14	2010 15	2011 16
Developed Acres						
Annual Developed Acreage	132.2	103.2	19.1	21.1	0.3	50.0
Adjustment for Acres with Prepaid Fees						
Annual Developed Acreage for Fee Calc.	132.2	103.2	19.1	21.1	0.3	50.0
Rice Land Acre						
Upland/Fallow	214.9	203.8	229.3	229.3	204.8	214.5
Leased Rice Base Land	1,933.9	1,834.6	2,063.6	2,063.6	1,843.5	1,930.7
Total Rice Lands	2,148.8	2,038.4	2,292.9	2,292.9	2,048.3	2,145.2
Other Land Type Acreage						
Marsh	718.7	713.3	714.3	714.3	714.3	714.3
Other (Required Mitigation)	1,058.1	1,174.0	918.0	911.9	1,156.9	1,059.9
Other (Supplemental Mitigation)	205.7	205.7	205.7	182.5	182.5	182.5
Total Other	1,982.4	2,092.9	1,837.9	1,808.7	2,053.7	1,956.8
Total Habitat Acres	4,131.2	4,131.4	4,130.9	4,101.6	4,102.0	4,102.0
Hunting (including Supplemental Mitigation)	1,023.9	1,023.9	1,023.9	1,023.7	1,023.7	1,023.7
Beginning Balance	\$5,681,309	\$7,156,348	\$8,778,358	\$7,129,750	\$5,486,669	\$4,145,745
Revenues						
Rice Base Land Lease						
Other Crop Land Lease [1]						
Subtotal	\$221,388	\$312,085	\$314,154	\$526,400	\$556,505	\$403,690
Admin/O&M Portion of Mitigation Fees [2]	\$1,599,566	\$1,055,354	\$193,118	\$281,458	\$75,623	\$0
Misc. (Hunting Rev. only after budget yr.)	\$0	\$0	\$0	\$0	\$44,665	\$144,897
Interest/Other Earned [3]	\$345,929	\$3,626,006	\$554,757	\$278,189	\$235,129	\$5,758
Total Admin/O&M Revenues	\$2,166,883	\$4,993,445	\$1,062,029	\$1,086,047	\$911,922	\$554,345
Costs						
O&M Costs (Prop Maint & Land Mgmt)	(\$1,224,234)	(\$2,060,666)	(\$1,394,520)	(\$1,190,133)	(\$710,038)	(\$956,484)
Property Taxes (See Table 10)	(\$281,999)	(\$294,932)	(\$194,093)	(\$160,850)	(\$164,495)	(\$189,169)
Special Assessments (RD 1000+NCMWC)	(\$261,021)	(\$446,165)	(\$446,113)	(\$359,410)	(\$437,630)	(\$328,374)
SSMPs (Preparation & Update)			\$0	\$0	\$0	\$0
Administration	(\$354,110)	(\$348,451)	(\$385,222)	(\$698,882)	(\$644,754)	(\$954,920)
Monitoring One-time/Fixed Costs [4]			\$0	\$0	\$0	
Monitoring Ongoing Costs		(\$221,220)	(\$290,689)	(\$319,853)	(\$295,929)	(\$315,316)
Total Admin/O&M Costs	(\$2,121,364)	(\$3,371,435)	(\$2,710,637)	(\$2,729,128)	(2,252,846)	(\$2,744,263)
Transfers/Adjustments						
Transfer to/from RE Fund	\$0	\$0	\$0	\$0	\$0	(\$21,150)
Transfer to/from Land Acquisition Fund	\$1,429,520	\$0	\$0	\$0	\$0	(\$125,000)
Transfer to/from Endowment Fund	\$0	\$0	\$0	\$0	\$0	(\$9,500)
Loan for 200-acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Fund Balance Adjustment	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$1,429,520	\$0	\$0	\$0	\$0	(\$155,650)
Ending Balance	\$7,156,348	\$8,778,358	\$7,129,750	\$5,486,669	\$4,145,745	\$1,800,177
Undesignated	\$6,656,423	\$8,458,985	\$6,798,870	\$5,352,838	\$3,401,308	\$1,666,346
Designated	\$499,925	\$319,373	\$330,880	\$133,831	\$744,437	\$133,831

Table A-6
NBHCP 2015 Fee Update
Administration/Operations and
Maintenance Cash Flow

Item	2012 17	2013 18	2014 19	2015 20	2016 21	2017 22
Developed Acres						
Annual Developed Acreage	80.1	0.0	0.0	55.0	50.0	250.0
Adjustment for Acres with Prepaid Fees						
Annual Developed Acreage for Fee Calc.	80.1	0.0	0.0	55.0	50.0	250.0
Rice Land Acre						
Upland/Fallow	232.7	232.7	232.7	232.7	232.7	227.7
Leased Rice Base Land	2,094.6	2,094.6	2,094.6	2,094.6	2,094.6	2,049.0
Total Rice Lands	2,327.4	2,327.4	2,327.4	2,327.4	2,327.4	2,276.6
Other Land Type Acreage						
Marsh	714.3	714.3	714.3	714.3	714.3	801.3
Other (Required Mitigation)	906.9	906.9	906.9	906.9	906.9	945.7
Other (Supplemental Mitigation)	182.5	182.5	182.5	182.5	182.5	182.5
Total Other	1,803.7	1,803.7	1,803.7	1,803.7	1,803.7	1,929.5
Total Habitat Acres	4,131.1	4,131.1	4,131.1	4,131.1	4,131.1	4,206.1
Hunting (including Supplemental Mitigation)	1,069.7	1,069.7	826.2	826.2	826.2	841.2
Beginning Balance	\$1,800,177	\$9,099,193	\$7,370,061	\$4,946,014	\$3,739,800	\$2,094,957
Revenues						
Rice Base Land Lease				\$576,029	\$576,029	\$563,463
Other Crop Land Lease [1]				\$27,236	\$27,236	\$28,206
Subtotal	\$607,269	\$636,801	\$450,000	\$452,839	\$603,264	\$591,668
Admin/O&M Portion of Mitigation Fees [2]	\$1,954,520	\$272,578	\$0	\$616,848	\$515,317	\$2,576,584
Misc. (Hunting Rev. only after budget yr.)	\$195,949	\$90,568	\$3,396	\$520,000	\$8,262	\$8,412
Interest/Other Earned [3]	\$77,409	\$63,280	\$12,848	\$110,000	\$112,194	\$62,849
Total Admin/O&M Revenues	\$2,835,147	\$1,063,227	\$466,244	\$1,699,687	\$1,239,037	\$3,239,513
Costs						
O&M Costs (Prop Maint & Land Mgmt)	(\$1,146,189)	(\$866,388)	(\$1,001,548)	(\$778,000)	(\$873,759)	(\$889,622)
Property Taxes (See Table 10)	(\$201,526)	(\$201,526)	(\$207,949)	(\$214,085)	(\$237,359)	(\$277,311)
Special Assessments (RD 1000+NCMWC)	(\$369,737)	(\$383,683)	(\$414,897)	(\$446,139)	(\$446,139)	(\$454,239)
SSMPs (Preparation & Update)	\$0	\$0	(\$50,000)	(\$150,000)	\$0	(\$18,000)
Administration	(\$478,108)	(\$1,031,086)	(\$917,701)	(\$1,019,481)	(\$1,019,481)	(\$1,019,481)
Monitoring One-time/Fixed Costs [4]	\$0	\$0	\$0	\$0	\$0	\$0
Monitoring Ongoing Costs	(\$340,572)	(\$315,316)	(\$298,196)	(\$298,196)	(\$307,142)	(\$316,356)
Total Admin/O&M Costs	(\$2,536,131)	(\$2,797,999)	(\$2,890,291)	(\$2,905,902)	(\$2,883,880)	(\$2,975,009)
Transfers/Adjustments						
Transfer to/from RE Fund	\$0	\$5,640	\$0	\$0	\$0	\$0
Transfer to/from Land Acquisition Fund	\$7,000,000	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Loan for 200-acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Fund Balance Adjustment	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$7,000,000	\$5,640	\$0	\$0	\$0	\$0
Ending Balance	\$9,099,193	\$7,370,061	\$4,946,014	\$3,739,800	\$2,094,957	\$2,359,460
Undesignated	\$8,965,362	\$7,236,230	\$4,812,183	\$3,605,969	\$1,961,126	\$2,225,629
Designated	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831

Table A-6
NBHCP 2015 Fee Update
Administration/Operations and
Maintenance Cash Flow

Item	2018 23	2019 24	2020 25	2021 26	2022 27	2023 28
Developed Acres						
Annual Developed Acreage	316.6	629.6	629.6	629.6	629.6	629.6
Adjustment for Acres with Prepaid Fees						
Annual Developed Acreage for Fee Calc.	316.6	629.6	629.6	629.6	629.6	629.6
Rice Land Acre						
Upland/Fallow	225.1	228.2	235.1	250.9	266.6	282.4
Leased Rice Base Land	2,025.8	2,054.0	2,116.2	2,257.9	2,399.5	2,541.2
Total Rice Lands	2,250.8	2,282.2	2,351.4	2,508.8	2,666.1	2,823.5
Other Land Type Acreage						
Marsh	900.7	1,028.8	1,175.7	1,254.4	1,333.1	1,411.8
Other (Required Mitigation)	997.0	1,076.9	1,175.7	1,254.4	1,333.1	1,411.8
Other (Supplemental Mitigation)	182.5	182.5	182.5	182.5	182.5	182.5
Total Other	2,080.3	2,288.2	2,533.9	2,691.3	2,848.7	3,006.0
Total Habitat Acres	4,331.1	4,570.5	4,885.2	5,200.0	5,514.8	5,829.6
Hunting (including Supplemental Mitigation)	866.2	914.1	977.0	1,040.0	1,103.0	1,165.9
Beginning Balance	\$2,359,460	\$3,173,491	\$7,026,983	\$10,677,599	\$14,355,102	\$17,956,591
Revenues						
Rice Base Land Lease	\$557,084	\$564,856	\$581,962	\$620,917	\$659,871	\$698,825
Other Crop Land Lease [1]	\$29,489	\$31,486	\$33,955	\$35,922	\$37,890	\$39,857
Subtotal	\$586,573	\$596,342	\$615,917	\$656,839	\$697,760	\$738,682
Admin/O&M Portion of Mitigation Fees [2]	\$3,263,244	\$6,488,464	\$6,488,464	\$6,488,464	\$6,488,464	\$6,488,464
Misc. (Hunting Rev. only after budget yr.)	\$8,662	\$9,141	\$9,770	\$10,400	\$11,030	\$11,659
Interest/Other Earned [3]	\$70,784	\$95,205	\$210,809	\$320,328	\$430,653	\$538,698
Total Admin/O&M Revenues	\$3,929,263	\$7,189,151	\$7,324,961	\$7,476,031	\$7,627,907	\$7,777,503
Costs						
O&M Costs (Prop Maint & Land Mgmt)	(\$916,060)	(\$966,683)	(\$1,033,261)	(\$1,099,839)	(\$1,166,417)	(\$1,232,996)
Property Taxes (See Table 10)	(\$356,106)	(\$462,844)	(\$572,784)	(\$686,023)	(\$802,659)	(\$922,793)
Special Assessments (RD 1000+NCMWC)	(\$467,738)	(\$493,586)	(\$527,581)	(\$561,575)	(\$595,570)	(\$629,565)
SSMPs (Preparation & Update)	(\$30,000)	(\$57,442)	(\$75,547)	(\$75,547)	(\$75,547)	(\$75,547)
Administration	(\$1,019,481)	(\$1,019,481)	(\$1,019,481)	(\$1,019,481)	(\$1,019,481)	(\$1,019,481)
Monitoring One-time/Fixed Costs [4]	\$0	\$0	(\$100,000)	\$0	\$0	\$0
Monitoring Ongoing Costs	(\$325,847)	(\$335,622)	(\$345,691)	(\$356,062)	(\$366,743)	(\$377,746)
Total Admin/O&M Costs	(\$3,115,232)	(\$3,335,659)	(\$3,674,346)	(\$3,798,528)	(\$4,026,418)	(\$4,258,128)
Transfers/Adjustments						
Transfer to/from RE Fund	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Land Acquisition Fund	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Loan for 200-acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Fund Balance Adjustment	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$3,173,491	\$7,026,983	\$10,677,599	\$14,355,102	\$17,956,591	\$21,475,965
Undesignated	\$3,039,660	\$6,893,152	\$10,543,768	\$14,221,271	\$17,822,760	\$21,342,134
Designated	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831

Table A-6
NBHCP 2015 Fee Update
Administration/Operations and
Maintenance Cash Flow

Item	2024 29	2025 30	2026 31	2027 32	2028 33	2029 34
Developed Acres						
Annual Developed Acreage	629.6	629.6	629.6	629.6	458.3	362.9
Adjustment for Acres with Prepaid Fees						
Annual Developed Acreage for Fee Calc.	629.6	629.6	629.6	629.6	458.3	362.9
Rice Land Acre						
Upland/Fallow	298.1	313.8	329.6	345.3	356.8	365.8
Leased Rice Base Land	2,682.8	2,824.5	2,966.1	3,107.8	3,210.9	3,292.6
Total Rice Lands	2,980.9	3,138.3	3,295.7	3,453.1	3,567.7	3,658.4
Other Land Type Acreage						
Marsh	1,490.5	1,569.2	1,647.9	1,726.5	1,783.8	1,829.2
Other (Required Mitigation)	1,490.5	1,569.2	1,647.9	1,726.5	1,783.8	1,829.2
Other (Supplemental Mitigation)	182.5	182.5	182.5	182.5	182.5	182.5
Total Other	3,163.4	3,320.8	3,478.2	3,635.6	3,750.2	3,840.9
Total Habitat Acres	6,144.4	6,459.1	6,773.9	7,088.7	7,317.8	7,499.3
Hunting (including Supplemental Mitigation)	1,228.9	1,291.8	1,354.8	1,417.7	1,463.6	1,499.9
Beginning Balance	\$21,475,965	\$24,906,828	\$28,242,472	\$31,475,867	\$34,636,435	\$36,010,926
Revenues						
Rice Base Land Lease	\$737,779	\$776,733	\$815,687	\$854,641	\$882,996	\$905,453
Other Crop Land Lease [1]	\$41,824	\$43,792	\$45,759	\$47,727	\$49,159	\$50,293
Subtotal	\$779,603	\$820,525	\$861,446	\$902,368	\$932,155	\$955,745
Admin/O&M Portion of Mitigation Fees [2]	\$6,488,464	\$6,488,464	\$6,488,464	\$6,488,464	\$4,723,018	\$3,740,537
Misc. (Hunting Rev. only after budget yr.)	\$12,289	\$12,918	\$13,548	\$14,177	\$14,636	\$14,999
Interest/Other Earned [3]	\$644,279	\$747,205	\$847,274	\$944,276	\$1,039,093	\$1,080,328
Total Admin/O&M Revenues	\$7,924,635	\$8,069,112	\$8,210,732	\$8,349,285	\$6,708,901	\$5,791,609
Costs						
O&M Costs (Prop Maint & Land Mgmt)	(\$1,299,574)	(\$1,366,152)	(\$1,432,730)	(\$1,499,308)	(\$1,547,771)	(\$1,586,153)
Property Taxes (See Table 10)	(\$1,046,532)	(\$1,173,983)	(\$1,305,258)	(\$1,403,680)	(\$1,483,968)	(\$1,566,663)
Special Assessments (RD 1000+NCMWC)	(\$663,559)	(\$697,554)	(\$731,549)	(\$765,543)	(\$790,288)	(\$809,886)
SSMPs (Preparation & Update)	(\$75,547)	(\$75,547)	(\$75,547)	(\$75,547)	(\$54,992)	(\$43,552)
Administration	(\$1,019,481)	(\$1,019,481)	(\$1,019,481)	(\$1,019,481)	(\$1,019,481)	(\$1,019,481)
Monitoring One-time/Fixed Costs [4]	\$0	\$0	\$0	\$0	\$0	\$0
Monitoring Ongoing Costs	(\$389,078)	(\$400,750)	(\$412,773)	(\$425,156)	(\$437,911)	(\$451,048)
Total Admin/O&M Costs	(\$4,493,772)	(\$4,733,468)	(\$4,977,338)	(\$5,188,716)	(\$5,334,411)	(\$5,476,784)
Transfers/Adjustments						
Transfer to/from RE Fund	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Land Acquisition Fund	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Loan for 200-acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Fund Balance Adjustment	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$24,906,828	\$28,242,472	\$31,475,867	\$34,636,435	\$36,010,926	\$36,325,750
Undesignated	\$24,772,997	\$28,108,641	\$31,342,036	\$34,502,604	\$35,877,095	\$36,191,919
Designated	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831

Table A-6
NBHCP 2015 Fee Update
Administration/Operations and
Maintenance Cash Flow

Item	2030 35	2031 36	2032 37	2033 38	2034 39	2035 40
Developed Acres						
Annual Developed Acreage	362.9	362.9	362.9	362.9	362.9	362.9
Adjustment for Acres with Prepaid Fees						
Annual Developed Acreage for Fee Calc.	362.9	362.9	362.9	362.9	362.9	362.9
Rice Land Acre						
Upland/Fallow	374.9	384.0	393.1	402.1	411.2	420.3
Leased Rice Base Land	3,374.2	3,455.9	3,537.5	3,619.2	3,700.9	3,782.5
Total Rice Lands	3,749.1	3,839.9	3,930.6	4,021.3	4,112.1	4,202.8
Other Land Type Acreage						
Marsh	1,874.6	1,919.9	1,965.3	2,010.7	2,056.0	2,101.4
Other (Required Mitigation)	1,874.6	1,919.9	1,965.3	2,010.7	2,056.0	2,101.4
Other (Supplemental Mitigation)	182.5	182.5	182.5	182.5	182.5	182.5
Total Other	3,931.6	4,022.4	4,113.1	4,203.8	4,294.6	4,385.3
Total Habitat Acres	7,680.8	7,862.2	8,043.7	8,225.2	8,406.6	8,588.1
Hunting (including Supplemental Mitigation)	1,536.2	1,572.4	1,608.7	1,645.0	1,681.3	1,717.6
Beginning Balance	\$36,325,750	\$36,517,286	\$36,578,873	\$36,503,562	\$36,284,106	\$35,912,943
Revenues						
Rice Base Land Lease	\$927,909	\$950,366	\$972,823	\$995,279	\$1,017,736	\$1,040,193
Other Crop Land Lease [1]	\$51,427	\$52,561	\$53,695	\$54,829	\$55,964	\$57,098
Subtotal	\$979,336	\$1,002,927	\$1,026,518	\$1,050,109	\$1,073,700	\$1,097,290
Admin/O&M Portion of Mitigation Fees [2]	\$3,740,537	\$3,740,537	\$3,740,537	\$3,740,537	\$3,740,537	\$3,740,537
Misc. (Hunting Rev. only after budget yr.)	\$15,362	\$15,724	\$16,087	\$16,450	\$16,813	\$17,176
Interest/Other Earned [3]	\$1,089,773	\$1,095,519	\$1,097,366	\$1,095,107	\$1,088,523	\$1,077,388
Total Admin/O&M Revenues	\$5,825,007	\$5,854,707	\$5,880,508	\$5,902,203	\$5,919,573	\$5,932,392
Costs						
O&M Costs (Prop Maint & Land Mgmt)	(\$1,624,534)	(\$1,662,916)	(\$1,701,298)	(\$1,739,679)	(\$1,778,061)	(\$1,816,443)
Property Taxes (See Table 10)	(\$1,651,840)	(\$1,739,572)	(\$1,829,936)	(\$1,923,011)	(2,018,878)	(2,117,622)
Special Assessments (RD 1000+NCMWC)	(\$829,484)	(\$849,081)	(\$868,679)	(\$888,276)	(\$907,874)	(\$927,472)
SSMPs (Preparation & Update)	(\$43,552)	(\$43,552)	(\$43,552)	(\$43,552)	(\$43,552)	(\$43,552)
Administration	(\$1,019,481)	(\$1,019,481)	(\$1,019,481)	(\$1,019,481)	(\$1,019,481)	(\$1,019,481)
Monitoring One-time/Fixed Costs [4]	\$0	\$0	\$0	\$0	\$0	\$0
Monitoring Ongoing Costs	(\$464,580)	(\$478,517)	(\$492,873)	(\$507,659)	(\$522,888)	(\$538,575)
Total Admin/O&M Costs	(\$5,633,471)	(\$5,793,120)	(\$5,955,819)	(\$6,121,659)	(\$6,290,735)	(\$6,463,145)
Transfers/Adjustments						
Transfer to/from RE Fund	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Land Acquisition Fund	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Loan for 200-acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Fund Balance Adjustment	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$36,517,286	\$36,578,873	\$36,503,562	\$36,284,106	\$35,912,943	\$35,382,190
Undesignated	\$36,383,455	\$36,445,042	\$36,369,731	\$36,150,275	\$35,779,112	\$35,248,359
Designated	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831

Table A-6
NBHCP 2015 Fee Update
Administration/Operations and
Maintenance Cash Flow

Item	2036 41	2037 42	2038 43	2039 44	2040 45	2041 46
Developed Acres						
Annual Developed Acreage	362.9	362.9	362.9	0.0	0.0	0.0
Adjustment for Acres with Prepaid Fees						
Annual Developed Acreage for Fee Calc.	362.9	362.9	362.9	0.0	0.0	0.0
Rice Land Acre						
Upland/Fallow	429.4	437.5	437.5	437.5	437.5	437.5
Leased Rice Base Land	3,864.2	3,937.5	3,937.5	3,937.5	3,937.5	3,937.5
Total Rice Lands	4,293.5	4,375.0	4,375.0	4,375.0	4,375.0	4,375.0
Other Land Type Acreage						
Marsh	2,146.8	2,187.5	2,187.5	2,187.5	2,187.5	2,187.5
Other (Required Mitigation)	2,146.8	2,187.5	2,187.5	2,187.5	2,187.5	2,187.5
Other (Supplemental Mitigation)	182.5	182.5	182.5	182.5	182.5	182.5
Total Other	4,476.0	4,557.5	4,557.5	4,557.5	4,557.5	4,557.5
Total Habitat Acres						
	8,769.6	8,932.5	8,932.5	8,932.5	8,932.5	8,932.5
Hunting (including Supplemental Mitigation)	1,753.9	1,786.5	1,786.5	1,786.5	1,786.5	1,786.5
Beginning Balance						
	\$35,382,190	\$34,694,013	\$33,942,445	\$33,207,435	\$28,709,838	\$24,077,314
Revenues						
Rice Base Land Lease	\$1,062,649	\$1,082,813	\$1,082,813	\$1,082,813	\$1,082,813	\$1,082,813
Other Crop Land Lease [1]	\$58,232	\$59,250	\$59,250	\$59,250	\$59,250	\$59,250
Subtotal	\$1,120,881	\$1,142,063	\$1,142,063	\$1,142,063	\$1,142,063	\$1,142,063
Admin/O&M Portion of Mitigation Fees [2]	\$3,740,537	\$3,740,537	\$3,740,537	\$0	\$0	\$0
Misc. (Hunting Rev. only after budget yr.)	\$17,539	\$17,865	\$17,865	\$17,865	\$17,865	\$17,865
Interest/Other Earned [3]	\$1,061,466	\$1,040,820	\$1,018,273	\$996,223	\$861,295	\$722,319
Total Admin/O&M Revenues	\$5,940,423	\$5,941,285	\$5,918,738	\$2,156,151	\$2,021,223	\$1,882,247
Costs						
O&M Costs (Prop Maint & Land Mgmt)	(\$1,854,824)	(\$1,889,286)	(\$1,889,286)	(\$1,889,286)	(\$1,889,286)	(\$1,889,286)
Property Taxes (See Table 10)	(2,208,941)	(2,208,941)	(2,208,941)	(2,208,941)	(2,208,941)	(2,208,941)
Special Assessments (RD 1000+NCMWC)	(\$947,069)	(\$964,665)	(\$964,665)	(\$964,665)	(\$964,665)	(\$964,665)
SSMPs (Preparation & Update)	(\$43,552)	(\$39,105)	\$0	\$0	\$0	\$0
Administration	(\$1,019,481)	(\$1,019,481)	(\$1,019,481)	(\$1,019,481)	(\$1,019,481)	(\$1,019,481)
Monitoring One-time/Fixed Costs [4]	\$0	\$0	\$0	\$0	\$0	\$0
Monitoring Ongoing Costs	(\$554,732)	(\$571,374)	(\$571,374)	(\$571,374)	(\$571,374)	(\$571,374)
Total Admin/O&M Costs	(\$6,628,600)	(\$6,692,852)	(\$6,653,748)	(\$6,653,748)	(\$6,653,748)	(\$6,653,748)
Transfers/Adjustments						
Transfer to/from RE Fund	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Land Acquisition Fund	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Loan for 200-acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Fund Balance Adjustment	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance						
	\$34,694,013	\$33,942,445	\$33,207,435	\$28,709,838	\$24,077,314	\$19,305,813
Undesignated	\$34,560,182	\$33,808,614	\$33,073,604	\$28,576,007	\$23,943,483	\$19,171,982
Designated	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831

Table A-6
NBHCP 2015 Fee Update
Administration/Operations and
Maintenance Cash Flow

Item	2042 47	2043 48	2044 49	2045 50	2046 51	2047 52
Developed Acres						
Annual Developed Acreage	0.0	0.0	0.0	0.0	0.0	0.0
Adjustment for Acres with Prepaid Fees						
Annual Developed Acreage for Fee Calc.	0.0	0.0	0.0	0.0	0.0	0.0
Rice Land Acre						
Upland/Fallow	437.5	437.5	437.5	437.5	437.5	437.5
Leased Rice Base Land	3,937.5	3,937.5	3,937.5	3,937.5	3,937.5	3,937.5
Total Rice Lands	4,375.0	4,375.0	4,375.0	4,375.0	4,375.0	4,375.0
Other Land Type Acreage						
Marsh	2,187.5	2,187.5	2,187.5	2,187.5	2,187.5	2,187.5
Other (Required Mitigation)	2,187.5	2,187.5	2,187.5	2,187.5	2,187.5	2,187.5
Other (Supplemental Mitigation)	182.5	182.5	182.5	182.5	182.5	182.5
Total Other	4,557.5	4,557.5	4,557.5	4,557.5	4,557.5	4,557.5
Total Habitat Acres						
	8,932.5	8,932.5	8,932.5	8,932.5	8,932.5	8,932.5
Hunting (including Supplemental Mitigation)	1,786.5	1,786.5	1,786.5	1,786.5	1,786.5	1,786.5
Beginning Balance						
	\$19,305,813	\$14,391,167	\$9,329,082	\$4,115,135	\$133,831	\$133,831
Revenues						
Rice Base Land Lease	\$1,082,813	\$1,082,813	\$1,082,813	\$1,082,813	\$1,082,813	\$1,082,813
Other Crop Land Lease [1]	\$59,250	\$59,250	\$59,250	\$59,250	\$59,250	\$59,250
Subtotal	\$1,142,063	\$1,142,063	\$1,142,063	\$1,142,063	\$1,142,063	\$1,142,063
Admin/O&M Portion of Mitigation Fees [2]	\$0	\$0	\$0	\$0	\$0	\$0
Misc. (Hunting Rev. only after budget yr.)	\$17,865	\$17,865	\$17,865	\$17,865	\$17,865	\$17,865
Interest/Other Earned [3]	\$579,174	\$431,735	\$279,872	\$123,454	\$4,015	\$4,015
Total Admin/O&M Revenues	\$1,739,102	\$1,591,663	\$1,439,800	\$1,283,382	\$1,163,943	\$1,163,943
Costs						
O&M Costs (Prop Maint & Land Mgmt)	(\$1,889,286)	(\$1,889,286)	(\$1,889,286)	(\$1,889,286)	(\$1,889,286)	(\$1,889,286)
Property Taxes (See Table 10)	(\$2,208,941)	(\$2,208,941)	(\$2,208,941)	(\$2,208,941)	(\$2,208,941)	(\$2,208,941)
Special Assessments (RD 1000+NCMWC)	(\$964,665)	(\$964,665)	(\$964,665)	(\$964,665)	(\$964,665)	(\$964,665)
SSMPs (Preparation & Update)	\$0	\$0	\$0	\$0	\$0	\$0
Administration	(\$1,019,481)	(\$1,019,481)	(\$1,019,481)	(\$1,019,481)	(\$1,019,481)	(\$1,019,481)
Monitoring One-time/Fixed Costs [4]	\$0	\$0	\$0	\$0	\$0	\$0
Monitoring Ongoing Costs	(\$571,374)	(\$571,374)	(\$571,374)	(\$571,374)	(\$571,374)	(\$571,374)
Total Admin/O&M Costs	(\$6,653,748)	(\$6,653,748)	(\$6,653,748)	(\$6,653,748)	(\$6,653,748)	(\$6,653,748)
Transfers/Adjustments						
Transfer to/from RE Fund	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Land Acquisition Fund	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Loan for 200-acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	\$0	\$0	\$0	\$1,389,062	\$5,489,805	\$5,489,805
Fund Balance Adjustment	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$0	\$0	\$0	\$1,389,062	\$5,489,805	\$5,489,805
Ending Balance						
Undesignated	\$14,257,336	\$9,195,251	\$3,981,304	\$0	\$0	\$0
Designated	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831

Table A-6
NBHCP 2015 Fee Update
Administration/Operations and
Maintenance Cash Flow

Item	2048 53	2049 54	2050 55	2051 56	2052 57	2053 58
Developed Acres						
Annual Developed Acreage	0.0	0.0	0.0	0.0	0.0	0.0
Adjustment for Acres with Prepaid Fees						
Annual Developed Acreage for Fee Calc.	0.0	0.0	0.0	0.0	0.0	0.0
Rice Land Acre						
Upland/Fallow	437.5	437.5	437.5	437.5	437.5	437.5
Leased Rice Base Land	3,937.5	3,937.5	3,937.5	3,937.5	3,937.5	3,937.5
Total Rice Lands	4,375.0	4,375.0	4,375.0	4,375.0	4,375.0	4,375.0
Other Land Type Acreage						
Marsh	2,187.5	2,187.5	2,187.5	2,187.5	2,187.5	2,187.5
Other (Required Mitigation)	2,187.5	2,187.5	2,187.5	2,187.5	2,187.5	2,187.5
Other (Supplemental Mitigation)	182.5	182.5	182.5	182.5	182.5	182.5
Total Other	4,557.5	4,557.5	4,557.5	4,557.5	4,557.5	4,557.5
Total Habitat Acres						
	8,932.5	8,932.5	8,932.5	8,932.5	8,932.5	8,932.5
Hunting (including Supplemental Mitigation)	1,786.5	1,786.5	1,786.5	1,786.5	1,786.5	1,786.5
Beginning Balance						
	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831
Revenues						
Rice Base Land Lease	\$1,082,813	\$1,082,813	\$1,082,813	\$1,082,813	\$1,082,813	\$1,082,813
Other Crop Land Lease [1]	\$59,250	\$59,250	\$59,250	\$59,250	\$59,250	\$59,250
Subtotal	\$1,142,063	\$1,142,063	\$1,142,063	\$1,142,063	\$1,142,063	\$1,142,063
Admin/O&M Portion of Mitigation Fees [2]	\$0	\$0	\$0	\$0	\$0	\$0
Misc. (Hunting Rev. only after budget yr.)	\$17,865	\$17,865	\$17,865	\$17,865	\$17,865	\$17,865
Interest/Other Earned [3]	\$4,015	\$4,015	\$4,015	\$4,015	\$4,015	\$4,015
Total Admin/O&M Revenues	\$1,163,943	\$1,163,943	\$1,163,943	\$1,163,943	\$1,163,943	\$1,163,943
Costs						
O&M Costs (Prop Maint & Land Mgmt)	(\$1,889,286)	(\$1,889,286)	(\$1,889,286)	(\$1,889,286)	(\$1,889,286)	(\$1,889,286)
Property Taxes (See Table 10)	(\$2,208,941)	(\$2,208,941)	(\$2,208,941)	(\$2,208,941)	(\$2,208,941)	(\$2,208,941)
Special Assessments (RD 1000+NCMWC)	(\$964,665)	(\$964,665)	(\$964,665)	(\$964,665)	(\$964,665)	(\$964,665)
SSMPs (Preparation & Update)	\$0	\$0	\$0	\$0	\$0	\$0
Administration	(\$1,019,481)	(\$1,019,481)	(\$1,019,481)	(\$1,019,481)	(\$1,019,481)	(\$1,019,481)
Monitoring One-time/Fixed Costs [4]	\$0	\$0	\$0	\$0	\$0	\$0
Monitoring Ongoing Costs	(\$571,374)	(\$571,374)	(\$571,374)	(\$571,374)	(\$571,374)	(\$571,374)
Total Admin/O&M Costs	(\$6,653,748)	(\$6,653,748)	(\$6,653,748)	(\$6,653,748)	(\$6,653,748)	(\$6,653,748)
Transfers/Adjustments						
Transfer to/from RE Fund	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Land Acquisition Fund	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to/from Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Loan for 200-acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	\$5,489,805	\$5,489,805	\$5,489,805	\$5,489,805	\$5,489,805	\$5,489,805
Fund Balance Adjustment	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers/Adjustments	\$5,489,805	\$5,489,805	\$5,489,805	\$5,489,805	\$5,489,805	\$5,489,805
Ending Balance						
Undesignated	\$0	\$0	\$0	\$0	\$0	\$0
Designated	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831	\$133,831

om cost

Table A-7
NBHCP 2015 Fee Update
O&M Endowment Fund Cash Flow

2015 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Assumes:
0.0% Inflation
3.0% Interest Rate

Item	<i>Assumptions (for years 2016+)</i>	TOTAL 1996 - 2053	1996 1	1997 2	1998 3	1999 4	2000 5
Annual Developed Acreage		17,500.0	30.4	104.9	1,380.4	1,466.5	598.1
Adjustment for Acres with Prepaid Fees		0.0					
Annual Developed Acreage for Fee Estimate		17,500.0	30.4	104.9	1,380.4	1,466.5	598.1
Beginning Balance		\$0	\$0	\$2,280	\$12,770	\$275,038	\$323,846
Endowment Fund Fee Revenue [1]	\$6,184 per dev acre	\$73,947,509	\$2,280	\$10,490	\$262,268	\$278,626	\$113,645
Other Revenue		\$261,347	\$0	\$0	\$0	\$0	\$0
Transfer from Land Acquisition		\$19,222,566	\$0	\$0	\$0	\$0	\$0
Transfer from Restoration and Enhancement		\$2,294,698	\$0	\$0	\$0	\$0	\$0
Transfer from Supplemental Endowment		\$7,038,960	\$0	\$0	\$0	\$0	\$0
Less Drawdown		(\$45,307,503)	\$0	\$0	\$0	\$0	\$0
Interest Earnings	3% of beg bal.	\$129,987,222	\$0	\$0	\$0	\$0	\$26,490
Less Fees and Taxes		(\$2,554,811)	\$0	\$0	\$0	\$0	\$0
Adjustment (to balance to 1999 ending bal)		(\$229,818)	\$0	\$0	\$0	(\$229,818)	\$0
Ending Balance		\$184,660,170	\$2,280	\$12,770	\$275,038	\$323,846	\$463,981

[1] 2013 amount represents Metro Airpark catch-up fees from 2006.

Table A-7
NBHCP 2015 Fee Update
O&M Endowment Fund Cash Flow

Item	2001 6	2002 7	2003 8	2004 9	2005 10	2006 11	2007 12	2008 13
Annual Developed Acreage	242.6	777.8	1,042.0	178.1	848.1	132.2	103.2	19.1
Adjustment for Acres with Prepaid Fees				169.67	(169.67)			
Annual Developed Acreage for Fee Estimate	242.6	777.8	1,042.0	347.7	678.4	132.2	103.2	19.1
Beginning Balance	\$463,981	\$966,676	\$1,730,724	\$4,424,499	\$5,803,065	\$8,148,581	\$9,926,631	\$10,959,532
Endowment Fund Fee Revenue [1]	\$209,651	\$685,154	\$2,169,277	\$860,660	\$1,964,462	\$763,735	\$584,703	\$107,222
Other Revenue	\$257,219	\$4,128	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Land Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Restoration and Enhancement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Supplemental Endowment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Drawdown	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$35,825	\$74,766	\$549,168	\$517,906	\$473,588	\$1,105,207	\$501,993	(\$3,438,653)
Less Fees and Taxes	\$0.0	\$0	(\$24,671)	\$0	(\$92,534)	(\$90,892)	(\$53,795)	(\$52,766)
Adjustment (to balance to 1999 ending bal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$966,676	\$1,730,724	\$4,424,499	\$5,803,065	\$8,148,581	\$9,926,631	\$10,959,532	\$7,575,335

[1] 2013 amount represents Metro Airpark catch-up fees from 2006.

Table A-7
NBHCP 2015 Fee Update
O&M Endowment Fund Cash Flow

Item	2009 14	2010 15	2011 16	2012 17	2013 18	2014 19	2015 20	2016 21
Annual Developed Acreage	21.1	0.3	50.0	80.1	0.0	0.0	55.0	50.0
Adjustment for Acres with Prepaid Fees								
Annual Developed Acreage for Fee Estimate	21.1	0.3	50.0	80.1	0.0	0.0	55.0	50.0
Beginning Balance	\$7,575,335	\$9,591,852	\$10,914,484	\$10,787,515	\$13,175,111	\$15,524,636	\$16,133,950	\$16,904,070
Endowment Fund Fee Revenue [1]	\$159,493	\$42,734	\$9,500	\$1,113,409	\$140,188	\$0	\$340,120	\$309,200
Other Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Land Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Restoration and Enhancement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Supplemental Endowment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Drawdown	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,897,090	\$1,337,968	(\$92,131)	\$1,324,005	\$2,266,258	\$650,255	\$480,000	\$507,122
Less Fees and Taxes	(\$40,066)	(\$58,070)	(\$44,338)	(\$49,818)	(\$56,921)	(\$40,940)	(\$50,000)	(\$50,000)
Adjustment (to balance to 1999 ending bal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$9,591,852	\$10,914,484	\$10,787,515	\$13,175,111	\$15,524,636	\$16,133,950	\$16,904,070	\$17,670,392

[1] 2013 amount represents Metro Airpark catch-up fees from 2006.

Table A-7
NBHCP 2015 Fee Update
O&M Endowment Fund Cash Flow

Item	2017 22	2018 23	2019 24	2020 25	2021 26	2022 27	2023 28	2024 29
Annual Developed Acreage	250.0	316.6	629.6	629.6	629.6	629.6	629.6	629.6
Adjustment for Acres with Prepaid Fees								
Annual Developed Acreage for Fee Estimate	250.0	316.6	629.6	629.6	629.6	629.6	629.6	629.6
Beginning Balance	\$17,670,392	\$19,696,504	\$22,195,409	\$26,704,475	\$31,348,813	\$36,132,482	\$41,059,660	\$46,134,654
Endowment Fund Fee Revenue [1]	\$1,546,000	\$1,958,010	\$3,893,204	\$3,893,204	\$3,893,204	\$3,893,204	\$3,893,204	\$3,893,204
Other Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Land Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Restoration and Enhancement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Supplemental Endowment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Drawdown	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$530,112	\$590,895	\$665,862	\$801,134	\$940,464	\$1,083,974	\$1,231,790	\$1,384,040
Less Fees and Taxes	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
Adjustment (to balance to 1999 ending bal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$19,696,504	\$22,195,409	\$26,704,475	\$31,348,813	\$36,132,482	\$41,059,660	\$46,134,654	\$51,361,898

[1] 2013 amount represents Metro Airpark catch-up fees from 2006.

Table A-7
NBHCP 2015 Fee Update
O&M Endowment Fund Cash Flow

Item	2025 30	2026 31	2027 32	2028 33	2029 34	2030 35	2031 36	2032 37
Annual Developed Acreage	629.6	629.6	629.6	458.3	362.9	362.9	362.9	362.9
Adjustment for Acres with Prepaid Fees								
Annual Developed Acreage for Fee Estimate	629.6	629.6	629.6	458.3	362.9	362.9	362.9	362.9
Beginning Balance	\$51,361,898	\$56,745,959	\$62,291,542	\$68,003,492	\$72,827,499	\$77,206,718	\$81,717,314	\$86,363,228
Endowment Fund Fee Revenue [1]	\$3,893,204	\$3,893,204	\$3,893,204	\$2,833,902	\$2,244,394	\$2,244,394	\$2,244,394	\$2,244,394
Other Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Land Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Restoration and Enhancement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Supplemental Endowment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Drawdown	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,540,857	\$1,702,379	\$1,868,746	\$2,040,105	\$2,184,825	\$2,316,202	\$2,451,519	\$2,590,897
Less Fees and Taxes	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
Adjustment (to balance to 1999 ending bal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$56,745,959	\$62,291,542	\$68,003,492	\$72,827,499	\$77,206,718	\$81,717,314	\$86,363,228	\$91,148,519

[1] 2013 amount represents Metro Airpark catch-up fees from 2006.

Table A-7
NBHCP 2015 Fee Update
O&M Endowment Fund Cash Flow

Item	2033 38	2034 39	2035 40	2036 41	2037 42	2038 43	2039 44	2040 45
Annual Developed Acreage	362.9	362.9	362.9	362.9	362.9	362.9	0.0	0.0
Adjustment for Acres with Prepaid Fees								
Annual Developed Acreage for Fee Estimate	362.9	362.9	362.9	362.9	362.9	362.9	0.0	0.0
Beginning Balance	\$91,148,519	\$96,077,369	\$101,154,085	\$106,383,101	\$111,768,989	\$117,316,453	\$151,586,566	\$156,084,163
Endowment Fund Fee Revenue [1]	\$2,244,394	\$2,244,394	\$2,244,394	\$2,244,394	\$2,244,394	\$2,244,394	\$0	\$0
Other Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Land Acquisition	\$0	\$0	\$0	\$0	\$0	\$19,222,566	\$0	\$0
Transfer from Restoration and Enhancement	\$0	\$0	\$0	\$0	\$0	\$2,294,698	\$0	\$0
Transfer from Supplemental Endowment	\$0	\$0	\$0	\$0	\$0	\$7,038,960	\$0	\$0
Less Drawdown	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,734,456	\$2,882,321	\$3,034,623	\$3,191,493	\$3,353,070	\$3,519,494	\$4,547,597	\$4,682,525
Less Fees and Taxes	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
Adjustment (to balance to 1999 ending bal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$96,077,369	\$101,154,085	\$106,383,101	\$111,768,989	\$117,316,453	\$151,586,566	\$156,084,163	\$160,716,687

[1] 2013 amount represents Metro Airpark catch-up fees from 2006.

Table A-7
NBHCP 2015 Fee Update
O&M Endowment Fund Cash Flow

Item	2041 46	2042 47	2043 48	2044 49	2045 50	2046 51	2047 52	2048 53
Annual Developed Acreage	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Adjustment for Acres with Prepaid Fees								
Annual Developed Acreage for Fee Estimate	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Beginning Balance	\$160,716,687	\$165,488,188	\$170,402,834	\$175,464,919	\$180,678,866	\$184,660,170	\$184,660,170	\$184,660,170
Endowment Fund Fee Revenue [1]	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Land Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Restoration and Enhancement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Supplemental Endowment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Drawdown	\$0	\$0	\$0	\$0	(\$1,389,062)	(\$5,489,805)	(\$5,489,805)	(\$5,489,805)
Interest Earnings	\$4,821,501	\$4,964,646	\$5,112,085	\$5,263,948	\$5,420,366	\$5,539,805	\$5,539,805	\$5,539,805
Less Fees and Taxes	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
Adjustment (to balance to 1999 ending bal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$165,488,188	\$170,402,834	\$175,464,919	\$180,678,866	\$184,660,170	\$184,660,170	\$184,660,170	\$184,660,170

[1] 2013 amount represents Metro Airpark catch-up fees from 2006.

Table A-7
NBHCP 2015 Fee Update
O&M Endowment Fund Cash Flow

Item	2049 54	2050 55	2051 56	2052 57	2053 58
Annual Developed Acreage	0.0	0.0	0.0	0.0	0.0
Adjustment for Acres with Prepaid Fees					
Annual Developed Acreage for Fee Estimate	0.0	0.0	0.0	0.0	0.0
Beginning Balance	\$184,660,170	\$184,660,170	\$184,660,170	\$184,660,170	\$184,660,170
Endowment Fund Fee Revenue [1]	\$0	\$0	\$0	\$0	\$0
Other Revenue	\$0	\$0	\$0	\$0	\$0
Transfer from Land Acquisition	\$0	\$0	\$0	\$0	\$0
Transfer from Restoration and Enhancement	\$0	\$0	\$0	\$0	\$0
Transfer from Supplemental Endowment	\$0	\$0	\$0	\$0	\$0
Less Drawdown	(\$5,489,805)	(\$5,489,805)	(\$5,489,805)	(\$5,489,805)	(\$5,489,805)
Interest Earnings	\$5,539,805	\$5,539,805	\$5,539,805	\$5,539,805	\$5,539,805
Less Fees and Taxes	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
Adjustment (to balance to 1999 ending bal)	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$184,660,170	\$184,660,170	\$184,660,170	\$184,660,170	\$184,660,170

endow

[1] 2013 amount represents Metro Airpark catch-up fees from 2006.

**Table A-8
NBHCP 2015 Fee Update
Supplemental Endowment Fund Cash Flow**

2015 Fee Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Assumes:
0.0% Inflation
3.0% Interest Rate

	<i>Assumptions (for years 2016+)</i>	TOTAL 1996-2053	1996 1	1997 2	1998 3	1999 4	2000 5	2001 6	2002 7	2003 8
Annual Developed Acreage		17,500.0	30.4	104.9	1,380.4	1,466.5	598.1	242.6	777.8	1,042.0
Adjustment for Acres with Prepaid Fees		0.0								
Annual Developed Acreage for Fee Calculation		17,500.0	30.4	104.9	1,380.4	1,466.5	598.1	242.6	777.8	1,042.0
Beginning Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,390	\$183,710
Revenues										
Fee Revenue [1]	\$529 per dev acre	\$7,073,504	\$0	\$0	\$0	\$0	\$0	\$36,390	\$146,228	\$448,046
Interest Earnings	3% of beg. balanc	\$3,997,909	\$0	\$0	\$0	\$0	\$0	\$0	\$1,092	\$84,991
Costs										
Fees and Taxes		(\$329,654)								
200-Acre Acquisition	\$0 per acq. acre	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Changed Circumstances Contingency [2]	\$250 per dev acre	(\$3,224,852)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$260,492)
Changed Circumstances Interest		(\$477,947)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to Endowment		(\$7,038,960)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$36,390	\$183,710	\$456,254

[1] 2013 amount reflects Metro Airpark catch up fees from 2006.
[2] The balance on the Changed Circumstances Fund is estimated below:

Changed Circumstances Contingency Fund [3]

Beginning Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenues		\$3,224,852	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$260,492
Interest Earnings	3% of beg. balanc	\$5,902,739	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Expenditures/Drawdown [4]		(\$150,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$8,977,591	\$0	\$260,492						

[3] This fund provides for adaptive management or changed circumstances of the NBHCP.
[4] Includes fund management fees after buildout and transfer of other supplemental endowment funbds.

**Table A-8
NBHCP 2015 Fee Update
Supplemental Endowment Fund Cash Flow**

	<i>Assumptions (for years 2016+)</i>	TOTAL 1996-2053	2004 9	2005 10	2006 11	2007 12	2008 13	2009 14	2010 15	2011 16
Annual Developed Acreage		17,500.0	178.1	848.1	132.2	103.2	19.1	21.1	0.3	50.0
Adjustment for Acres with Prepaid Fees		0.0	169.67	(169.67)						
Annual Developed Acreage for Fee Calculation		17,500.0	347.7	678.4	132.2	103.2	19.1	21.1	0.3	50.0
Beginning Balance		\$0	\$456,254	\$558,090	\$784,553	\$980,487	\$1,103,905	\$780,414	\$992,591	\$1,120,948
Revenues										
Fee Revenue [1]	\$529 per dev acre	\$7,073,504	\$164,314	\$361,478	\$141,638	\$96,517	\$17,116	\$18,764	\$4,153	\$0
Interest Earnings	3% of beg. balanc	\$3,997,909	\$38,420	\$81,658	\$171,986	\$95,797	(\$544,080)	\$342,529	\$223,905	(\$16,465)
Costs										
Fees and Taxes		(\$329,654)		(\$14,981)	(\$12,781)	(\$4,290)	(\$8,788)	(\$6,825)	(\$9,986)	(\$7,617)
200-Acre Acquisition	\$0 per acq. acre	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Changed Circumstances Contingency [2]	\$250 per dev acre	(\$3,224,852)	(\$86,935)	(\$169,597)	(\$33,048)	(\$25,788)	(\$4,778)	(\$5,270)	(\$80)	(\$12,500)
Changed Circumstances Interest		(\$477,947)	(\$13,963)	(\$32,095)	(\$71,861)	(\$38,819)	\$217,038	(\$137,021)	(\$89,635)	\$6,613
Transfer to Endowment		(\$7,038,960)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$0	\$558,090	\$784,553	\$980,487	\$1,103,905	\$780,414	\$992,591	\$1,120,948	\$1,090,978

[1] 2013 amount reflects Metro Airpark catch up fees from 2006.

[2] The balance on the Changed Circumstances Fund is estimated below:

Changed Circumstances Contingency Fund [3]

Beginning Balance		\$0	\$260,492	\$361,390	\$563,082	\$667,991	\$732,597	\$520,336	\$662,628	\$752,343
Revenues		\$3,224,852	\$86,935	\$169,597	\$33,048	\$25,788	\$4,778	\$5,270	\$80	\$12,500
Interest Earnings	3% of beg. balanc	\$5,902,739	\$13,963	\$32,095	\$71,861	\$38,819	(\$217,038)	\$137,021	\$89,635	(\$6,613)
Expenditures/Drawdown [4]		(\$150,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$8,977,591	\$361,390	\$563,082	\$667,991	\$732,597	\$520,336	\$662,628	\$752,343	\$758,230

[3] This fund provides for adaptive management or changed circumstances of the NBHCP.

[4] Includes fund management fees after buildout and transfer of other supplemental endowment fundbds.

**Table A-8
NBHCP 2015 Fee Update
Supplemental Endowment Fund Cash Flow**

	<i>Assumptions (for years 2016+)</i>	TOTAL 1996-2053	2012 17	2013 18	2014 19	2015 20	2016 21	2017 22	2018 23	2019 24
Annual Developed Acreage		17,500.0	80.1	0.0	0.0	55.0	50.0	250.0	316.6	629.6
Adjustment for Acres with Prepaid Fees		0.0								
Annual Developed Acreage for Fee Calculation		17,500.0	80.1	0.0	0.0	55.0	50.0	250.0	316.6	629.6
Beginning Balance		\$0	\$1,090,978	\$1,288,785	\$1,534,463	\$1,590,813	\$1,644,088	\$1,697,361	\$1,808,031	\$1,940,611
Revenues										
Fee Revenue [1]	\$529 per dev acre	\$7,073,504	\$92,194	\$31,686	\$0	\$29,095	\$26,450	\$132,250	\$167,495	\$333,038
Interest Earnings	3% of beg. balanc	\$3,997,909	\$227,060	\$374,347	\$105,109	\$80,000	\$49,323	\$50,921	\$54,241	\$58,218
Costs										
Fees and Taxes		(\$329,654)	(\$8,316)	(\$9,339)	(\$6,731)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)
200-Acre Acquisition	\$0 per acq. acre	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Changed Circumstances Contingency [2]	\$250 per dev acre	(\$3,224,852)	(\$20,030)	(\$11)	\$0	(\$13,750)	(\$12,500)	(\$62,500)	(\$79,156)	(\$157,390)
Changed Circumstances Interest		(\$477,947)	(\$93,101)	(\$151,004)	(\$42,029)	(\$32,070)				
Transfer to Endowment		(\$7,038,960)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$0	\$1,288,785	\$1,534,463	\$1,590,813	\$1,644,088	\$1,697,361	\$1,808,031	\$1,940,611	\$2,164,477

[1] 2013 amount reflects Metro Airpark catch up fees from 2006.
[2] The balance on the Changed Circumstances Fund is estimated below:

Changed Circumstances Contingency Fund [3]

Beginning Balance		\$0	\$758,230	\$871,361	\$1,022,377	\$1,064,406	\$1,110,226	\$1,156,033	\$1,253,214	\$1,369,966
Revenues		\$3,224,852	\$20,030	\$11	\$0	\$13,750	\$12,500	\$62,500	\$79,156	\$157,390
Interest Earnings	3% of beg. balanc	\$5,902,739	\$93,101	\$151,004	\$42,029	\$32,070	\$33,307	\$34,681	\$37,596	\$41,099
Expenditures/Drawdown [4]		(\$150,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$8,977,591	\$871,361	\$1,022,377	\$1,064,406	\$1,110,226	\$1,156,033	\$1,253,214	\$1,369,966	\$1,568,456

[3] This fund provides for adaptive management or changed circumstances of the NBHCP.
[4] Includes fund management fees after buildout and transfer of other supplemental endowment fundbs.

**Table A-8
NBHCP 2015 Fee Update
Supplemental Endowment Fund Cash Flow**

	<i>Assumptions (for years 2016+)</i>	TOTAL 1996-2053	2020 25	2021 26	2022 27	2023 28	2024 29	2025 30	2026 31	2027 32
Annual Developed Acreage		17,500.0	629.6	629.6	629.6	629.6	629.6	629.6	629.6	629.6
Adjustment for Acres with Prepaid Fees		0.0								
Annual Developed Acreage for Fee Calculation		17,500.0	629.6	629.6	629.6	629.6	629.6	629.6	629.6	629.6
Beginning Balance		\$0	\$2,164,477	\$2,395,058	\$2,632,558	\$2,877,182	\$3,129,145	\$3,388,666	\$3,655,974	\$3,931,301
Revenues										
Fee Revenue [1]	\$529 per dev acre	\$7,073,504	\$333,038	\$333,038	\$333,038	\$333,038	\$333,038	\$333,038	\$333,038	\$333,038
Interest Earnings	3% of beg. balanc	\$3,997,909	\$64,934	\$71,852	\$78,977	\$86,315	\$93,874	\$101,660	\$109,679	\$117,939
Costs										
Fees and Taxes		(\$329,654)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)
200-Acre Acquisition	\$0 per acq. acre	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Changed Circumstances Contingency [2]	\$250 per dev acre	(\$3,224,852)	(\$157,390)	(\$157,390)	(\$157,390)	(\$157,390)	(\$157,390)	(\$157,390)	(\$157,390)	(\$157,390)
Changed Circumstances Interest		(\$477,947)								
Transfer to Endowment		(\$7,038,960)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$0	\$2,395,058	\$2,632,558	\$2,877,182	\$3,129,145	\$3,388,666	\$3,655,974	\$3,931,301	\$4,214,887

[1] 2013 amount reflects Metro Airpark catch up fees from 2006.

[2] The balance on the Changed Circumstances Fund is estimated below:

Changed Circumstances Contingency Fund [3]

Beginning Balance		\$0	\$1,568,456	\$1,772,900	\$1,983,477	\$2,200,371	\$2,423,773	\$2,653,876	\$2,890,882	\$3,134,999
Revenues		\$3,224,852	\$157,390	\$157,390	\$157,390	\$157,390	\$157,390	\$157,390	\$157,390	\$157,390
Interest Earnings	3% of beg. balanc	\$5,902,739	\$47,054	\$53,187	\$59,504	\$66,011	\$72,713	\$79,616	\$86,726	\$94,050
Expenditures/Drawdown [4]		(\$150,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$8,977,591	\$1,772,900	\$1,983,477	\$2,200,371	\$2,423,773	\$2,653,876	\$2,890,882	\$3,134,999	\$3,386,439

[3] This fund provides for adaptive management or changed circumstances of the NBHCP.

[4] Includes fund management fees after buildout and transfer of other supplemental endowment fundbds.

**Table A-8
NBHCP 2015 Fee Update
Supplemental Endowment Fund Cash Flow**

	<i>Assumptions (for years 2016+)</i>	TOTAL 1996-2053	2028 33	2029 34	2030 35	2031 36	2032 37	2033 38	2034 39	2035 40
Annual Developed Acreage		17,500.0	458.3	362.9	362.9	362.9	362.9	362.9	362.9	362.9
Adjustment for Acres with Prepaid Fees		0.0								
Annual Developed Acreage for Fee Calculation		17,500.0	458.3	362.9	362.9	362.9	362.9	362.9	362.9	362.9
Beginning Balance		\$0	\$4,214,887	\$4,459,189	\$4,684,224	\$4,916,010	\$5,154,749	\$5,400,651	\$5,653,929	\$5,914,806
Revenues										
Fee Revenue [1]	\$529 per dev acre	\$7,073,504	\$242,421	\$191,993	\$191,993	\$191,993	\$191,993	\$191,993	\$191,993	\$191,993
Interest Earnings	3% of beg. balanc	\$3,997,909	\$126,447	\$133,776	\$140,527	\$147,480	\$154,642	\$162,020	\$169,618	\$177,444
Costs										
Fees and Taxes		(\$329,654)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)
200-Acre Acquisition	\$0 per acq. acre	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Changed Circumstances Contingency [2]	\$250 per dev acre	(\$3,224,852)	(\$114,566)	(\$90,734)	(\$90,734)	(\$90,734)	(\$90,734)	(\$90,734)	(\$90,734)	(\$90,734)
Changed Circumstances Interest		(\$477,947)								
Transfer to Endowment		(\$7,038,960)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$0	\$4,459,189	\$4,684,224	\$4,916,010	\$5,154,749	\$5,400,651	\$5,653,929	\$5,914,806	\$6,183,509

[1] 2013 amount reflects Metro Airpark catch up fees from 2006.

[2] The balance on the Changed Circumstances Fund is estimated below:

Changed Circumstances Contingency Fund [3]

Beginning Balance		\$0	\$3,386,439	\$3,602,598	\$3,801,410	\$4,006,186	\$4,217,106	\$4,434,353	\$4,658,118	\$4,888,595
Revenues		\$3,224,852	\$114,566	\$90,734	\$90,734	\$90,734	\$90,734	\$90,734	\$90,734	\$90,734
Interest Earnings	3% of beg. balanc	\$5,902,739	\$101,593	\$108,078	\$114,042	\$120,186	\$126,513	\$133,031	\$139,744	\$146,658
Expenditures/Drawdown [4]		(\$150,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$8,977,591	\$3,602,598	\$3,801,410	\$4,006,186	\$4,217,106	\$4,434,353	\$4,658,118	\$4,888,595	\$5,125,987

[3] This fund provides for adaptive management or changed circumstances of the NBHCP.

[4] Includes fund management fees after buildout and transfer of other supplemental endowment funds.

**Table A-8
NBHCP 2015 Fee Update
Supplemental Endowment Fund Cash Flow**

	<i>Assumptions (for years 2016+)</i>	TOTAL 1996-2053	2036 41	2037 42	2038 43	2039 44	2040 45	2041 46	2042 47	2043 48
Annual Developed Acreage		17,500.0	362.9	362.9	362.9	0.0	0.0	0.0	0.0	0.0
Adjustment for Acres with Prepaid Fees		0.0								
Annual Developed Acreage for Fee Calculation		17,500.0	362.9	362.9	362.9	0.0	0.0	0.0	0.0	0.0
Beginning Balance		\$0	\$6,183,509	\$6,460,274	\$6,745,341	\$0	\$0	\$0	\$0	\$0
Revenues										
Fee Revenue [1]	\$529 per dev acre	\$7,073,504	\$191,993	\$191,993	\$191,993	\$0	\$0	\$0	\$0	\$0
Interest Earnings	3% of beg. balanc	\$3,997,909	\$185,505	\$193,808	\$202,360	\$0	\$0	\$0	\$0	\$0
Costs										
Fees and Taxes		(\$329,654)	(\$10,000)	(\$10,000)	(\$10,000)	\$0	\$0	\$0	\$0	\$0
200-Acre Acquisition	\$0 per acq. acre	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Changed Circumstances Contingency [2]	\$250 per dev acre	(\$3,224,852)	(\$90,734)	(\$90,734)	(\$90,734)	\$0	\$0	\$0	\$0	\$0
Changed Circumstances Interest		(\$477,947)								
Transfer to Endowment		(\$7,038,960)	\$0	\$0	(\$7,038,960)	\$0	\$0	\$0	\$0	\$0
Drawdown		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$0	\$6,460,274	\$6,745,341	\$0	\$0	\$0	\$0	\$0	\$0

[1] 2013 amount reflects Metro Airpark catch up fees from 2006.

[2] The balance on the Changed Circumstances Fund is estimated below:

Changed Circumstances Contingency Fund [3]

Beginning Balance		\$0	\$5,125,987	\$5,370,500	\$5,622,349	\$5,881,754	\$6,048,206	\$6,219,652	\$6,396,242	\$6,578,129
Revenues		\$3,224,852	\$90,734	\$90,734	\$90,734	\$0	\$0	\$0	\$0	\$0
Interest Earnings	3% of beg. balanc	\$5,902,739	\$153,780	\$161,115	\$168,670	\$176,453	\$181,446	\$186,590	\$191,887	\$197,344
Expenditures/Drawdown [4]		(\$150,000)	\$0	\$0	\$0	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)
Ending Balance		\$8,977,591	\$5,370,500	\$5,622,349	\$5,881,754	\$6,048,206	\$6,219,652	\$6,396,242	\$6,578,129	\$6,765,473

[3] This fund provides for adaptive management or changed circumstances of the NBHCP.

[4] Includes fund management fees after buildout and transfer of other supplemental endowment fundbds.

**Table A-8
NBHCP 2015 Fee Update
Supplemental Endowment Fund Cash Flow**

	<i>Assumptions (for years 2016+)</i>	TOTAL 1996-2053	2044 49	2045 50	2046 51	2047 52	2048 53	2049 54	2050 55	2051 56
Annual Developed Acreage		17,500.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Adjustment for Acres with Prepaid Fees		0.0								
Annual Developed Acreage for Fee Calculation		17,500.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Beginning Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenues										
Fee Revenue [1]	\$529 per dev acre	\$7,073,504	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	3% of beg. balanc	\$3,997,909	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Costs										
Fees and Taxes		(\$329,654)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
200-Acre Acquisition	\$0 per acq. acre	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Changed Circumstances Contingency [2]	\$250 per dev acre	(\$3,224,852)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Changed Circumstances Interest		(\$477,947)								
Transfer to Endowment		(\$7,038,960)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

[1] 2013 amount reflects Metro Airpark catch up fees from 2006.
[2] The balance on the Changed Circumstances Fund is estimated below:

Changed Circumstances Contingency Fund [3]

Beginning Balance		\$0	\$6,765,473	\$6,958,437	\$7,157,190	\$7,361,906	\$7,572,763	\$7,789,946	\$8,013,645	\$8,244,054
Revenues		\$3,224,852	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earnings	3% of beg. balanc	\$5,902,739	\$202,964	\$208,753	\$214,716	\$220,857	\$227,183	\$233,698	\$240,409	\$247,322
Expenditures/Drawdown [4]		(\$150,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)
Ending Balance		\$8,977,591	\$6,958,437	\$7,157,190	\$7,361,906	\$7,572,763	\$7,789,946	\$8,013,645	\$8,244,054	\$8,481,376

[3] This fund provides for adaptive management or changed circumstances of the NBHCP.
[4] Includes fund management fees after buildout and transfer of other supplemental endowment fundbds.

**Table A-8
NBHCP 2015 Fee Update
Supplemental Endowment Fund Cash Flow**

	<i>Assumptions (for years 2016+)</i>	TOTAL 1996-2053	2052 57	2053 58
Annual Developed Acreage		17,500.0	0.0	0.0
Adjustment for Acres with Prepaid Fees		0.0		
Annual Developed Acreage for Fee Calculation		17,500.0	0.0	0.0
Beginning Balance		\$0	\$0	\$0
Revenues				
Fee Revenue [1]	\$529 per dev acre	\$7,073,504	\$0	\$0
Interest Earnings	3% of beg. balanc	\$3,997,909	\$0	\$0
Costs				
Fees and Taxes		(\$329,654)	\$0	\$0
200-Acre Acquisition	\$0 per acq. acre	\$0	\$0	\$0
Changed Circumstances Contingency [2]	\$250 per dev acre	(\$3,224,852)	\$0	\$0
Changed Circumstances Interest		(\$477,947)		
Transfer to Endowment		(\$7,038,960)	\$0	\$0
Drawdown		\$0	\$0	\$0
Ending Balance		\$0	\$0	\$0

[1] 2013 amount reflects Metro Airpark catch up fees from 2006.

[2] The balance on the Changed Circumstances Fund is estimated below:

Changed Circumstances Contingency Fund [3]

Beginning Balance		\$0	\$8,481,376	\$8,725,817
Revenues				
Revenues		\$3,224,852	\$0	\$0
Interest Earnings	3% of beg. balanc	\$5,902,739	\$254,441	\$261,775
Expenditures/Drawdown [4]				
Expenditures/Drawdown [4]		(\$150,000)	(\$10,000)	(\$10,000)
Ending Balance		\$8,977,591	\$8,725,817	\$8,977,591

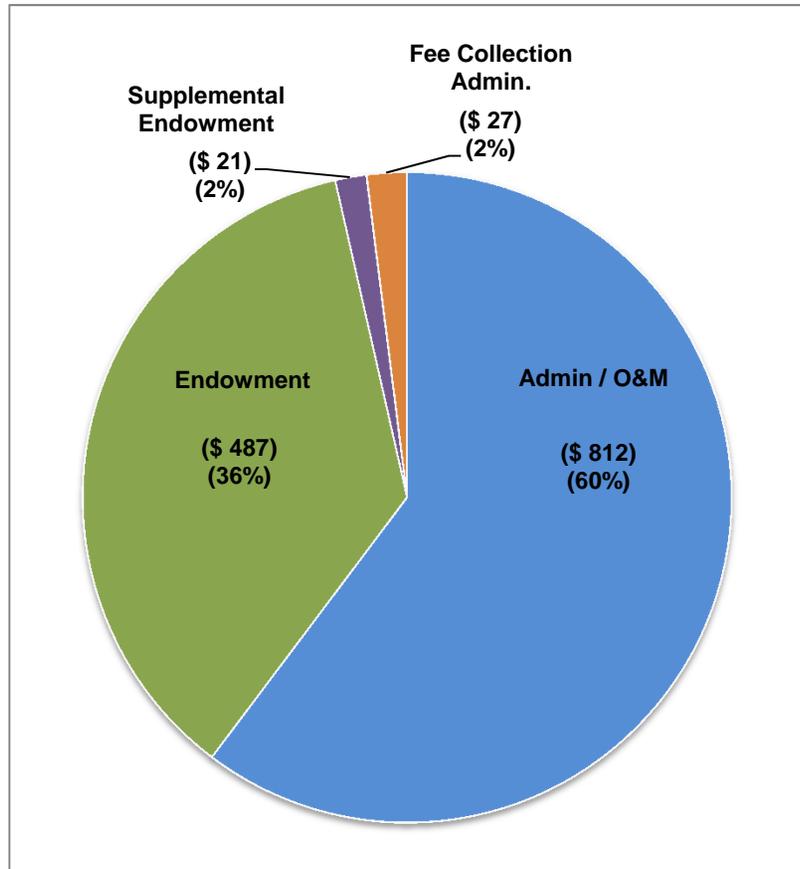
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[3] This fund provides for adaptive management or changed circumstances of the NBHCP.

[4] Includes fund management fees after buildout and transfer of other supplemental endowment fundbds.

2015 NBHCP Fee Decrease by Fee Component

Total Fee = \$30,912 per Acre
Total Decrease = \$1,347 per Acre



FEE CHANGE		
Fee Component	Amount	Percent
Land Acquisition	\$ 0	0%
Admin / O&M	(\$ 812)	60%
Endowment (for Admin / O&M)	(\$ 487)	36%
Supplemental Endowment	(\$ 21)	2%
Restoration & Enhancement	\$ 0	0%
Fee Collection Administration	(\$ 27)	2%
NET FEE CHANGE	(\$ 1,347)	100%

**ADOPTED BY THE BOARD OF DIRECTORS OF
THE NATOMAS BASIN CONSERVANCY,
A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION,
ON DECEMBER 3, 2014**

**A RESOLUTION RECOMMENDING ADJUSTMENT IN THE NATOMAS BASIN
HABITAT CONSERVATION PLAN FEE TO THE CITY OF SACRAMENTO**

WHEREAS, the Conservancy is charged with implementing the Natomas Basin Habitat Conservancy Plan (NBHCP), and

WHEREAS, in order to accomplish its mission the Conservancy receives fees paid to it which are normally collected by the City of Sacramento, and these fees are in turn conveyed to the Conservancy, and

WHEREAS, as required by the NBHCP, each year the Conservancy evaluates the costs associated with implementation of the NBHCP and determines if the fees are adequate, and

WHEREAS, the Conservancy has re-run the NBHCP Finance Model that has been used to evaluate the adequacy of funds necessary to implement the NBHCP, and

WHEREAS, when the fee is deemed in need of adjustment to permit continued successful implementation of the NBHCP, the Conservancy has requested that the City of Sacramento approve a fee level that is adequate, and

WHEREAS, in order to accurately finance the NBHCP's implementation given current levels of income and expense, the Conservancy believes that the current fee should be decreased.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE BOARD OF DIRECTORS OF THE NATOMAS BASIN CONSERVANCY THAT,

1. The Conservancy believes an NBHCP fee of \$32,259 per developed acre ("base fee") be decreased to \$30,912 per developed acre and requests the City of Sacramento establish this new, requested fee level.
2. The Conservancy believes a fee decrease from \$21,009 per developed acre to \$19,662 per developed acre with satisfactory land dedication is appropriate with land dedication fee payers and requests the City establish this new, requested fee level.

PASSED AND ADOPTED as of the 3rd day of December 2014.

ATTEST:

David Christophel, Secretary

date

**STEPHEN HARRINGTON COMPANY
REAL ESTATE APPRAISERS AND CONSULTANTS
P.O. BOX 3098, ROCKLIN, CA 95677
(916) 624-4934 FAX (916) 676-2029**

November 5, 2013

Mr. John Roberts
Executive Director
The Natomas Basin Conservancy
2150 River Plaza Drive, Suite 460
Sacramento, California, 95833

Re: Natomas Basin Competitive Land Market

Dear Mr. Roberts:

Pursuant to your request, I offer my opinion of prices that a buyer might expect to pay for agriculturally zoned land in the unincorporated portion of the Natomas Basin during the next year.

I have assembled sales of agriculturally zoned Natomas Basin properties of 37 acres and larger that occurred since January 2000. I have excluded any properties located south of I-80. I have also excluded sales that were found to be other than arms length transactions between buyer and seller. Several sales included were under forced circumstances such as a tax sale or foreclosure sale, but the properties were offered and available to the public and their prices were, therefore, considered to represent market values. Thirty-seven (37) sales were found and are considered in the analysis. All of these sales have been confirmed with the buyer, the seller, or a person involved with the transaction.

Sales activity was modest at two sales per year in 2000 and 2001, increased substantially to a rate of three to nine sales annually in years 2002 through 2005, and then dropped back to a rate of 2 to 3 sales annually from 2007 through 2010. There were no sales in 2006 and 2011. One sale occurred in 2012. The only known sale to occur in 2013 was a purchase of 50% interest in a property located within the Sutter Pointe Specific Plan area. It is important to note that 22 sales, or 60% of all sales, were transacted during the housing boom years of 2002 through 2005. In addition to the 37 sales included in my analysis, I am aware of two additional sales that occurred in late 2010 and the summer of 2011. However, these sales were not included because it appears that they may not have sold as full arms-length-transactions. Therefore, the reported sale prices are not considered reliable indicators of true arms-length sale prices.

During this same thirteen year period, prices increased at a fairly steady rate from less than \$5,000 per acre, prior to 2000, to an average of approximately \$26,000 in 2005. During the period of 2007 through 2010, prices ranged from \$20,000 to \$35,000, and averaged approximately \$26,000.

per acre, prior to 2000, to an average of approximately \$26,000 in 2005. During the period of 2007 through 2010, prices ranged from \$20,000 to \$35,000, and averaged approximately \$26,000. Variations from these averages exist but are usually explained by unique property characteristics or unique conditions of sale. Land prices in general were declining from approximately 2008 through 2010, however, land prices in the Natomas Basin remained fairly level and in some cases increased.

This situation can be attributed to several factors which are unique to the Basin; 1) most of the land in the Basin is owned by developers or speculators who purchased with the intent of a long-term hold; 2) most were financially prepared to hold and were not placed under undue pressure to sell when financing became difficult to obtain and hold; 3) other owners in the Basin, i.e. other than speculators and developers, are local farmers and most have a low cost basis in the land and are not pressured to sell by recently restricted financing; and 4) owners are aware of the growth in development that occurred in the Basin in the last 20 years and they are aware that planning processes are underway which will likely lead to more development in the future.

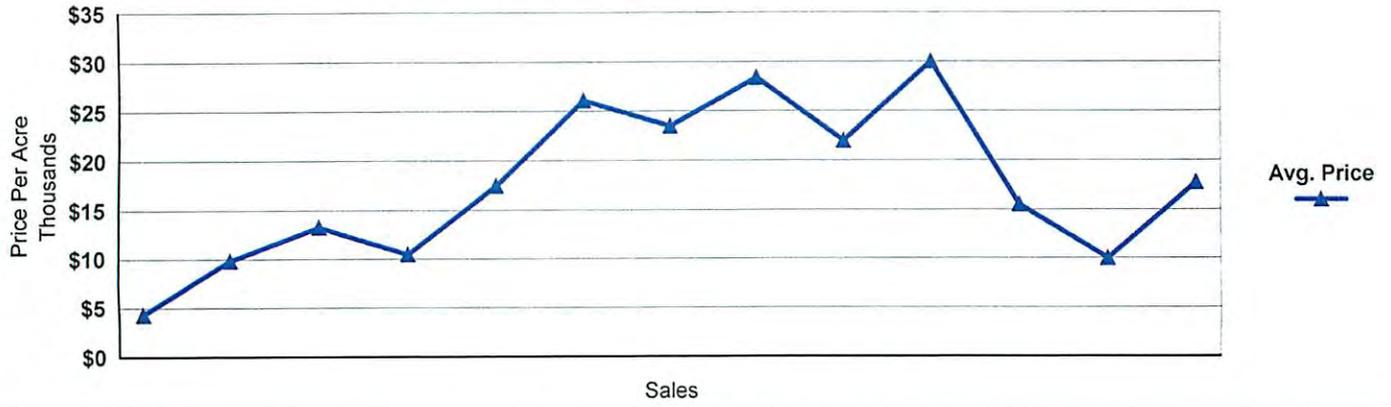
Although land prices in the Natomas Basin remained generally stable from 2007 through 2010, land prices decreased in 2012. Two of the four sales that occurred in 2009 and 2010 were purchased based on an older option agreement, and it was reported that the developers wanted major price concessions for future take downs, or they may default on the option agreement and walk away from their planned project. Additionally, the sale that occurred in 2012 consisted of approximately 419 acres at approximately \$15,500 per acre. The property has a superior location when compared to most agricultural zoned properties within the Natomas Basin. The 2012 sale price indicates a -53% decrease from the price that the sellers paid when they purchased the land in 2002. This steep decline in price per acre is supported by a UCLA Economic Letter¹, that summarized the findings from a study of land prices from the mid-or late 1990's through mid-2011. The study included 180,000 sales of commercial or residential parcels in 23 metropolitan areas. Four metro areas in California were included, Los Angeles, San Francisco, San Diego, and Sacramento. In summary, land prices throughout the 23 metropolitan areas across the nation trended at a moderate pace from the mid-1990's through 2002, and then accelerated sharply. From 2003 through 2006 the composite index increased nearly 135 percent for the 23 locations, but was at 150 percent for San Diego and Sacramento. However, the gains decreased steeply in 2008 and the first half of 2009, and by mid-2011 the composite index for the 23 locations had fallen more than 50 percent from its peak.

Recent sales and listing activity in the Natomas Basin are summarized as follows.

◆ Approximately 252 acres located immediately west of the Sacramento International Airport was listed at \$13,500 per acre and closed in January 2014 at approximately \$11,000 per acre. The buyer installed a new well and pump, planted the site as a walnut orchard, and resold the young orchard in August 2014 for approximately \$24,500 per acre. Additionally, approximately 74 acres located

¹The Great Land Price Swing, Lenders and Investors Beware: Land is a Very Risky Asset, by Stephen D. Oliner, Senior Fellow, UCLA Ziman Center for Real Estate, and Senior Economist, UCLA Anderson Forecast.

NATOMAS BASIN LAND SALES 2000-2014



Year	No. of Sales	Avg. Price
2000	2	\$4,360
2001	2	\$9,865
2002	5	\$13,306
2003	3	\$10,480
2004	9	\$17,515
2005	5	\$26,140
2007	2	\$23,500
2008	3	\$28,446
2009	2	\$22,036
2010	2	\$30,066
2012	1	\$15,506
2013	1	\$10,000
2014	2	\$17,750
	39	\$17,613

immediately north of the 250 acres and west of the airport, has been listed at \$15,000 per acre since June 2012. Both of these sites are not preferred sites for conservation land due to their proximity to the airport.

◆ Approximately 97 acres listed at \$1,500,000 (\$15,464 per acre), is reported to be optioned for five years at \$46,800 per acre. The site is located within the Sutter Pointe Specific Plan Area and is planned primarily for future medium residential development. Although optioned at \$46,800 per acre, considering that if the option is exercised it will most likely be near the end of the option period, the present value of the property as of 2013 was most likely near the listing price, or approximately \$15,500 per acre. Considering that approximately four years remain on the option as of 2014, a current present value of approximately \$19,000 to \$22,500 per acre is probable.

◆ 50% interest in approximately 242 acres located within the Sutter Pointe Specific Plan Area, sold in March 2013 for approximately \$4,979 per acre, based on the entire 242 acres. However, the buyer regards the price as close to \$10,000 per acre, based on 50% interest ($\$4,979 \times 2 = \$9,958/\text{acre}$). Since the buyer purchased less than 100% of the property interest, and does not have full control of the property, the sale price per acre is less than the probable price that a buyer would pay if purchasing 100% interest. Therefore, this partial interest purchase suggests a price greater than \$10,000 per acre if 100% interest purchased. Portions of this property are planned for future industrial uses and there are areas throughout the site that are located in flood zones.

The facing exhibit provides a chart of the 39 land sales tracked in this analysis.

In addition to sale prices for large sites, consideration is also given to the economy, unemployment, and latest trends in home sales. Job growth is a major concern for the economy, and the real estate markets. Unemployment in the Sacramento region was reported in August 2014 to be at approximately 7.4%, a rate that is significantly less than 12.6% at the end of 2010 when the region was deep in an economic slump. However, five years after the Great Recession ended, Sacramento still lags in jobs compared to coastal areas of California. As reported in the Sacramento Bee on July 1, 2014², approximately 956,000 Sacramento residents were employed in 2013, compared to 982,000 in 2007, the year before the recession began. Some jobs sectors made a full recovery, including grocery stores and restaurants. Some were never hurt such as health related professions that grew throughout the recession, largely due to the aging of baby boomers. Most other sectors are still recovering, and the construction industry is much smaller than at the start of the recession. Previous articles published in 2013 reported that Sacramento, as well as most of the Central Valley has lagged in job growth, and is not expected to catch up with the coastal areas until 2016. A recent article³ based on a report by the Sacramento Business Review reported a continued modest economic recovery in 2014, with gains in some sectors but a slowing in the new-housing market. Sacramento

²Five Years After Recession, Sacramento Lacks Jobs, The Sacramento Bee July 1, 2014

³Sacramento State report: Region's economy still picking up steam, The Sacramento Bee, 10-7-2014

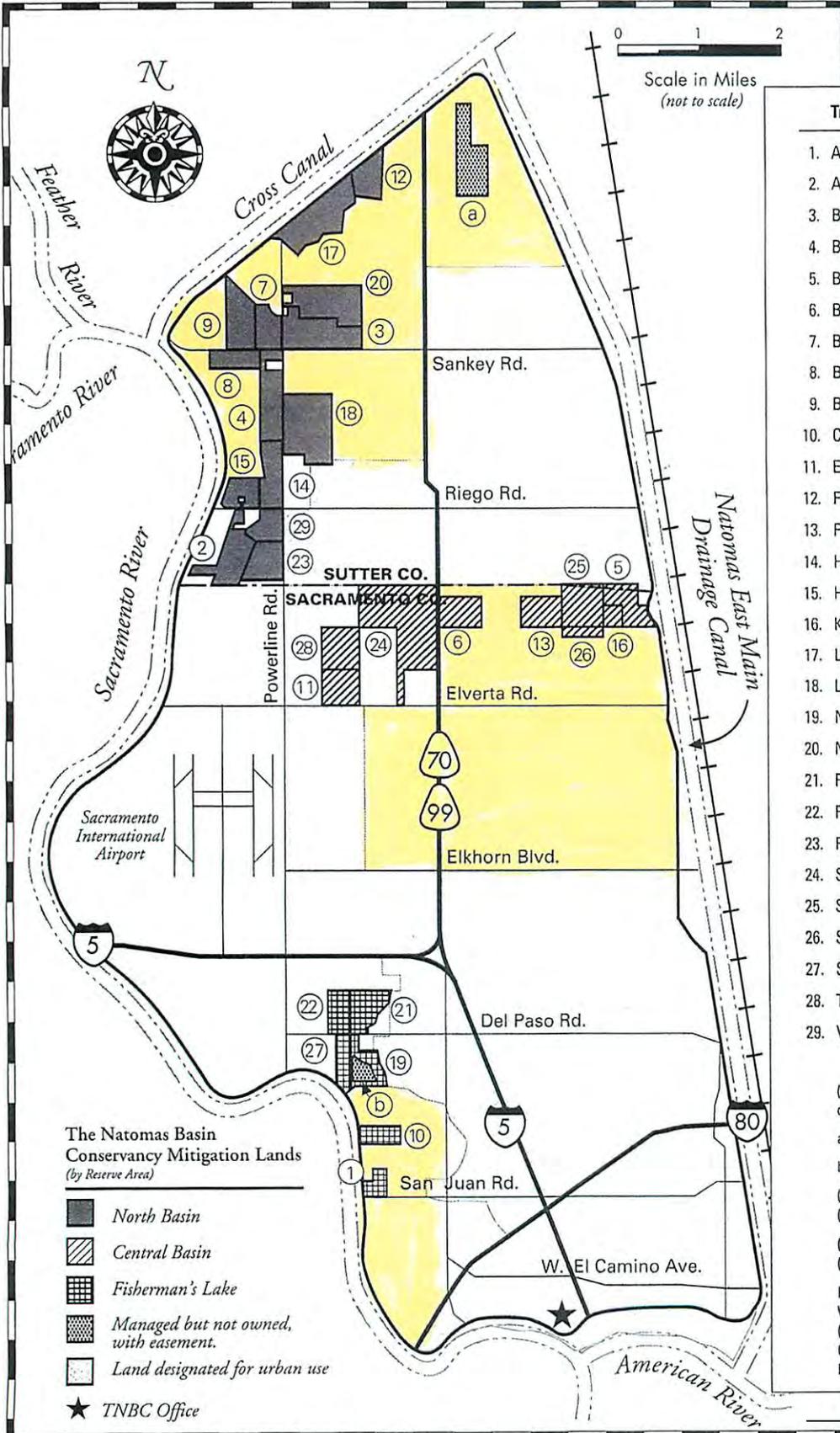
Business Review is a regional economic forecast produced by the College Business Administration at California State University Sacramento in partnership with the Sacramento Metro Chamber. The report indicated that the Sacramento area is “definitely moving in the right direction and picking up steam along the way”, with health care, education and service sectors seeing the strongest growth. The report also stated that next year (2015) could stimulate faster job growth with the downtown arena spurring development while unlocking the potential for some high profile corporate locations. Government represents about a quarter of Sacramento’s total employment, and so a slight increase of job growth in the public sector this year has been an “important contributor”, wrote the 14 scholars and private-industry analysts who authored the report. As indicated by this discussion, although recovery from the Great Recession is modest, it is moving in the right direction and is expected to continue improvement into 2016, at which time job employment should be at or greater than the start of the recession.

The housing market was predicted near the end of the Great Recession to begin improving in 2014-2015, but took off early 2013 to a rapid increase in sales and price increases. The housing market turn around prompted new housing builders to expedite purchases of land for residential lots, and for the first time since the beginning of the recession, new housing developments occurred throughout the region. However, new housing starts slowed in late 2013, and 2014 is expected to finish with total new housing development close to the total in 2013. It is important to note that new housing development within the Natomas Basin has been stopped by the building moratorium, and as soon as the moratorium is lifted, projects within the Natomas area of the City of Sacramento Natomas are expected to begin. Currently, the City of Sacramento is preparing for expected new housing applications in 2015 for the Natomas area. Prior to the building moratorium in late 2008, the Natomas area was one of the fastest growing areas in the region. Considering it’s proximity to the State Capitol and major employment centers, it will most likely be a popular new home development area as soon as development is allowed, which is expected to occur as early as the middle of 2015, and most likely no later than 2016.

A building moratorium within the Natomas Basin has existed since December 2008 due to an ongoing flood protection program. Completion of repairs to the levee system was originally expected to occur in 2011, then extended by the Army Corps of Engineers to 2012, and finally in 2014 it appears that completion is near. Flood protection legislation was approved by congress in late 2013 and early 2014 (H.R. 3080), and signed by the president in June 2014. In September 2014 the City of Sacramento announced that the end of a building moratorium in the Natomas area of Sacramento will not occur until approximately nine months (early summer 2015). The City of Sacramento has taken the lead for processing applications for remapping the Natomas Basin, and is the coordinator with the Federal Emergency Management Agency (FEMA). The appraiser interviewed Ms. Connie Perkins, Senior Engineer, Depart of Utilities, City of Sacramento, on October 29, 2014. Ms. Perkins is the city representative that is working with FEMA on the remapping of the Natomas area. She reported that preliminary flood maps have been prepared by FEMA, and a 90-day comment period began in September. At the end of the 90-day comment period in December 2014, a letter of final determination will be issued by FEMA. Timing of the overall process depends on what comments are submitted, and other actions that may be necessary.

2013 BASE MAP

THE NATOMAS BASIN CONSERVANCY



Tract	Acq. Date	Acres
1. Alleghany (14)	11.07.02	50.26
2. Atkinson (16)	06.12.03	199.40
3. Bennett North (4)	05.17.99	226.68
4. Bennett South (5)	05.17.99	132.49
5. Betts (2)	04.05.99	138.99
6. Bianchi West (28)	11.07.06	110.16
7. Bolen North (23)	04.29.05	113.62
8. Bolen South (24)	04.29.05	102.38
9. Bolen West (26)	09.01.06	155.14
10. Cummings (15)	11.07.02	66.83
11. Elsie (29)	11.07.06	158.03
12. Frazer (9)	07.31.00	92.60
13. Frazer South (30)	11.07.06	110.37
14. Huffman East (19)	09.30.03	135.75
15. Huffman West (18)	09.30.03	157.85
16. Kismat (3)	04.16.99	40.46
17. Lucich North (6)	05.18.99	267.99
18. Lucich South (7)	05.18.99	351.89
19. Natomas Farms (11)	07.09.01	55.19
20. Nestor (27)	09.01.06	233.16
21. Rosa East (21)	03.23.05	106.28
22. Rosa Central (22)	03.23.05	100.02
23. Ruby Ranch (17)	06.23.03	91.08
24. Sills (13)	07.15.02	436.41
25. Silva (1)	01.07.99	159.20
26. Silva South 1 (31)	09.28.12	29.12
27. Souza (10)	07.02.01	40.00
28. Tufts (20)	09.29.04	147.95
29. Vestal (25)	09.12.05	94.95
		4,104.25

(n) number in parentheses represents chronological order of acquisition

a. Brookfield/NLIP (180.00 acres)

b. Natomas Farms/NLIP (41.27 acres)

(8) Brennan tract, acquired 6.15.00, exchanged 9.1.06. (242.38 acres)

(12) Ayala tract, acquired 2.20.02, exchanged 11.3.06. (317.37 acres)

Portions of the Atkinson tract (6.76 acres), the Huffman West tract (23.25 acres), and the Natomas Farms tract (41.27 acres) were sold to the Sacramento Area Flood Control Agency for the Natomas Levee Improvement Program (NLIP).

Ms. Perkins estimates a final letter issued in March 2015, with new maps becoming effective in June 2015. New maps are expected to place most, if not all of the Natomas Basin within an A99 flood designation. Metro Air Park is expected to be included in the Zone A99. Zone A99 will allow for building development again and rescission of the building moratorium.

According to the Federal Emergency Management Agency (FEMA), Zone A99 are “areas subject to inundation by the 1percent annual chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and flood plain management standards apply”.

Based on this discussion, it is probable that the building moratorium will be lifted near the middle of 2015. After the building moratorium is lifted, it is likely that the first projects that will move forward for development will be residential projects that were previously approved by the City of Sacramento, and were halted due to the building moratorium. It is important to note that previously approved projects will not generate new demand for conservation land in the Natomas Basin. New demand will be generated by newly approved projects within the Natomas Basin, and it is unlikely that new projects will be approved until late 2015 and beyond.

Planning for future development within the unincorporated area of Sacramento County in the Basin is moving forward for an area known as the Northeast Area. This area is located north of Elkhorn Boulevard and east of State Highway 99. The major landowners within this area are the drivers of continued progress in establishing a conservation strategy that is acceptable to federal and state agencies, and will ultimately submit a proposed land use plan for the Northeast Area to the county. Currently, plans are to expand the Urban Services Boundary to allow development in this area. However, plans to move the Urban Policy Area boundary that would widen the policy area for long-term growth and planning in other unincorporated areas of Sacramento County within the Natomas Basin have been suspended. Therefore, planning for future development within the unincorporated area of Sacramento County that is located within Natomas Basin is primarily limited to the existing Metro Air Park and the Northeast Area.

Consideration is also given to the previous discussion regarding the typical land owner of property within the Natomas Basin, and that many have a low cost basis in the land and are prepared to continue with a long term holding period, and are not under financial duress to sell. Additionally, it is also important to recognize that **the primary areas within the Natomas Basin that are best suited for mitigation land are generally limited to the areas highlighted in yellow on the facing map.** The remaining areas are either primarily designated for urban use, are near the airport, or have been previously acquired by The Natomas Basin Conservancy. As the supply of available land for mitigation use decreases, demand for mitigation land is likely to maintain land prices at or greater than land planned for future urban development.

Based on the previous discussion, and recognizing that land prices are not expected to increase significantly until new residential projects are approved, it is my opinion that a buyer needing property should be prepared to pay approximately \$17,500 to \$22,500 per acre, for agriculturally zoned land in the unincorporated portion of the Natomas Basin through the year 2015. This price range assumes that the sale is negotiated and closed within a period of 12-months or less.

It must be emphasized that this price range represents a projection of average prices for the market area and does not apply to any particular property. Due to many differences in property characteristics and sale circumstances, prices and values of individual properties may be above or below the projected range.

STEPHEN HARRINGTON COMPANY



Stephen L. Harrington, MAI
BREA ID# AG004419

Certification

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this letter are true and correct.
2. The analyses, opinions, and conclusions contained in this letter are my personal, unbiased and professional analyses, opinions and conclusions, and are limited only by the reported assumptions and limiting conditions of this letter.
3. I have no present or prospective interest in any property in the Natomas Basin, and I have no personal interest or bias with respect to the client.
4. Compensation for this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. My analyses, opinions, and conclusions were developed, and this letter has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute, which fully incorporate the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation.
6. The use of this letter is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
7. As of the date of this letter, I am in conformance with the requirements of the continuing education program of the Appraisal Institute.
8. I am a Certified General Real Estate Appraiser in the State of California. My certificate number is AG004419, expiring May 4, 2016.
9. This letter does not relate to any specific property and I have not made a personal inspection of any property for purposes of this letter.
10. No one has provided significant professional assistance in the preparation of this report.
11. I have previously provided to the client in 2011, 2012 and 2013, my opinion of prices that a buyer might expect to pay for agriculturally zoned land in the unincorporated portion of the Natomas Basin.



Stephen L. Harrington, MAI
BREA ID# AG004419

October 2014 Unaudited Financial Statements

October 2014 Financial Dashboard

Total Assets

Asset Category	Asset Value
Current Assets	\$30,301,493
Receivables	\$93,419
Fixed Assets	\$34,180,291
Total assets	\$64,575,203

Total Liabilities & Fund Balances

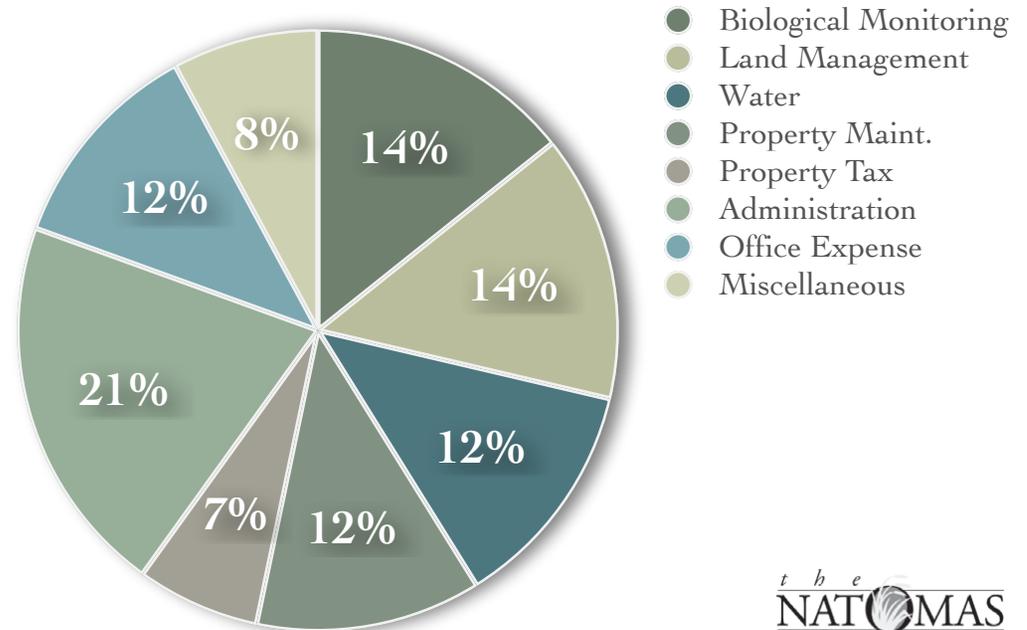
Category	Value
Liabilities	\$296,463
Fund Balances	\$64,278,740
Total liabilities and fund balances	\$64,575,203

Total Revenue & Expenses

Category	Oct	YTD	2014B	2013A
Total Revenue	\$361,573	\$1,692,423	\$1,858,252	\$4,308,088
Total Expenses	\$232,198	\$1,987,352	\$3,517,808	\$3,422,505
Change in fund balance	\$129,375	-\$294,929	-\$1,659,556	\$885,583

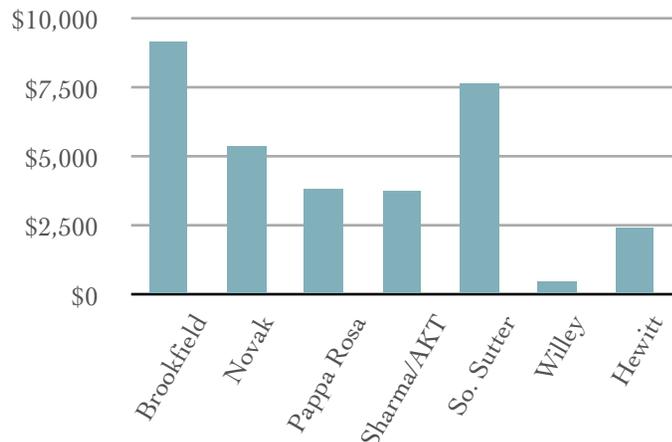
Expenditures Breakdown

Jan - Oct 2014



SAFCA Contracts

2015 Projected Gross Revenue



Miscellaneous Expenditures include legal, accounting and investment management fees.

The Natomas Basin Conservancy
Statement of Net Assets
Unaudited YTD - October 31, 2014

	NBHCP Funds				Non-HCP Funds		Total
	Administration	Restoration & Enhancement	Land Acquisition	Endowment	Supplemental Endowment	SAFCA NLIP	
ASSETS							
<i>Current Assets:</i>							
Checking - Wells Fargo Bank	151,701	-	-	-	-	123,437	275,138
PayPal Account	604	-	-	-	-	-	604
Investments - City of Sacramento	56,390	-	-	-	-	-	56,390
Investments - American Century Investments	1,500,132	-	500,025	-	-	-	2,000,157
Investments - Wells Fargo Investments	2,388,720	1,707,502	1,037,941	-	-	904,294	6,038,457
Investments - U.S. Bank	1,998,199	-	1,002,663	-	-	-	3,000,862
Investments - T. Rowe Price	-	-	-	16,254,451	2,675,434	-	18,929,885
Subtotal Cash	6,095,746	1,707,502	2,540,629	16,254,451	2,675,434	1,027,731	30,301,493
<i>Receivables:</i>							
Accounts Receivable ¹	19,884	13,055	7,936	-	-	23,199	64,074
Due from Other Funds	9,509	-	-	-	-	-	9,509
Prepaid Items	19,836	-	-	-	-	-	19,836
Subtotal Receivables	49,229	13,055	7,936	-	-	23,199	93,419
<i>Fixed Assets:</i>							
Land	-	-	32,488,567	-	-	-	32,488,567
Land Improvements - Habitat & Bldgs, Net	129,005	-	1,548,665	-	-	-	1,677,670
Office Equipment & Machinery, Net	14,054	-	-	-	-	-	14,054
Subtotal Fixed Assets	143,059	-	34,037,232	-	-	-	34,180,291
Total Cash and Assets	6,288,034	1,720,557	36,585,797	16,254,451	2,675,434	1,050,930	64,575,203
LIABILITIES & FUND BALANCES							
<i>Liabilities</i> ²							
Accounts Payable	154,064	-	-	-	-	-	154,064
Accrued Vacation	54,081	-	-	-	-	-	54,081
Due to Other Funds / Conditional Deposits	-	-	-	-	-	88,971	88,971
Subtotal Liabilities	208,145	-	-	-	-	88,971	297,116
<i>Equity:</i>							
Investment in General Fixed Assets	143,059	-	34,037,232	-	-	-	34,180,291
Fund Balances:	-	-	-	-	-	-	-
Reserved for Endowment - Permanent	-	-	-	9,341,092	-	-	9,341,092
Reserved for Endowment - Temporary	-	-	-	6,913,359	-	-	6,913,359
Designated ⁵	1,218,382	-	2,308,080	-	-	-	3,526,462
Undesignated	4,718,448	1,720,557	240,485	-	2,675,434	961,959	10,316,883
Subtotal Fund Balances	6,079,889	1,720,557	36,585,797	16,254,451	2,675,434	961,959	64,278,087
Total Liabilities & Fund Balances	6,288,034	1,720,557	36,585,797	16,254,451	2,675,434	1,050,930	64,575,203

The Natomas Basin Conservancy
Statement of Activities
Unaudited YTD - October 31, 2014

	NBHCP Funds					Non-HCP Funds	YTD Total	YTD Budget	% Variance	Full 2014 Budget
	Administration	Restoration & Enhancement	Land Acquisition	Endowment	Supplemental Endowment	SAFCA NLIP				
REVENUES										
Mitigation Fees										
City of Sacramento	-	-	-	-	-	-	-	194,898	0%	233,878
County of Sutter	-	-	-	-	-	-	-	-	0%	-
Other	-	-	-	-	-	-	-	41,667	0%	50,000
Rent Revenue	446,538	-	-	-	-	4,426	450,964	375,000	120%	450,000
Investment Income - Realized	29,680	27,028	20,264	231,286	39,110	8,629	355,997	625,678	57%	750,814
Investment Income - Unrealized	(14,582)	(8,271)	(5,282)	529,235	84,531	(4,772)	580,860	-	0%	-
Other / Reimbursement	101,628	-	-	-	-	202,973	304,601	311,300	98%	373,560
Total Revenue	563,264	18,758	14,983	760,521	123,641	211,257	1,692,423	1,548,543	109%	1,858,252
EXPENDITURES - PROGRAM										
Property Tax	132,147	-	-	-	-	-	132,147	173,376	76%	208,051
Water District & Drainage	247,811	-	-	-	-	-	247,811	322,443	77%	386,931
Property Maintenance	208,448	-	-	-	-	-	208,448	598,333	35%	718,000
Electricity	33,146	-	-	-	-	-	33,146	41,667	80%	50,000
Biological Monitoring	283,853	-	-	-	-	-	283,853	248,497	114%	298,196
Contract Work	318,371	-	-	-	-	495	318,866	703,388	45%	844,066
Subtotal Program	1,223,776	-	-	-	-	495	1,224,271	2,087,703		2,505,244
EXPENDITURES - ADMINISTRATION										
Staff & Staff Expenses	409,099	-	-	-	-	-	409,099	438,126	93%	525,751
Board Expense	4,600	-	-	-	-	-	4,600	8,333	55%	10,000
Office Lease	61,338	-	-	-	-	-	61,338	60,511	101%	72,613
Telecommunications	32,077	-	-	-	-	-	32,077	29,167	110%	35,000
Office Supplies	30,313	-	-	-	-	101	30,414	31,667	96%	38,000
Office Equipment	12,672	-	-	-	-	-	12,672	20,833	61%	25,000
Vehicle Expense	18,346	-	-	-	-	5	18,351	21,000	87%	25,200
Insurance	37,795	-	-	-	-	-	37,795	37,500	101%	45,000
Professional Services	87,144	-	-	-	-	6,356	93,499	109,167	86%	131,000
Fees and Taxes	25,255	-	-	30,705	5,048	2,235	63,243	87,500	72%	105,000
Subtotal Program	718,638	-	-	30,705	5,048	8,697	763,087	843,803		1,012,564
Total Expenditures	1,942,413	-	-	30,705	5,048	9,192	1,987,357	2,931,507	68%	3,517,808
Excess (deficiency) of revenues over (under) expenditures	(1,379,149)	18,758	14,983	729,816	118,594	202,065	(294,935)	(1,382,963)	21%	(1,659,556)
Fund Balances, beginning of period	7,459,040	1,701,798	36,570,813	15,524,636	2,556,840	759,890	64,573,017			
Fund Balances, end of period	6,079,891	1,720,556	36,585,796	16,254,452	2,675,434	961,955	64,278,082			

Footnotes to October 31, 2014 Unaudited Financial Statements:

1 – **Accounts Receivable** – The funds listed in Accounts Receivable are comprised of:

<u>Accounts Receivable</u>	
Accounts Receivable	18,022
City of Sacramento - Pool A	174
Wells Fargo - Investment Management Account	39,253
Wells Fargo - SAFCA NLIP	6,624
Total	64,073

2 – **Liabilities** – As the managed marsh construction component follows and lags acquisition, approximately 4.9% of the 25% managed marsh target remains in process and is not yet completed. Accordingly, the Conservancy will need to construct managed marsh on approximately 176 acres. At an average cost of \$8,750 per acre of managed marsh construction costs, this results in an on-going managed marsh R&E obligation of approximately \$1,542,473.

UPDATE: 110.372 acres of Frazer South are planned for managed marsh construction in 2016 and 80 acres of Bianchi West are planned for managed marsh construction in 2017.

3 – **Designated - NBHCP Funds** – The funds in this category may be derived from HCP fees. Board designation is required for use of HCP Designated funds. Source of funding is as follows:

<u>Designated - NBHCP Funds</u>	
GGS	204,808
Supplemental-HCP Donations	11,130
Supplemental-HCP Elderberry Mitigation	69,506
Tree/Shrub Mitigation	53,195
Fixed Assets Reserve	879,743
Total	1,218,382

Designated - Non-HCP Funds – The funds in this category are not derived from HCP fees or NBHCP/MAPHCP related sources. Board designation is required for use of non-HCP funds. Source of funding is as follows:

<u>Designated - Non-HCP Funds</u>	
SAFCA NLIP	961,960
Supplemental Mitigation (Land Acquisition)	
SAFCA Settlement - Huffman West	810,110
SAFCA Settlement - Atkinson	229,810
SAFCA Settlement - Natomas Farms	1,268,160
Total	3,270,040

The Natomas Basin Conservancy Cash Flow Projections ¹

OPERATING INCOME	Actual Jan	Actual Feb	Actual Mar	Actual Apr	Actual May	Actual Jun	Actual Jul	Actual Aug	Actual Sep	Actual Oct	Projected Nov	Projected Dec	Projected Total	Budget Total	
Admin - Mitigation fees	-	-	-	-	-	-	-	-	-	-	-	-	-	0	114,687
Admin - Rent revenue	9,100	800	800	800	800	1,890	20,551	362,091	11,000	38,706	-	-	446,538	450,000	
Admin - Investment income	11,023	12,478	11,491	(10,403)	(12,088)	(7,145)	2,772	4,962	8,255	8,336	11,076	11,076	51,832	132,906	
Admin - Marketable securities	(7,172)	(8,380)	(10,793)	13,011	17,273	2,569	(4,197)	(1,211)	(9,596)	(6,086)	-	-	(14,582)	-	
Admin - Other & misc.	97,825	-	-	-	-	-	518	2,693	150	442	-	-	101,628	50,000	
R&E and Land Acq - Mitigation fees	-	-	-	-	-	-	-	-	-	-	-	-	-	0	109,618
R&E and Land Acq - Inv. income	3,509	4,180	3,377	5,382	4,136	6,793	(448)	3,856	624	2,328	6,036	6,036	45,810	72,435	
Total	114,285	9,078	4,875	8,790	10,120	4,107	19,196	372,391	10,433	43,726	17,112	17,112	631,226	929,646	

USES OF CASH

Administration	68,635	68,298	111,101	76,972	27,966	81,309	64,778	73,229	63,208	67,175	82,297	82,297	867,266	987,564
Program	69,011	56,752	221,119	194,278	80,957	89,863	46,766	51,505	212,437	165,014	158,890	158,890	1,505,485	1,906,684
BKS North Course channel clearing	-	-	-	-	73,776	13,443	-	-	-	-	-	-	87,219	300,000
Total	137,645	125,050	332,221	271,250	182,699	184,615	111,545	124,734	275,645	232,189	241,187	241,187	2,459,969	3,194,248
Excess (deficiency) of revenue over expense	(23,360)	(115,972)	(327,345)	(262,460)	(172,578)	(180,509)	(92,349)	247,657	(265,212)	(188,463)	(224,076)	(224,076)	(1,828,743)	(2,264,602)

2014 Actual Cash Balance

Beginning cash balance (Operating)	11,694,419	11,671,059	11,555,087	11,227,741	10,965,281	10,792,703	10,612,194	10,519,846	10,767,502	10,502,290	10,313,827	10,089,751		
Ending cash balance (Operating)	11,671,059	11,555,087	11,227,741	10,965,281	10,792,703	10,612,194	10,519,846	10,767,502	10,502,290	10,313,827	10,089,751	9,865,676		

2014 Budget Cash Balance

Beginning cash balance (Operating)	11,694,419	11,470,344	11,246,269	11,022,194	10,798,119	10,574,044	10,249,969	9,925,894	10,042,719	10,042,949	9,818,874	9,594,799		
Ending cash balance (Operating)	11,470,344	11,246,269	11,022,194	10,798,119	10,574,044	10,249,969	9,925,894	10,042,719	10,042,949	9,818,874	9,594,799	9,370,724		

RESTRICTED INCOME ²

	Actual Jan	Actual Feb	Actual Mar	Actual Apr	Actual May	Actual Jun	Actual Jul	Actual Aug	Actual Sep	Actual Oct	Projected Nov	Projected Dec	Projected Total	Budget Total
Endowment - Mitigation fees	-	-	-	-	-	-	-	-	-	-	-	-	-	59,574
Endowment - Investment income	19,060	17,951	57,081	16,216	44,739	32,614	17,301	17,687	30,462	17,284	43,643	43,643	357,680	523,710
Endowment - Marketable securities	(242,566)	525,917	(183,127)	(76,583)	281,273	250,036	(253,741)	392,167	(379,964)	300,355	-	-	613,767	-
Restricted gifts, grants & related	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	(223,506)	543,868	(126,046)	(60,367)	326,012	282,650	(236,440)	409,854	(349,502)	317,639	43,643	43,643	971,447	583,284

2014 Actual Cash Balance

Beginning cash balance (Restricted)	18,081,476	17,857,970	18,401,839	18,275,792	18,215,425	18,541,437	18,824,087	18,587,647	18,997,501	18,647,999	18,965,638	19,009,281		
Ending cash balance (Restricted)	17,857,970	18,401,839	18,275,792	18,215,425	18,541,437	18,824,087	18,587,647	18,997,501	18,647,999	18,965,638	19,009,281	19,052,923		

2014 Budget Cash Balance

Beginning cash balance (Operating)	18,081,476	18,125,119	18,168,762	18,212,405	18,256,048	18,299,691	18,343,334	18,386,977	18,430,620	18,533,837	18,577,480	18,621,123		
Ending cash balance (Operating)	18,125,119	18,168,762	18,212,405	18,256,048	18,299,691	18,343,334	18,386,977	18,430,620	18,533,837	18,577,480	18,621,123	18,664,766		

Restoration & Enhancement

	Acres	Total
Est. funds necessary to balance 25/25/50 - at \$8,750/acre		
Acres planned but not yet constructed	190	\$ 1,662,500

Summer 2014 possible mitigation				
Acres	Full Fee	Non-Acq Fee	Partial Fee	Total (\$)
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	0

Big events & issues-revenue

- NBHCP fees received between May-Sep
- Farm rent is received in July

Big events & issues-expense

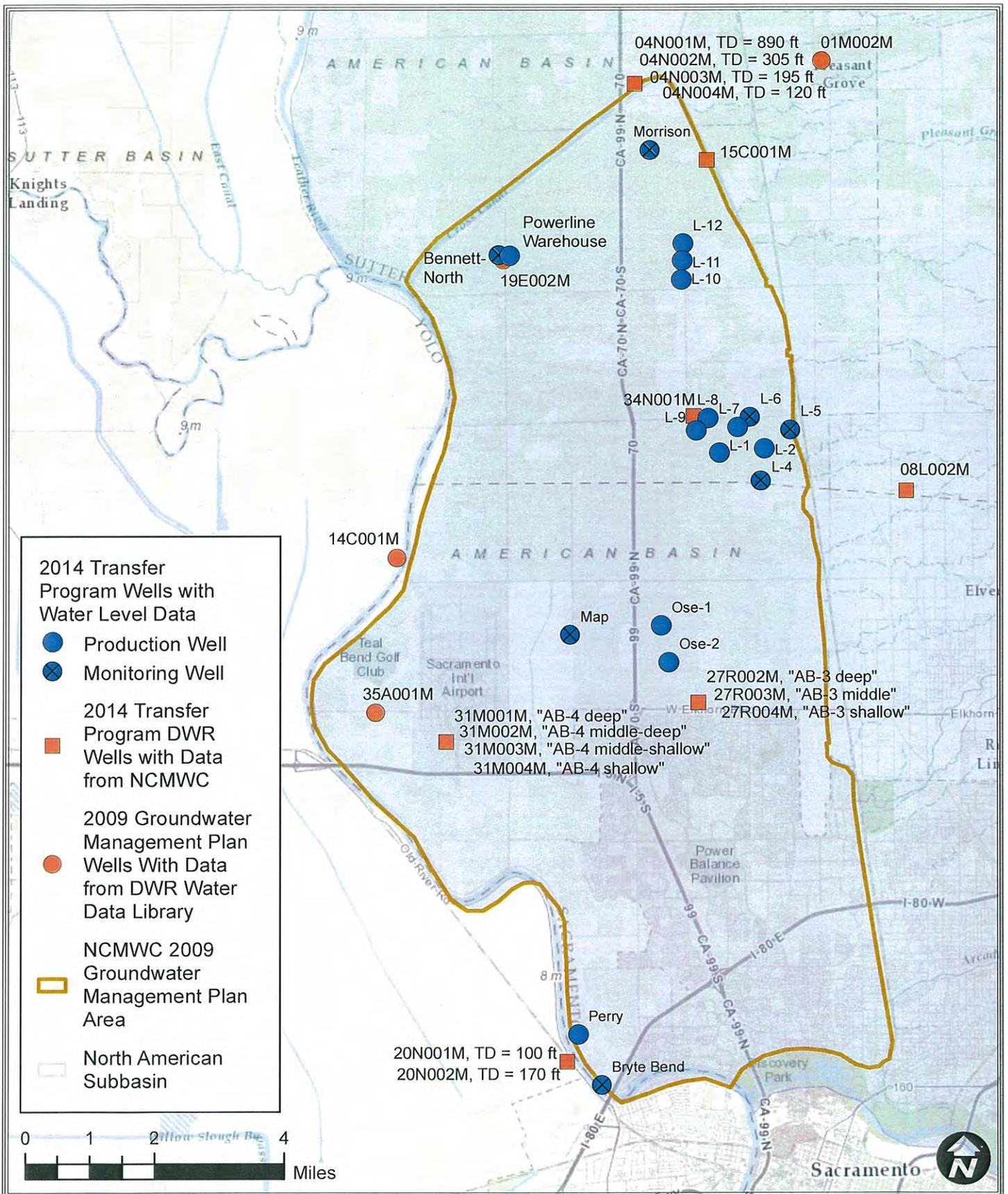
- BKS, North Course, Phase IV

Surprise potential

- Legal expense

¹ These Cash Flow Projections include only NBHCP funds (excludes SAFCA NLIP project funds).

² Restricted income includes the Endowment Fund and the Supplemental Endowment Fund.

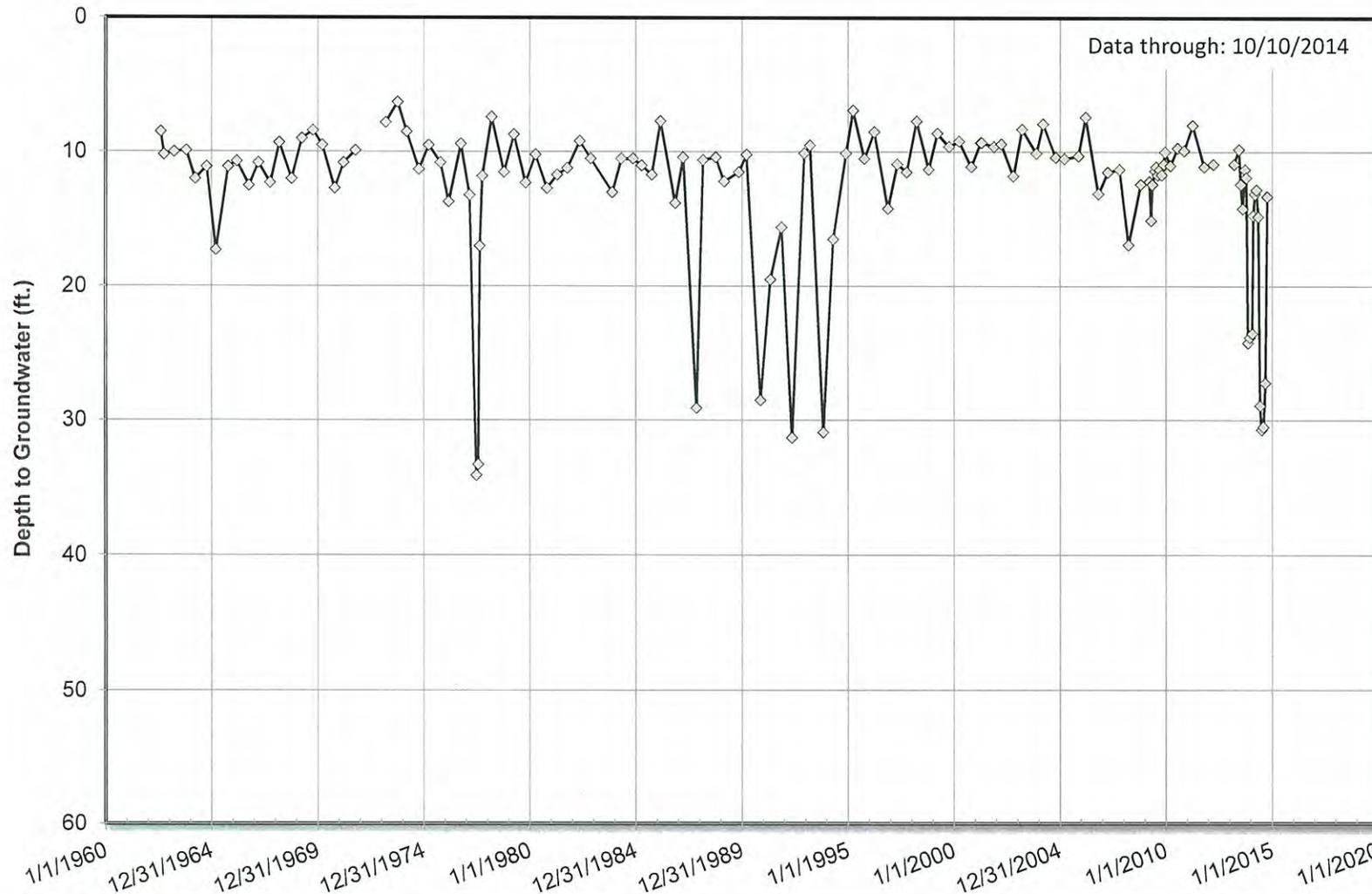


Service Layer Credits: Sources: Esri, DeLorme, HERE, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, and the GIS User Community

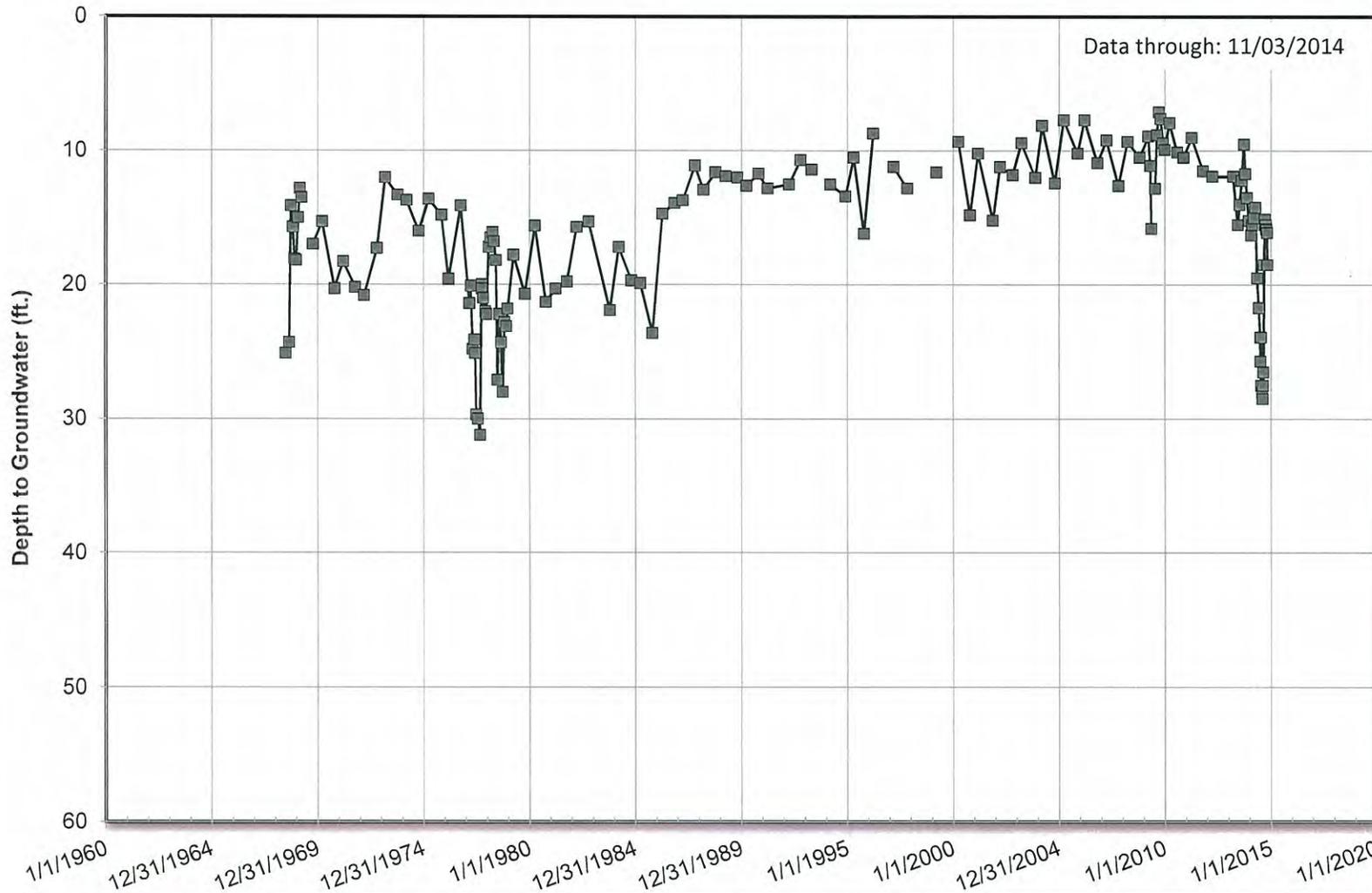
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**Figure 1
Location Map**



**Groundwater Level Hydrograph
Well 19E2**



**Groundwater Level Hydrograph
Well 34N1**

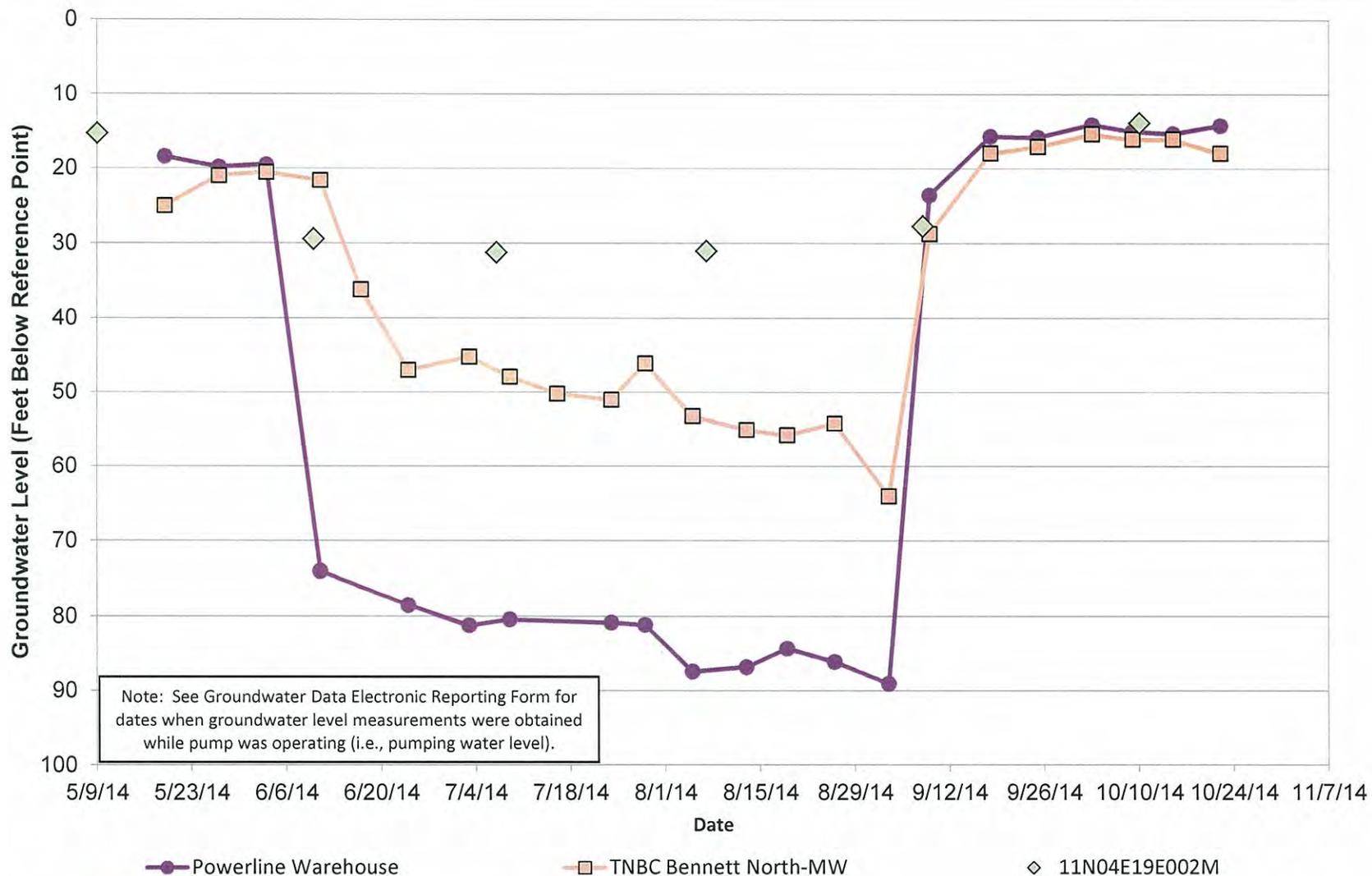
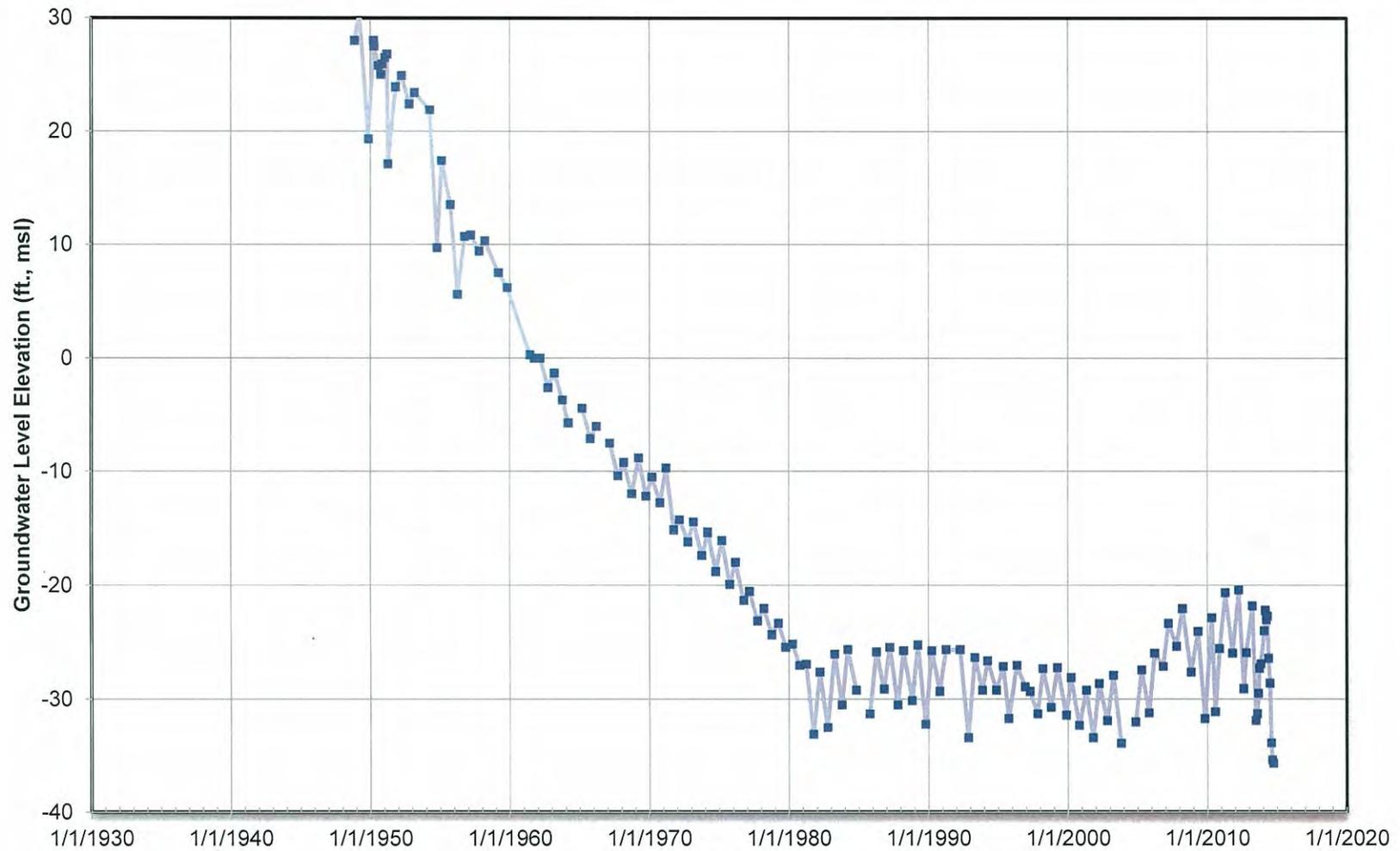


Figure 2
Groundwater Level Hydrograph
Powerline Warehouse, Bennett-North, and 19E2 Wells



**Groundwater Level Hydrograph
for Well 10N05E08L002M
RPE = 55.44 ft. msl**

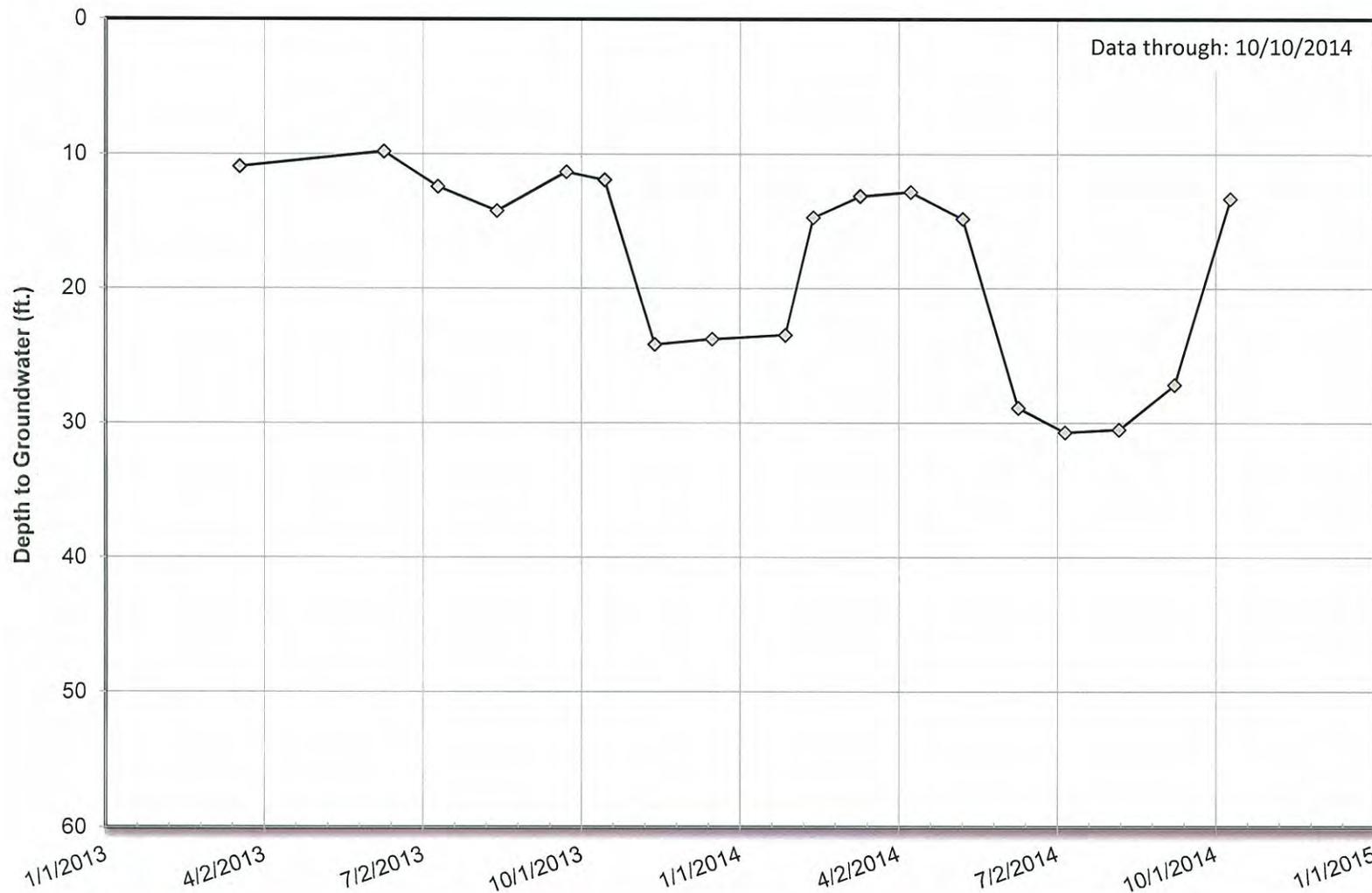


Figure 3
Groundwater Level Hydrograph
Well 19E2

WORK PLAN NPDES COMPLIANCE

STERLING CAVIAR LLC
ELVERTA, CALIFORNIA

Prepared for

Sterling Caviar LLC

Prepared by



VESTRA Resources Inc.
5300 Aviation Drive
Redding, California 96002

OCTOBER 2014



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info@vestra.com | www.vestra.com

GIS, Environmental, & Engineering Services

October 29, 2014

71426

Dania Jimmerson
Water Resources Control Engineer
San Joaquin and Delta Unit/NPDES Program
Central Valley Regional Water Quality Control Board
11020 Sun Center Drive, Suite 200

**RE: NPDES Compliance Work Plan
Sterling Caviar LLC
Elverta, California**

Dear Ms. Jimmerson:

Attached please find the NPDES Compliance Work Plan for the Sterling Caviar LLC facility in Elverta, California.

Please call Bobby Renschler or me at 530-223-2585 with any questions.

Sincerely,

VESTRA Resources, Inc.

A handwritten signature in black ink, appearing to read "W. Johnston".

Wendy Johnston
Project Manager

CC: Bobby Renschler/Sterling Caviar LLC

**WORK PLAN
NPDES COMPLIANCE**

**STERLING CAVIAR LLC
ELVERTA, CALIFORNIA**

Prepared for

Sterling Caviar LLC

Prepared by

**VESTRA Resources Inc.
5300 Aviation Drive
Redding, California 96002**

71426

OCTOBER 2014

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FIGURES

- 1 General Site Location
- 2 General Site Layout
- 3 TNBC BKS Parcels

APPENDIX

- A 1990 Agreement

1.0 INTRODUCTION

1.1 BACKGROUND

Sterling Caviar LLC (SCL) is an aquatic agricultural facility located at 9149 East Levee Road in Elverta, California. General site location is shown on Figure 1. The site has operated continuously since 1987 and includes a hatchery, rearing tanks, and processing lines for both meat and caviar. General site layout is shown on Figure 2. The facility discharges approximately 2,000 gallons per minute (GPM) or 3.2 million gallons per day (GPD). Water is supplied from four production wells located onsite. SCL operates under NPDES Permit Order (Waste Discharge Requirements) No. R5-2007-0012/NPDES CA 0085197.

The facility meets the definition of a warm-water Concentrated Aquatic Animal Production facility (CAAP) (40 CFR 122.24). A CAAP facility is defined as a hatchery, fish farm, or other facility that grows, contains, or holds aquatic animals in either of two categories: cold water species or warm water species. The cold water species category includes facilities where animals are produced in ponds, raceways, or other similar structures that discharge at least 30 days per year, but does not include facilities that produce less than approximately 20,000 harvest weight pounds of aquatic animals per year. It also does not include facilities that feed less than 5,000 pounds of food during the calendar month of maximum feeding. The warm water species category includes facilities where animals are produced in ponds, raceways, or other similar structures that discharge at least 30 days per year. It does not include closed ponds that discharge only during periods of excess runoff or facilities that produce less than 100,000 pounds of aquatic animals per year.

Wastewater from SCL leaves the site at Discharge Point 001 and is conveyed to The Natomas Basin Conservancy (TNBC) Betts-Kismat-Silva (BKS) Preserve (see Figure 3). The BKS Preserve was developed by TNBC in 1999 to provide habitat for the giant garter snake and the Swainson's hawk. The BKS property was acquired by TNBC in October 1999 and wetland construction was completed in 2002. The site was purchased by TNBC and developed due, in part, to the availability of water from SCL. In 1990 Sierra Aquafarms, Inc. (predecessor to SCL), entered into an agreement to supply water to the adjoining parcels. The agreement is included as Appendix A. The agreement provides the adjacent parcels with exclusive right to the volume of wastewater generated by SCL. The agreement limits SCL's control and use to the discharge water to:

- Reduction in flow volume
- Increase in flow
- Use for agricultural purposes onsite

Betts (now TNBC) was given a right to "*full and free use of all water generated*" on SCL property as long as SCL uses the easement on the Betts' property to drain the discharge water. The agreement is recorded and binding to Betts and all successors of interest to both parties. The SCL discharge water is essential to the continued maintenance and future development of the BKS Preserve.

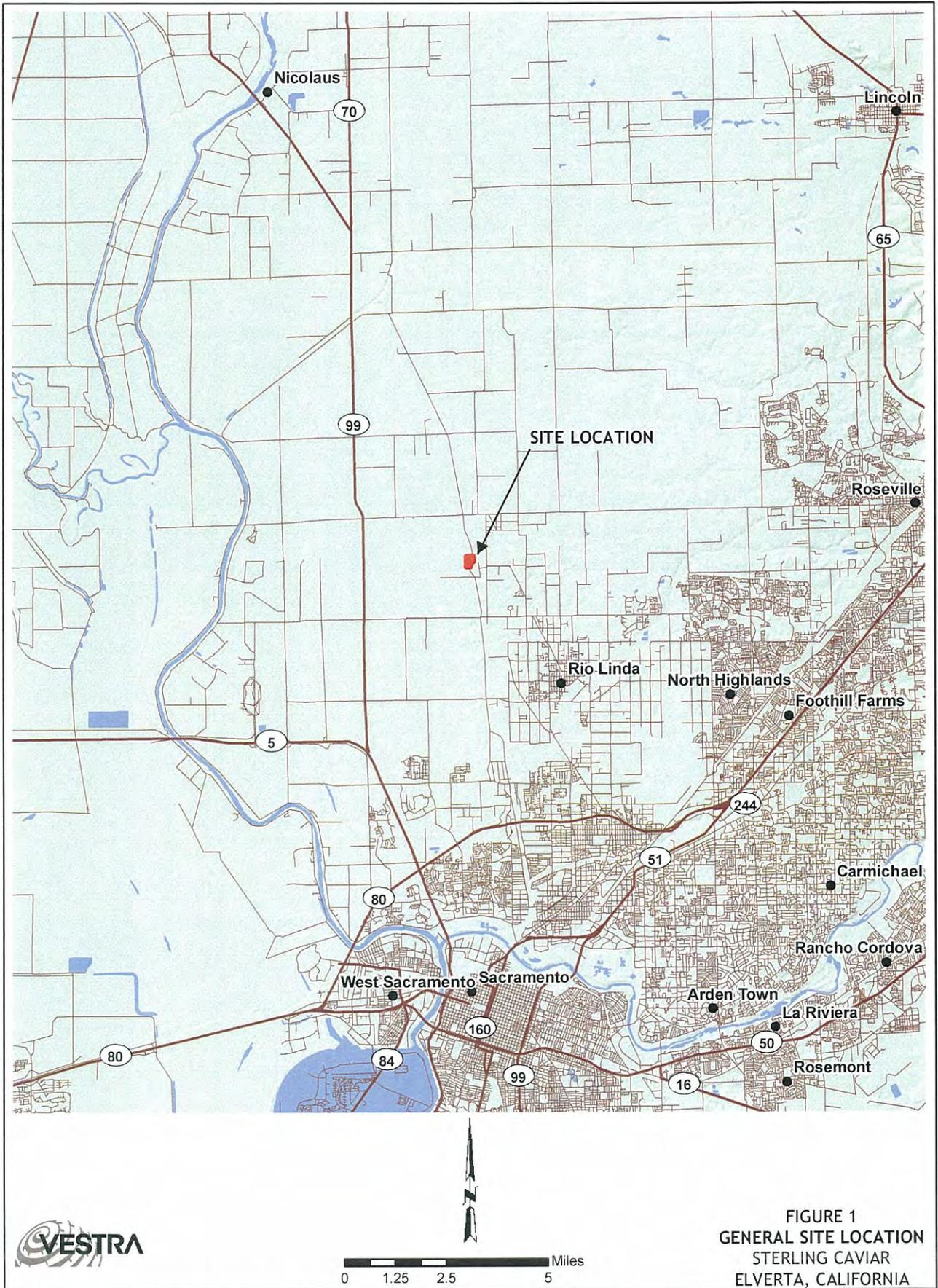


FIGURE 1
 GENERAL SITE LOCATION
 STERLING CAVIAR
 ELVERTA, CALIFORNIA

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 Approximate Property Boundary



0 100 200 400 Feet



SOURCE: GOOGLE 2014 AERIAL PHOTOGRAPH

FIGURE 2
GENERAL SITE LAYOUT
STERLING CAVIAR
ELVERTA, CALIFORNIA

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 Approximate Sterling Carviar Parcel Boundary
 Natomoas Basin Conservancy



SOURCE: GOOGLE 2014 AERIAL PHOTOGRAPH

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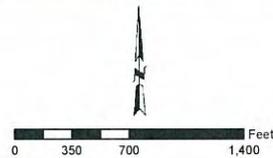


FIGURE 3
 TNBC BKS PARCELS
 STERLING CAVIAR
 ELVERTA, CALIFORNIA

Portions of the BKS Preserve are located within Reclamation District No. 1000 (RD1000). The RD1000 operates and maintains a drainage system that collects and recycles stormwater and agricultural drainage within the RD1000 boundaries. Eventually, during peak winter flow, RD1000 may dispose of the drainage water via pumping plants to the Sacramento River.

1.2 FACILITY DESCRIPTION

SCL uses groundwater as source water for its fish-rearing site. Minimal waste is generated in the waste water from the facility. The water includes fish fecal material, unconsumed fish food, nutrients, algae, silt, chemicals, and limited therapeutic agents used to treat fish and control disease. SCL discharges approximately 3.2 million GPD.

Four wells provide water for use onsite:

- North West Well: 330 GPM
- North East Well: 1,590 GPM
- South East Hatchery Well: 214 GPM
- Office Well: 175 GPM

The wells pump continuously. The rearing process includes separate water delivery, recycling, and filtration systems for hatchery, nursery, and production. Only rearing water is discharged via the NPDES permit.

Processing is divided into two separate process trains: one for meat production and one for caviar. Process water is discharged to the septic system. Water is recycled up to five times at the SCL facility prior to discharge.

Discussion of each system was included in the March 2014 Report of Waste Discharge (ROWD) submitted to address a proposed aquaponic facility. The aquaponic facility was initiated but not successful due to limited nutrients in discharge water.

1.3 REGULATORY HISTORY

The facility has been operating at the site since 1987 when it began as California Sunshine Fisheries. The facility later became Sierra Aquafarms, and Sierra Aquafarms formed a joint venture with Stolt-Nielsen S.A. in 1997. The business currently operates as Sterling Caviar LLC.

In response to the New Concentrated Aquatic Animal Production Facility Rule (CAAP) (USEPA, June 2004), requiring NPDES permits for point source discharges from aquatic facilities that discharge wastewater to Waters of the United States, SCL submitted a ROWD (November 2005). The current NPDES permit (WDR R5-2007-0012/NPDES CA 00851971) was issued in March 2007. Based on samples of discharge submitted in 2006, a Cease and Desist Order (R5-2007-0013) was issued concurrently. As is common in the region, the source wells used by SCL contain elevated levels of arsenic and manganese. Additionally, initial samples exceeded the nitrate standard.

The standards applied to the SCL NPDES permit are as follow:

- Arsenic: 10 ug/L Primary Maximum Contaminant Level (MCL)
- Manganese: 50 ug/L Secondary MCL
- Nitrate: 10 mg/L Primary MCL

In the 2007 permit, the RWQCB classified the BKS Preserve constructed wetlands as Waters of the United States and applied the tributary rule to assign beneficial uses, as follows:

The RWQCB adopted a *Water Quality Control Plan, Fourth Edition (Revised September 2004), for the Sacramento and San Joaquin River Basins* (hereinafter Basin Plan) that designates beneficial uses, established water quality objectives, and contains implementation programs and policies to achieve those objectives for all waters addressed through the plan. The Basin Plan at page II-2.00 states that the “...beneficial uses of any specifically identified water body generally apply to its tributary streams.” The Basin Plan does not specifically identify beneficial uses for the BKS Preserve wetlands. However, the BKS Preserve wetlands are within RD1000, which drains to the Sacramento River. Therefore, the BKS Preserve wetlands are tributary to the Sacramento River. The Basin Plan includes beneficial uses for the Sacramento River as follows: municipal and domestic supply (MUN); agricultural supply (ARG); water contact recreation (REC-1) including canoeing and rafting; non-contact water recreation (REC-2) including aesthetic enjoyment; water freshwater habitat (WARM); cold freshwater habitat (COLD); warm migration of aquatic organisms; cold migration of aquatic organisms (MIGR); warm spawning, reproduction, and/or early development; cold spawning, reproduction, and/or early development (SPWN); navigation (NAV); and wildlife habitat (WILD).

In addition, the Basin Plan implements State Water Resource Control Board (SWRCB) Resolution No. 88-63, which established state policy that all waters, with certain exceptions, should be considered suitable or potentially suitable for municipal or domestic supply.

In the preceding argument, the RWQCB ignored the fact that TNBC BKS Preserve was a binding party and beneficiary of the water using the wastewater to construct and maintain the preserve wetlands (i.e., without the SCL wastewater, the preserve wetlands would cease to be wetlands).

On 20 July 2011, SCL submitted a letter to the Regional Water Quality Control Board (RWQCB) requesting an extension of the compliance schedule from 1 March 2012 until 1 March 2015 for the final effluent limitations for arsenic, manganese, and nitrate.

Between 2011 and 2013, SCL evaluated alternatives to change its groundwater supply source for the facility (which is the source of the arsenic and manganese) or construct treatment facilities to remove the constituents. SCL conducted water quality monitoring and evaluated project alternatives, concluding that treatment for the removal of arsenic and manganese at or below effluent limitations of 10 ug/L and 50 ug/L, respectively, was not economically feasible. SCL also evaluated the option of reusing the treated wastewater for use on an agricultural crop. This was determined to be the most cost-effective alternative. SCL requested additional time to

pursue outside parties for development of an agricultural operation to be located near the facility that would use treated effluent from the facility as its irrigation source. The RWQCB extended the compliance date of the Cease and Desist Order to allow SCL time to evaluate and develop the agricultural option until March 2015.

As planned, SCL entered into an agreement with Mariposa Valley Farms to construct and operate an aquaponic facility on the site in the summer of 2013. The aquaponic facility was to be developed in five phases; the first phase was constructed in 2013 with the final phase to be constructed in 2017. SCL requested revision of the NPDES permit in a letter dated July 2013. A formal ROWD that addressed the aquaponic facility was submitted in March 2014. The ROWD also addressed the composting of fish mortality onsite. Only the initial phase of the aquaponic facility was constructed.

In August 2014, SCL notified the RWQCB that the aquaponic facility would be phased out and no longer operating. SCL also noted that they intended to retain the NPDES permit and to achieve compliance with arsenic and manganese limitations in some other fashion. The RWQCB in an email dated 14 August 2014 requested a work plan that would address future alternatives to rescind the NPDES permit or a work plan presenting the method of compliance with arsenic and manganese effluent limits. This work plan responds to the RWQCB request.

1.4 PURPOSE AND NEED FOR WORK PLAN

Due to naturally occurring arsenic and manganese in the source water used by SCL, SCL cannot consistently comply with the permit limitations in the NPDES permit of 10 ug/L and 50 ug/L, respectively. The work plan addresses:

- Obtaining information and data relative to the compliance alternative
- Alternatives to the current NPDES permit
- Operational modifications to reduce arsenic and manganese
- Feasibility and cost of a treatment system to meet NPDES limits
- Other regulatory options to meet compliance

1.5 WORK PLAN ORGANIZATION

Section 2 of this work plan identifies the data collection, compilation, and analysis tasks to be implemented to evaluate alternatives.

Section 3 of this work plan identifies alternatives to be evaluated to comply with the NPDES permit and evaluation of the feasibility and rough estimate of capital and operations and maintenance (O&M) costs.

Section 4 of this work plan provides an implementation schedule for this work plan.

2.0 DATA ACQUISITION

Data on the quantity of water used, source wells, and dynamics of water use and discharge at the two facilities is limited. Water from SCL continues to be received by TNBC under the 1990 agreement maintaining the TNBC BKS wetlands. This water can also be used by TNBC for stock water and rice farming. Following use by TNBC, the water is discharged via one of two locations to a series of agriculture drains, where it may be pumped, reused, or eventually discharged to RD1000. Little is known currently about the uses or potential uses of SCL discharge water once it reaches TNBC or after it leaves TNBC.

Beneficial uses identified for water bodies dictate the water quality standards to be applied to the water body. In addition, exemptions for certain uses, including agricultural discharges, exist under the Clean Water Act (CWA).

In order to develop and evaluate options, additional information on the quantity, quality, and intermediate and end uses of the SCL/TNBC water must be obtained. The first tasks to be completed under this work plan are to develop an understanding of the dynamics of current and potential water used within the system and the ultimate deposition of the water once it leaves TNBC.

2.1 Task 1 SCL Onsite Data

SCL will obtain the following:

- Individual source well pumping records
- Source well concentrations for arsenic and manganese
- Develop mass balance for arsenic and manganese loading
- Obtain well logs for four source wells and, in the absence of logs, video logs of wells evaluating screened intervals and total depths

SCL will also identify the amount of water currently recycled and evaluate feasibility of additional recycling alternatives.

2.2 Task 2 TNBC Information

The BKS Preserve of TNBC includes a total of 338 acres developed into artificial wetland habitat for the giant garter snake and Swainson's hawk. The water supplied by SCL is critical to the continued maintenance of the BKS Preserve. BKS has two production wells that are used when the SCL water is insufficient.

In order to maintain water levels in the preserve areas, TNBC also has a relationship with (and ownership interest in) the Natomas Water District (NWD) to provide water. TNBC may also have the ability to transfer SCL water to other properties.

TNBC has expressed interest in working with SCL to obtain a long-term compliance solution for discharge water which benefits both parties. The following information will be obtained relating to BKS and TNBC:

- Parcels capable of using the discharge water
- Periods, timing and types of use
- Discharge locations from BKS and other potential TNBC holdings
- TNBC expansion plans
- Other water source (for TNBC)
- Plumbing infrastructure
- Available water quality data

2.3 Task 3 Reclamation District 1000/Other Drainage Endpoint Information

Portions, but not all, of the TNBC and BKS are covered under RD1000 drainage canals. Discharge from TNBC BKS Preserve also enters private agricultural drainage canals, which may result in the reuse of water for other agricultural purposes. The actual ownership and ultimate discharge locations of the water following TNBC use will be documented and mapped.

2.4 Task 4 Natomas Water District Information

TNBC has the ability to deliver water from the NWD (an agricultural water supply district) to the BKS Preserve. The source of the NWD water is reported to be a surface water source. The water is available for nine months out of the year and may be able to augment the delivery of SCL water to the BKS Preserve. The task includes obtaining information on the source of water from the NWD, a piping diagram of the NWD system, and quality of the NWD water.

3.0 IDENTIFICATION, EVALUATION AND RANKING OF ALTERNATIVES

Using the information obtained in Section 2.0, alternatives will be developed and evaluated.

3.1 Task 5 Development of Alternatives

Alternatives to be considered will fall under three primary areas:

- Operational alternatives;
- Regulatory alternatives; and
- Point of use alternatives.

3.1.1 Operational Alternatives

Operational alternatives that will be evaluated to achieve the water quality objectives include:

- Modifying the pumping schedule and flow rates to reduce the arsenic and manganese concentrations in the source water.
- Installing test wells to identify less-contaminated water-bearing intervals and additional production wells screened in these intervals.
- Active treatment to remove the arsenic and manganese prior to use or discharge.

Following a preliminary evaluation, at least one operational alternative will be included in the final assessment.

3.1.2 Regulatory Alternatives

Regulatory alternatives are those alternatives which rely on actions within the statutory framework, or the interpretation of statutory or regulatory language, to determine a solution. Regulatory alternatives could include modification of beneficial uses of the discharge water, modifications in the point of discharge, seasonal permit standards, or development of site-specific standards.

As example, the current arsenic and manganese standards assume the discharge is tied by the tributary rule to the Sacramento River, which is used as a drinking water source. If the water currently being delivered to TNBC is discharged to an agricultural drain that is not connected to another MUN-designated body, drinking water may not be a beneficial use and the drinking water standard of 10 ug/L for arsenic and 50 ug/L for manganese would not apply.

Because TNBC is an active party in the use of the discharge water for the beneficial use of garter snake habitat, an alternative is to modify the compliance point to the discharge point off of TNBC. Alternatively, if, in fact, the discharge from TNBC is to RD1000 which may discharge during peak storm events to the Sacramento River in the winter months, then the NPDES permit could have a seasonal component for compliance such that only discharges from a period of time associated with peak flows would be required to meet the 10 mg/L and 50 ug/L criteria. As the Sacramento River is also at peak flows, a dilution criteria could be applied back at the point of discharge to TNBC.

The TNBC-SCL partnership has been very successful in the recovery of the giant garter snake and other related endangered species. The removal of the SCL discharge water would severely impact the success and future of the mitigation activities. At other locations in California, collaboration between California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and other agencies has resulted in the development of site-specific standards for discharges that benefit aquatic habitats, specifically for endangered species. Given the politically sensitive nature of the collaborative recovery project and the unusual dynamic of the symbiotic water use, such an approach would likely have significant political support and be well received by other responsible agencies.

Other regulatory alternatives include the use of Best Management Practices (BMPs) for manganese control (with no actual numeric limit) in the permit. Manganese is not a priority pollutant and, as such, may be regulated by BMPs under the CWA. This concept of a BMP approach to management was supported recently by the SWRCB under Order WQ2009-0025 SWRCB/OCC File A-1948, in which the SWRCB concurred that the RWQCB has the discretion to apply exceptions to authorize BMPs for non-priority pollutants in site-specific situations.

3.1.3 Point-of-Use Alternatives

Point-of-use alternatives included those alternatives wherein the use is excluded from coverage under the CWA, such as an agricultural use onsite or offsite, or sale of the water to an agricultural entity.

3.2 Task 6 Evaluation and Ranking

Following acquisition of data in Section 2 and communication with TNBC, alternatives developed under Task 5 will be evaluated. Not all identified alternatives will be feasible, and some will not be evaluated in detail. Alternatives selected as generally feasible will be evaluated using the following criteria:

- Overall Feasibility
- Effectiveness
- Cost
- Regulatory acceptance
- Timing
- Likelihood of compliance
- Ease of implementation

Using the above criteria, the alternatives will be ranked. The top three alternatives will be discussed and evaluated further and submitted to the RWQCB. Regulatory alternatives will involve input from the RWQCB.

3.3 Task 7 Evaluation Submittal

The results of the work completed through Task 6 will be submitted to the RWQCB in a short report. The report will, for the basis of discussion, present the final three alternatives and lead to the selection of the alternative most likely to meet compliance with permit conditions.

3.4 Task 8 Implementation

Following approval of the final alternative, an implementation schedule will be prepared and submitted to the RWQCB.

3.5 Task 9 Monitoring

Following implementation of the selected alternative, a long-term monitoring program will be prepared for RWQCB approval.

4.0 SCHEDULE

The proposed schedule for completing the tasks identified in this work plan is shown below.

Work Plan Implementation Schedule/Timeline												
2014/2015												
Task No./Description	December	January	February	March	April	May	June	July	August	September	October	November
1 SCL Onsite Data	■	■										
2 TNBC Information	■	■										
3 RD1000/Other drainage endpoint information	■	■										
4 NWD Information	■	■										
5 Alternative Development		■	■	■								
6 Evaluation and Ranking			■	■	■							
7 Evaluation Submittal				■								
8 Implementation					■	■	■	■	■	■	■	■
9 Monitoring								■	■	■	■	■

Appendix A
1990 Agreement

WHEN RECORDED MAIL TO:
Barbara Lang Betts
Attorney at Law
441 Sandburg Drive
Sacramento, CA 95819

BOOK PAGE
90 06-1 0994

4

GENERAL RELEASE OF EASEMENT

Release given April 28, 1990, by SIERRA AQUAFARMS, INC., of 9149 East Levee Road, Elverta, California 95626 (formerly California Sunshine Fisheries, Inc.) to BERT A. BETTS and BARBARA LANG BETTS, of 8701 E. Levee Road, Elverta, California 95626.

On or about January 20, 1965, BETTS granted to William Harry Boudier and Anne Boudier, his wife, predecessors in interest of SIERRA AQUAFARMS, an easement for drainage of excess agricultural irrigation water recorded January 20, 1965 in Book 5161, Page 236 of the Official Records of Sacramento County, across land described as follows:

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PARCEL NO. 1: All that real property in the County of Sacramento, State of California, described as follows:

The SOUTHWEST ONE-QUARTER of Section Twelve (12), North Township 10 Range 4 East, M.D.B. & M.

EXCEPTING THEREFROM any portion lying within Sutter County.

PARCEL NO. 2: All that real property in the County of Sutter, State of California described as follows:

That portion of the NORTH HALF of the SOUTHWEST ONE-QUARTER of Section Twelve (12), Township 10 North Range 4 East, M. D. B. & M., that lies within Sutter County.

PARCEL NO. 3: County of Sacramento, State of California, and particularly described as follows:

All those portions of Lots 34, 35, and 36, as shown on the "Official Map of Ardmore Heights, Sacramento County, California" recorded in the office of the County Recorder of Sacramento County, April 7, 1911, in Book 12 of Maps, Map No. 12, lying Southwest of the Southwesterly line of the right of way of the East Levee of Reclamation District No. 1000; and all that portion of Lot 37, as shown on the "Official Map of Ardmore Heights, Sacramento County, California", as aforesaid, lying Southwest of the Southwest line of the right of way of said levee; and all that portion of Lot 42, as shown on the "Official Map of Ardmore Heights, Sacramento County, California", as aforesaid lying West of the West line of the right of way of said levee; and all of Lots 38, 39, 40 and 41 as shown on the "Official Map of Ardmore Heights, Sacramento County, California".

DOCUMENTARY TRANSFER TAXS
EXEMPTION (R&T CODE)
EXPLANATION
Signature of Recipient or Agent Authorizing Use

SIERRA AQUAFARMS is the owner of the following described real property, and of the above described easement, as an appurtenance for the benefit of and appurtenant to its land, to wit:

PARCEL No. 1: All of that certain real property situated in the County of Sutter, State of California, described as follows, to wit:

Lot 6B, as shown on that certain Map entitled "Map of Natoma Cousenman Subdivision", filed in the office of the County Recorder of Sutter County, California, on May 4, 1922, in Book 3 of Surveys, page 106; and



PARCEL NO. 2: All of that certain real property situated in the County of Sacramento, State of California, described as follows, to wit:

All that portion of the Northwest one-quarter (N.W. 1/4) of the Southeast one-quarter (S.E. 1/4) of Section 12, in Township 10 North, Range 4 East, M.D.B. & M. lying West of the so-called "East Side Levee Right of Way" of Reclamation District No. 1000 conveyed by deed dated November 21, 1912, recorded December 20, 1912, in Book 367 of Deeds, at page 400, Sacramento County Records, executed by F. E. Fitzpatrick and South of the boundary line between the Counties of Sacramento and Sutter.

The aforementioned easement without modification would continue so long as necessary and as long as the above described real property is used for agricultural purposes, after which it would cease and come to an end.

In consideration of the conveyance of an appurtenant easement for drainage purposes for the benefit of the above property in a separate document across the following described real property in the County of Sacramento, State of California:

The South five (5) feet of the North One-half of the Southwest One-quarter of Section twelve (12) Township Ten (10) Range four (4) East M. D. B. & M.

SIERRA AQUAFARMS releases to BETTS, their heirs, successors, and assigns the easement described above recorded January 20, 1985, it being the intention of the parties to terminate such easement.

Executed by SIERRA AQUAFARMS at Sacramento, California the day and year first above written.

SIERRA AQUAFARMS, INC., (formerly California Sunshine Fisheries, Inc.), a California corporation

By [Signature]
LENNART THORNROS, PRESIDENT

COPIES
RECORDED
50 JUN - 1 PM 1:02
RECORDS

(Corporation)
STATE OF CALIFORNIA }
COUNTY OF Sacramento } SS.

On May 30, 1990 before me, the undersigned, a Notary Public in and for said State, personally appeared Lennart Thornros known to me to be the President of Sierra AquaFarms, Inc., known to me to be the persons who executed the within instrument on behalf of the corporation, hereinafter, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.
Signature [Signature]
Yvonne R. Wong
Name (Typed or Printed)



When Recorded Mail to:
Barbara Lang Betts
Attorney at Law
441 Sandburg Drive
Sacramento, CA 95819

BOOK "AG
90 06-1 0995

(13)

AGREEMENT AND GRANT OF NONEXCLUSIVE EASEMENT
FOR ROADWAY PURPOSES

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AGREEMENT made on the 30 of May, 1990, by SIERRA AQUAFARMS, INC., a California corporation (formerly California Sunshine Fisheries, Inc.), of 9149 East Levee Road, Elverta, California, hereinafter called "Grantor", to BERT A. BETTS and BARBARA LANG BETTS, husband and wife, of 8701 E. Levee Road, Elverta, California 95626, hereinafter called "Grantees"

RECITALS

1. Grantor is the owner of certain real property herein referred to as the Servient tenement, in the Counties of Sutter and Sacramento, State of California, more particularly described as follows:

PARCEL No. 1: All of that certain real property situated in the County of Sutter, State of California, described as follows, to wit:

Lot 69, as shown on that certain Map entitled "Map of Natomas Counsman Subdivision", filed in the office of the County Recorder of Sutter County, California, on May 4, 1922, in Book 3 of Surveys, page 108; and

PARCEL NO. 2: All of that certain real property situated in the County of Sacramento, State of California, described as follows, to wit:

All that portion of the Northwest one-quarter (N.W. 1/4) of the Southeast one-quarter (S.E. 1/4) of Section 12, in Township 10 North, Range 4 East, M.D.B. & M. lying West of the so-called "East Side Levee Right of Way" of Reclamation District No. 1000 conveyed by deed dated November 21, 1912, recorded December 20, 1912, in Book 367 of Deeds, at page 400, Sacramento County Records, executed by F. E. Fitzpatrick and South of the boundary line between the Counties of Sacramento and Sutter.

2. BETTS are the owners of certain real property commonly known as 8701 E. Levee Road, Elverta, California 95626, in the Counties of Sutter and Sacramento, State of California, which includes the following described parcel, to wit:

PARCEL NO. 1: All that real property in the County of Sacramento, State of California, described as follows:

The NORTH HALF of the SOUTHWEST QUARTER of Section 12, Township 10 North, Range 4 East, M. D. B. & M.

Hereinafter referred to as the dominant tenement.

3. Grantees are selling said property and desire to provide the Purchaser, his heirs, successors and assigns, with direct access to East Levee Road acceptable to Grantor. Grantor executes this grant of easement in consideration of TWO THOUSAND TWO

DOCUMENTARY TRANSFER TAX \$ 0
EXEMPTION (R&T CODE) _____
EXPLANATION _____
Signature of the Grantor or Agent of Grantor _____

5/30/90

HUNDRED FIFTY & NO/100 DOLLARS (\$2,250.00), receipt of which is hereby acknowledged.

THE PARTIES AGREE AS FOLLOWS:

Grantor, for and in consideration of mutual covenants grants and conveys to Grantees, their heirs, successors, and assigns, forever the following easement.

1. **CHARACTER OF EASEMENT.** The easement granted by this instrument is appurtenant to all that certain real property in the Counties of Sutter and Sacramento, State of California, described as the dominant tenement.

2. **DESCRIPTION OF EASEMENT.** The easement granted herein is a nonexclusive right of way for roadway purposes, public and private utilities.

3. **LOCATION OF EASEMENT.** The location of the easement over the servient tenement in the Counties of Sutter and Sacramento, State of California, is as follows, to wit:

A right of way for roadway and highway purposes, public and private utilities over and across the SOUTH fifty (50') feet of all that portion of the Northwest one-quarter (N.W. 1/4) of the Southeast one-quarter (S.E. 1/4) of Section 12, in Township 10 North, Range 4 East, M.D.B. & M. in the County of Sacramento, State of California, lying West of the so-called "East Side Levee Right of Way" of Reclamation District No. 1000 conveyed by deed dated November 21, 1912, recorded December 20, 1912, in Book 367 of Deeds, at page 400, Sacramento County Records, executed by F. E. Fitzpatrick and South of the boundary line between the Counties of Sacramento and Sutter.

4. **CONSTRUCTION, MAINTENANCE OR REPAIRS.** Grantee and Grantees' successors in interest will bear all the expenses of construction to render the easement beneficial to them. Grantee and Grantees' successors in interest will also bear the costs of relocating improvements such as fences, irrigation pipe lines, or ditches made necessary by the construction of the roadway. No improvements shall be made without the prior notification to Grantor. Grantee and Grantees' successors in interest shall repair and maintain the roadway for their use in good condition and repair. Grantor shall not have any obligation of repair or maintenance with respect to such roadway.

5. **INDEMNITY.** Grantees agree to indemnify Grantor from any and all liability for injury to persons or property, including that of the Grantor, when such injury or damage results from,

arises out of, or is attributable to any improvement, maintenance or repair undertaken pursuant to this Agreement or the failure to make or omission of improvements, maintenance or repairs required pursuant to this Agreement.

6. **RESERVATION.** Grantor reserves unto itself, its successors, and assigns the right at all times to make use of said right of way for road and highway purposes, public and private utilities.

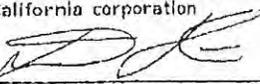
7. **EXTINGUISHMENT OF OTHER EASEMENTS.** In consideration of the grant of easement described herein, Grantees hereby release and extinguish, effective upon the recording of this instrument, all easements (other than the easement created by this instrument) which benefit Grantees' or are appurtenant to the dominant tenement or any other real property presently owned by Grantees and which effect, cross or burden in any manner the servient tenement. The term "easements" as used in this paragraph includes without limitation, easement for ingress, egress, roadway, public and private utilities, and whether or not such easements are express, implied, prescriptive or recorded.

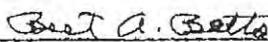
8. **BINDING EFFECT.** This agreement shall be binding on and shall inure to the benefit of the parties and their respective heirs, successors, or assigns.

9. **INTERPRETATION.** All terms in this agreement, regardless of their number and gender, shall be construed to include the singular as well as the plural. Any other gender, masculine, feminine or neuter as the sense of this agreement may require, shall be the same as if such words had been fully and properly written in the required number and gender.

In Witness Whereof, Grantor and Grantees have executed this Agreement and Grant of Easement on the date first above written.

SIERRA AQUAFARMS, INC.
a California corporation

By 
LENNART THORNROS, President
Grantor


BERT A. BETTS


BARBARA LANG BETTS
Grantees

STATE OF CALIFORNIA)
(ss.
COUNTY OF SACRAMENTO)

On this ____ day of May in the year 1990, before me,
~~LENNART THORNROS, who acknowledged himself to be the President and Chief Executive Officer of Sierra AquaFarms, Inc., (formerly California Sunshine Fisheries, Inc.) and he as such being authorized to do so executed the within instrument for the purposes therein contained, by signing the name of the corporation by himself as President and CEO.~~

In witness whereof I have hereto set my hand and official seal.

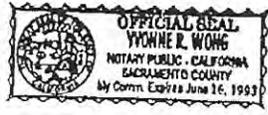
NOTARY SEAL

STATE OF CALIFORNIA)
(ss.
COUNTY OF SACRAMENTO)

On this 31 day of May, in the year 1990, before me,
the undersigned, personally appeared BERT A. BETTS, and BARBARA LANG BETTS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument, and acknowledged that they executed it.

In Witness whereof I have hereto set my hand and official seal.

NOTARY SEAL



[Handwritten Signature]
(Signature of Notary Public)

(Corporation)
STATE OF CALIFORNIA)
COUNTY OF Sacramento) ss.

On May 30, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared Lennart Thornros known to me to be the President of Sierra AquaFarms, Inc., ~~XXXXXX~~ the corporation that executed the within instrument on behalf of the persons who executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.
Signature *[Handwritten Signature]*
Name (Typed or Printed) Yvonne R. Wong



90 JUN - 1 PM 1:02
SACRAMENTO
COUNTY CLERK - RECORDER
[Handwritten Signature]

When recorded mail to:
Barbara Lang Betts
Attorney at Law
441 Sandburg Drive
Sacramento, CA 95819

BOOK PAGE
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AGREEMENT

May 30th

Agreement made on ~~March~~ May, 1990, between BERT A. BETTS and BARBARA LANG BETTS, husband and wife, of 441 Sandburg Drive, Sacramento, California, hereinafter BETTS, and SIERRA AQUAFARMS, INC., a California corporation, (formerly California Sunshine Fisheries, Inc.) of 9149 East Levee Road, Elverta, California 95626, hereinafter SIERRA AQUAFARMS

RECITALS

1. BETTS are the owners of or lease certain real property commonly known as 8701 E. Levee Road, Elverta, California 95626, in the Counties of Sutter and Sacramento, State of California, and more particularly described as follows;

PARCEL NO. One; The SOUTHWEST ONE-QUARTER of Section 12, Township 10 North, Range 4 East, M.D.B. & M.

PARCEL NO. 2: County of Sacramento, State of California, and particularly described as follows:

All those portions of Lots 34, 35, and 36, as shown on the "Official Map of Ardmore Heights, Sacramento County, California" recorded in the office of the County Recorder of Sacramento County, April 7, 1911, in Book 12 of Maps, Map No. 12, lying Southwest of the Southwesterly line of the right of way of the East Levee of Reclamation District No. 1000; and all that portion of Lot 37, as shown on the "Official Map of Ardmore Heights, Sacramento County, California", as aforesaid, lying Southwest of the Southwest line of the right of way of said levee; and all that portion of Lot 42, as shown on the "Official Map of Ardmore Heights, Sacramento County, California", as aforesaid lying West of the West line of the right of way of said levee; and all of Lots 38, 39, 40 and 41 as shown on the "Official Map of Ardmore Heights, Sacramento County, California".

Consisting of 178 acres more or less.

2. SIERRA AQUAFARMS is the owner of that certain real property commonly known as 9149 East Levee Road, Elverta, California 95626, in the Counties of Sutter and Sacramento, State of California, and more particularly described as follows:

PARCEL No. 1: All of that certain real property situated in the County of Sutter, State of California, described as follows, to wit:

Lot 69, as shown on that certain Map entitled "Map of Natomas Counsman Subdivision", filed in the office of the County Recorder of Sutter County, California, on May 4, 1922, in Book 3 of Surveys, page 108; and

PARCEL NO. 2: All of that certain real property situated in the County of Sacramento, State of California, described as follows, to wit:

All that portion of the Northwest one-quarter (N.W. 1/4) of the Southeast one-quarter (S.E. 1/4) of Section 12, in Township 10 North, Range 4 East, M.D.B. & M.

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lying West of the so-called "East Side Levee Right of Way" of Reclamation District No. 1000 conveyed by deed dated November 21, 1912, recorded December 20, 1912, in Book 367 of Deeds, at page 400, Sacramento County Records, executed by F. E. Fitzpatrick and South of the boundary line between the Counties of Sacramento and Sutter.

Consisting of 23 acres more or less.

SIERRA AQUAFARMS has developed an aqua farm for the production of sturgeon and desires the continuing drainage of approximately 600 gallons per minute originating from wells on its property and used by the fish aquaculture facility before leaving the property as well as drainage of surplus storm waters. The parties hereto had a Licensing Agreement commencing January 1, 1987 for three years permitting SIERRA AQUAFARMS to drain 400 gal/min from their facility over BETTS property to the Reclamation District #1000 ditch as well as storm water.

4. The parties desire a more permanent agreement for this continuous drainage so long as there is excess agricultural waters including water from the fish aquaculture facility of some 800 gallons per minute. In partial consideration of the agreements herein, by separate instrument BETTS have conveyed a Nonexclusive Easement for Drainage, a copy of which is attached hereto marked Exhibit "A" and made a part hereof.

IN ADDITION TO THE COVENANTS CONTAINED IN EXHIBIT A, THE PARTIES AGREE AS FOLLOWS:

1. SIERRA FARMS will discharge the drainage from the southwest corner of their Property at the north west corner of Lot 40 as shown on the "Official Map of Ardmore Heights", Sacramento County recorded April 7, 1911, in Book 12 of Maps, Map No. 12. At that point, BETTS can take the water unto Lot 40 for their use or allow it to flow west in the easement granted.

2. USE OF WATER. In return for granting the non-exclusive drainage easement, SIERRA AQUAFARMS gives BETTS full and free use of all water originating on their property and flowing from it so long as the easement is used by it to drain its fish aquaculture facilities. SIERRA AQUAFARMS does not guarantee the volume of water that will flow from the Property at any given time and retains the right to use a portion on their Property for agricultural purposes. Sierra Aquafarms retains the right to

discontinue the flow of water onto the property of Betts at any time upon 90 days notice to Betts or the successors in interest of Betts. Such discontinuance may be with respect to part or all of the water flowing onto the property of Betts and may be for any reason including without limitation the election of Sierra Aquafarms to discharge such water from its property through the levee into the public canal to the east of Sierra Aquafarms property. This Agreement shall also place no restriction on the right of Sierra Aquafarms to use all or a portion of such water for agricultural purposes on its property and such use for agricultural purposes shall not be construed as an abandonment or termination of the drainage easement described herein. Except with regard to matters described in the Grant of Non-Exclusive Drainage Easement related hereto involving hazardous wastes, Sierra Aquafarms disclaims any warranty, representation, or understanding concerning the quality of such water and its fitness for use for agricultural purposes.

3. PRIORITY OF USE. Water flowing from the SIERRA AQUAFARM property shall be used by BETTS, their successors and/or assigns on their property in the following order:

A. PARCEL NO. 1: All that real property in the County of Sacramento, State of California, described as follows:

The SOUTH ONE-HALF of the SOUTHWEST ONE-QUARTER of Section 12, Township 10 North, Range 4 East, M.D.B. & M.

B. PARCEL NO. 2: All that real property in the County of Sacramento, State of California, described as follows:

All those portions of Lots 34, 35, and 36, as shown on the "Official Map of Ardmore Heights, Sacramento County, California" recorded in the office of the County Recorder of Sacramento County, April 7, 1911, in Book 12 of Maps, Map No. 12, lying Southwest of the Southwesterly line of the right of way of the East Levee of Reclamation District No. 1000; and all that portion of Lot 37, as shown on the "Official Map of Ardmore Heights, Sacramento County, California", as aforesaid, lying Southwest of the Southwest line of the right of way of said levee; and all that portion of Lot 42, as shown on the "Official Map of Ardmore Heights, Sacramento County, California", as aforesaid lying West of the West line of the right of way of said levee; and all of Lots 38, 39, 40 and 41 as shown on the "Official Map of Ardmore Heights, Sacramento County, California".

C. PARCEL NO. 3: All that real property in the County of Sacramento, State of California, described as

follows:

The NORTH ONE-HALF of the SOUTHWEST ONE-QUARTER of Section 12, Township 10 North, Range 4 East, M.D.B. & M.

4. **ADDITIONAL COMPENSATION.** In addition to the BETTS receiving the economic benefit of considerable volumes of free water and the possible economic benefit of maintenance and repair of the drainage ditch, SIERRA AQUAFARMS agrees that should BETTS decide to put recreational fish ponds on their property, SIERRA AQUAFARMS will use its considerable expertise in this area to provide, without charge, reasonable consulting services limited to 50 hours on design, stocking criteria, and maintenance of such ponds. These services are also limited to the first five (5) years after execution of this agreement. This provision excludes proprietary information and trade secrets on sturgeon or commercial fish production and does not obligate Sierra Aquafarms to assist or provide consulting services for activities which directly or indirectly compete with the activities of Sierra Aquafarms.

5. **RELINQUISHMENT OF RIGHT.** If SIERRA AQUAFARMS determines at any time that it will no longer utilize this easement for drainage from its facilities, it may terminate this agreement one year after the date having given written notice of termination to BETTS, their heirs, successors, and assigns, or such other date as is mutually agreeable. Such one year termination notice shall not be construed as limiting the right of Sierra Aquafarms to discontinue the flow of water upon 90 days notice as provided in Paragraph 2 above. Thereafter, SIERRA AQUAFARMS will quitclaim any and all rights granted for the discharge from their fish aquaculture facilities.

6. **SALE OF PORTION SIERRA AQUAFARMS.** In the event of a sale or grant of easement of part or all of the following described real property situated in the County of Sacramento, State of California, described as follows, to wit:

All that portion of the Northwest one-quarter (N.W. 1/4) of the Southeast one-quarter (S.E. 1/4) of Section 12, in Township 10 North, Range 4 East, M.D.B. & M. lying West of the so-called "East Side Levee Right of Way" of Reclamation District No. 1000 conveyed by deed dated November 21, 1912, recorded December 20, 1912, in Book 367 of Deeds, at page 400, Sacramento County Records, executed by F. E. Fitzpatrick and South of the

boundary line between the Counties of Sacramento and Sutter.

while continuing to utilize the drainage easement attached hereto, SIERRA AQUAFARMS will attempt to negotiate the reservation of an easement for the drainage of the water from their facilities in order to continue to deliver said water to BETTS at the northwest corner of Lot 40 for use on their property in the order set forth in Paragraph 3, PRIORITY OF USE.

7. INTERPRETATION. All terms in this agreement, regardless of their number and gender, shall be construed to include the singular as well as the plural. Any other gender, masculine, feminine or neuter as the sense of this agreement may require, shall be the same as if such words had been fully and properly written in the required number and gender.

9. BINDING EFFECT. This agreement shall be binding on and shall inure to the benefit of the parties and their respective heirs, successors, or assigns.

Executed at Sacramento, California on the 30 day of ^{May} ~~XXXX~~, 1980.

Bert A. Betts
BERT A. BETTS

Barbara Lang Betts
BARBARA LANG BETTS

SIERRA AQUAFARMS, INC. (formerly
California Sunshine Fisheries, Inc.)
a California Corporation

By [Signature]
LENNART THORNRÖS, President

STATE OF CALIFORNIA)
(ss.
COUNTY OF SACRAMENTO)

On this 31 day of May, in the year 1980, before me, the undersigned, personally appeared BERT A. BETTS, and BARBARA LANG BETTS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument, and acknowledged that they executed it.

In Witness whereof I have hereto set my hand and official seal.

NOTARY SEAL

[Signature]
(Signature of Notary Public)

State of California)
(ss.
County of _____)



(Corporation)

STATE OF CALIFORNIA }
COUNTY OF Sacramento } ss.

On May 30, 1990 before me, the undersigned, a Notary Public in and for said State, personally appeared Lennart Thornros known to me to be the President, and of Sierra AguaFarm, Inc. ~~XXXXXX~~ the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its By-laws or a resolution of its board of directors.

WITNESSES

WITNESS my hand and official seal
Signature [Handwritten Signature]
Yvonne R. Wong
Name (Typed or Printed)



GRANT OF NON-EXCLUSIVE DRAINAGE EASEMENT

Agreement made on May ____, 1990, between BERT A. BETTS and BARBARA LANG BETTS, husband and wife, of 441 Sandburg Drive, Sacramento, California, hereinafter called Grantors, and SIERRA AQUAFARMS, INC., a California corporation, (formerly California Sunshine Fisheries, Inc.) of 9149 East Levee Road, Elverta, California 95626, hereinafter called Grantee.

RECITALS

1. Grantors are the owners of certain real property commonly known as 8701 E. Levee Road, Elverta, California 95626, herein referred to as the Servient tenement, in the Counties of Sutter and Sacramento, State of California, and more particularly described as follows;

PARCEL NO. One: The SOUTHWEST ONE-QUARTER of Section 12, Township 10 North, Range 4 East, M.D.B. & M. EXCEPTING THEREFROM the SOUTHWEST ONE-QUARTER of the SOUTHWEST ONE-QUARTER of Section 12, Township 10 North, Range 4 East, M.D.B. & M.

PARCEL NO. 2: County of Sacramento, State of California, and particularly described as follows:

All those portions of Lots 34, 35, and 36, as shown on the "Official Map of Ardmere Heights, Sacramento County, California" recorded in the office of the County Recorder of Sacramento County, April 7, 1911, in Book 12 of Maps, Map No. 12, lying Southwest of the Southwesterly line of the right of way of the East Levee of Reclamation District No. 1000; and all that portion of Lot 37, as shown on the "Official Map of Ardmere Heights, Sacramento County, California", as aforesaid, lying Southwest of the Southwest line of the right of way of said levee; and all that portion of Lot 42, as shown on the "Official Map of Ardmere Heights, Sacramento County, California", as aforesaid lying West of the West line of the right of way of said levee; and all of Lots 38, 39, 40 and 41 as shown on the "Official Map of Ardmere Heights, Sacramento County, California".

Consisting of 138 acres more or less.

2. Grantee is the owner of that certain real property commonly known as 9149 East Levee Road, Elverta, California 95626, herein referred to as the dominant tenement in the Counties of Sutter and Sacramento, State of California, and more particularly described as follows:

PARCEL No. 1: All of that certain real property situated in the County of Sutter, State of California, described as follows, to wit:

Lot 88, as shown on that certain Map entitled "Map of Natomas Counsman Subdivision", filed in the office of the County Recorder of Sutter County, California, on May 4, 1922, in Book 3 of Surveys, page 108; and

EXHIBIT A

PARCEL NO. 2: All of that certain real property situated in the County of Sacramento, State of California, described as follows, to wit:

All that portion of the Northwest one-quarter (N.W. 1/4) of the Southeast one-quarter (S.E. 1/4) of Section 12, in Township 10 North, Range 4 East, M.D.B. & M. lying West of the so-called "East Side Levee Right of Way" of Reclamation District No. 1000 conveyed by deed dated November 21, 1912, recorded December 20, 1912, in Book 367 of Deeds, at page 400, Sacramento County Records, executed by F. E. Fitzpatrick and South of the boundary line between the Counties of Sacramento and Sutter.

Consisting of 23 acres more or less.

3. Grantee at Grantors' request has released an easement for drainage of excess agricultural water recorded January 20, 1865 in Book 5181, Page 236-238 of the Official Records of Sacramento County in exchange for the Grant of Easement herein.

IN CONSIDERATION OF THE MUTUAL COVENANTS SET FORTH HEREIN, THE PARTIES AGREE AS FOLLOWS:

1. GRANT OF EASEMENT. Grantors grant and convey to Grantee, its legal representatives, and assigns, a non-exclusive easement as described below.

2. CHARACTER OF EASEMENT. The easement granted in this instrument is appurtenant to the dominant tenement subject to extinguishment as set forth herein.

3. DESCRIPTION OF EASEMENT. The easement granted in this instrument is for the purpose of nonexclusive drainage from the dominant tenement of excess agricultural, including aquacultural, waters as well as excess storm waters.

4. LOCATION OF EASEMENT. The location of the easement is over a strip of land of the servient tenement in the County of Sacramento, State of California, more particularly described as follows, to wit:

The South five (5) feet of the North one-half of the Southwest one-quarter of Section 12, Township 10 North, Range 4 East, M. D. B. & M.; and

4. MAINTENANCE OR REPAIRS. Grantee, for Grantee, and its successors and assigns, covenants with Grantors, Grantors' heirs, successors and assigns that Grantee from time to time, and at all times hereafter, at its own cost and expense, will repair and maintain in a proper, substantial, and workmanlike manner, the above-described easement.

It is expressly understood and agreed that SIERRA AQUAFARMS will have the right to enter onto and depart from the property described above for the purpose of maintaining, repairing, and keeping the ditch (or any subsequent pipeline laid) in usable condition at all times.

5. **CONVERSION TO PIPELINE.** When the property subject to the easement is converted from agricultural uses to residential, commercial, or industrial uses, BETTS, their successors or assigns, may require the drainage water to be placed in a pipeline of adequate size and placed at a depth to be determined by the then owner of said property to carry the drainage water from the south west boundary of SIERRA AQUAFARMS' property to the south west boundary of the North Half of Section 12 BETTS' property ending in the drainage canal. The expense of construction and maintenance of such pipeline would be borne by SIERRA AQUAFARMS; provided that such expense is reasonable and Sierra Aquafarms shall provide its prior written consent to the plans and specifications of installing such pipeline and the contractors chosen for performance of such work. Such consent shall not be unreasonably withheld.

6. **HAZARDOUS WASTES.** Grantee represents to the best knowledge of its corporate officers that in the ordinary course of Grantee's use of its Property for fish aqua culture and in the ordinary course of its use of the property for agricultural purposes, no hazardous wastes are, or have been, in any way generated, transported, recycled or otherwise handled on the property; no hazardous wastes or substances are, or have been, stored, treated, recycled or disposed of on the property; no hazardous substances, contaminants or pollutants are located on the Property or have been, or are, released into the environment from the Property. The term "hazardous wastes" or "hazardous wastes or substances" as those terms are used in this paragraph shall exclude from coverage those wastes or chemicals which are a normal byproduct of the fish aquaculture activity conducted on the property of Grantee or which are used in such fish aquaculture activity in compliance with all federal, state, and local statutes, regulations, and ordinances. The property

contains no PCB's or asbestos; and no litigation has been brought or threatened, nor any settlements reached, by or with any parties alleging the presence, disposal, release or threatened release of any hazardous substances from the dominant tenement. This paragraph shall be limited to Grantee's use of the property only and shall not have the effect of imposing any such representations on successors in interest of grantee.

7. **INDEMNITY.** Grantee agrees to indemnify Grantors from any and all liability for injury to persons or property when such injury or damage results from, arises out of, or is attributable to any construction, maintenance or repairs undertaken pursuant to this agreement or the release of any hazardous substances.

8. **RESERVATION.** Grantors reserve unto themselves, their successors, and assigns the right at all times to make use of said right of way for drainage purposes for the Servient Tenement.

9. **DURATION OF EASEMENT.** This easement shall continue so long as the same may be reasonably necessary.

10. **EXTINGUISHMENT OF RIGHT.** This right is conditioned on the reasonable exercise thereof for the benefit of the dominant tenement, and in the event of a use for non-dominant purposes, or use other than outlined above otherwise injurious to the servient tenement, Grantors, their heirs, successors, and assigns, shall have the right to extinguish the easement.

Grantors shall provide Grantees sixty (60) days advance written notice of intent to extinguish the easement pursuant to the terms of this Paragraph. Such notice shall provide sufficient description of the grounds for such extinguishment and shall provide Grantee with an opportunity to cure or correct such grounds within said sixty (60) day period.

11. **INTERPRETATION.** All terms in this agreement, regardless of their number and gender, shall be construed to include the singular as well as the plural. Any other gender, masculine, feminine or neuter as the sense of this agreement may require, shall be the same as if such words had been fully and properly written in the required number and gender.

12. **BINDING EFFECT.** This agreement shall be binding on and shall inure to the benefit of the parties and their respective heirs, successors, or assigns.

Executed at Sacramento, California on the ___ day of May, 1990.

BERT A. BETTS

BARBARA LANG BETTS

GRANTORS

SIERRA AQUAFARMS, INC. (formerly California Sunshine Fisheries, Inc.)

SACRAMENTO COUNTY CLERK-RECORDER
90 JUN -1 PM 1:02
Joyce B. Spivey

By _____
LENNART THORNROS

GRANTEE

STATE OF CALIFORNIA)
(ss.
COUNTY OF SACRAMENTO)

On this _____ day of May, in the year 1990, before me, _____, personally appeared BERT A. BETTS, and BARBARA LANG BETTS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument, and acknowledged that they executed it.

In Witness whereof I have hereto set my hand and official seal.

NOTARY SEAL

(Signature of Notary Public)

STATE OF CALIFORNIA)
(ss.
COUNTY OF SACRAMENTO)

On this _____ day of May in the year 1990, before me, _____ personally appeared LENNART THORNROS, who acknowledged himself to be the President and Chief Executive Officer of Sierra AquaFarms, Inc., (formerly California Sunshine Fisheries, Inc.) and he as such being authorized to do so executed the within instrument for the purposes therein contained, by signing the name of the corporation by himself as President and CEO.

In witness whereof I have hereto set my hand and official seal.

NOTARY SEAL

(Signature of Notary Public)

When recorded mail to:
Barbara Lang Betts
Attorney at Law
441 Sandburg Drive
Sacramento, CA 95819

BOOK PAGE:
90 06-1 0997

9

GRANT OF NON-EXCLUSIVE DRAINAGE EASEMENT

Agreement made on May 30, 1990, between BERT A. BETTS and BARBARA LANG BETTS, husband and wife, of 441 Sandburg Drive, Sacramento, California, hereinafter called Grantors, and SIERRA AQUAFARMS, INC., a California corporation, (formerly California Sunshine Fisheries, Inc.) of 9149 East Levee Road, Elverta, California 95626, hereinafter called Grantee.

FEE \$13 D

5

RECITALS

1. Grantors are the owners of certain real property commonly known as 8701 E. Levee Road, Elverta, California 95626, herein referred to as the Servient tenement, in the Counties of Sutter and Sacramento, State of California, and more particularly described as follows;

PARCEL NO. One: The SOUTHWEST ONE-QUARTER of Section 12, Township 10 North, Range 4 East, M.D.B. & M. EXCEPTING THEREFROM the SOUTHWEST ONE-QUARTER of the SOUTHWEST ONE-QUARTER of Section 12, Township 10 North, Range 4 East, M.D.B. & M.

PARCEL NO. 2: County of Sacramento, State of California, and particularly described as follows:

All those portions of Lots 34, 35, and 36, as shown on the "Official Map of Ardmore Heights, Sacramento County, California" recorded in the office of the County Recorder of Sacramento County, April 7, 1911, in Book 12 of Maps, Map No. 12, lying Southwest of the Southwesterly line of the right of way of the East Levee of Reclamation District No. 1000; and all that portion of Lot 37, as shown on the "Official Map of Ardmore Heights, Sacramento County, California", as aforesaid, lying Southwest of the Southwest line of the right of way of said levee; and all that portion of Lot 42, as shown on the "Official Map of Ardmore Heights, Sacramento County, California", as aforesaid lying West of the West line of the right of way of said levee; and all of Lots 38, 39, 40 and 41 as shown on the "Official Map of Ardmore Heights, Sacramento County, California".

Consisting of 138 acres more or less.

2. Grantee is the owner of that certain real property commonly known as 9149 East Levee Road, Elverta, California 95626, herein referred to as the dominant tenement in the Counties of Sutter and Sacramento, State of California, and more particularly described as follows:

PARCEL No. 1: All of that certain real property situated in the County of Sutter, State of California, described as follows, to wit:

Lot 69, as shown on that certain Map entitled "Map of Natomas Cousinsman Subdivision", filed in the office of the County Recorder of Sutter County, California, on May 4, 1922, in Book 3 of Surveys, page 108; and

DOCUMENTARY TRANSFER TAX \$
EXEMPTION (RAT CODE)
EXPLANATION
Signature of Recorder or Agent Recording This



PARCEL NO. 2: All of that certain real property situated in the County of Sacramento, State of California, described as follows, to wit:

All that portion of the Northwest one-quarter (N.W. 1/4) of the Southeast one-quarter (S.E. 1/4) of Section 12, in Township 10 North, Range 4 East, M.D.B. & M. lying West of the so-called "East Side Levee Right of Way" of Reclamation District No. 1000 conveyed by deed dated November 21, 1912, recorded December 20, 1912, in Book 367 of Deeds, at page 400, Sacramento County Records, executed by P. E. Fitzpatrick and South of the boundary line between the Counties of Sacramento and Sutter.

Consisting of 23 acres more or less.

3. Grantee at Grantors' request has released an easement for drainage of excess agricultural water recorded January 20, 1965 in Book 5161, Page 236-238 of the Official Records of Sacramento County in exchange for the Grant of Easement herein.

IN CONSIDERATION OF THE MUTUAL COVENANTS SET FORTH HEREIN, THE PARTIES AGREE AS FOLLOWS:

1. **GRANT OF EASEMENT.** Grantors grant and convey to Grantee, its legal representatives, and assigns, a non-exclusive easement as described below.

2. **CHARACTER OF EASEMENT.** The easement granted in this instrument is appurtenant to the dominant tenement subject to extinguishment as set forth herein.

3. **DESCRIPTION OF EASEMENT.** The easement granted in this instrument is for the purpose of nonexclusive drainage from the dominant tenement of excess agricultural, including aquacultural, waters as well as excess storm waters.

4. **LOCATION OF EASEMENT.** The location of the easement is over a strip of land of the servient tenement in the County of Sacramento, State of California, more particularly described as follows, to wit:

The South five (5) feet of the North one-half of the Southwest one-quarter of Section 12, Township 10 North, Range 4 East, M. D. B. & M.; and

4. **MAINTENANCE OR REPAIRS.** Grantee, for Grantee, and its successors and assigns, covenants with Grantors, Grantors' heirs, successors and assigns that Grantee from time to time, and at all times hereafter, at its own cost and expense, will repair and maintain in a proper, substantial, and workmanlike manner, the above-described easement.

It is expressly understood and agreed that SIERRA AQUAFARMS will have the right to enter onto and depart from the property described above for the purpose of maintaining, repairing, and keeping the ditch (or any subsequent pipeline laid) in usable condition at all times.

5. **CONVERSION TO PIPELINE.** When the property subject to the easement is converted from agricultural uses to residential, commercial, or industrial uses, BETTS, their successors or assigns, may require the drainage water to be placed in a pipeline of adequate size and placed at a depth to be determined by the then owner of said property to carry the drainage water from the south west boundary of SIERRA AQUAFARMS' property to the south west boundary of the North Half of Section 12 BETTS' property ending in the drainage canal. The expense of construction and maintenance of such pipeline would be borne by SIERRA AQUAFARMS; provided that such expense is reasonable and Sierra Aquafarms shall provide its prior written consent to the plans and specifications of installing such pipeline and the contractors chosen for performance of such work. Such consent shall not be unreasonably withheld.

6. **HAZARDOUS WASTES.** Grantee represents to the best knowledge of its corporate officers that in the ordinary course of Grantee's use of its Property for fish aqua culture and in the ordinary course of its use of the property for agricultural purposes, no hazardous wastes are, or have been, in any way generated, transported, recycled or otherwise handled on the property; no hazardous wastes or substances are, or have been, stored, treated, recycled or disposed of on the property; no hazardous substances, contaminants or pollutants are located on the Property or have been, or are, released into the environment from the Property. The term "hazardous wastes" or "hazardous wastes or substances" as those terms are used in this paragraph shall exclude from coverage those wastes or chemicals which are a normal byproduct of the fish aquaculture activity conducted on the property of Grantee or which are used in such fish aquaculture activity in compliance with all federal, state, and local statutes, regulations, and ordinances. The property

12. **BINDING EFFECT.** This agreement shall be binding on and shall inure to the benefit of the parties and their respective heirs, successors, or assigns.

Executed at Sacramento, California on the 30 day of May, 1990.

Bert A. Betts
BERT A. BETTS

Barbara Lang Betts
BARBARA LANG BETTS

GRANTORS

SIERRA AQUAFARMS, INC. (formerly California Sunshine Fisheries, Inc.) a California corporation

OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF.
90 JUN -1 PM 1:02
COUNTY CLERK-RECORDER

By [Signature]
LENNART THORNROS, President

GRANTEE

STATE OF CALIFORNIA)
(ss.
COUNTY OF SACRAMENTO)

On this 31 day of May, in the year 1990, before me, the undersigned, personally appeared BERT A. BETTS, and BARBARA LANG BETTS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument, and acknowledged that they executed it.

I, Yvonne R. Wong, have here to set my hand and official seal.



NOTARY SEAL

[Signature]
(Signature of Notary Public)

STATE OF CALIFORNIA)
(ss.
COUNTY OF SACRAMENTO)

(Corporation)

STATE OF CALIFORNIA)
COUNTY OF Sacramento) ss.

On May 30, 1990 before me, the undersigned, a Notary Public in and for said State, personally appeared Lennart Thornros known to me to be the President of Sierra AquaFarms, Inc. known to me to be the persons who executed the within instrument on behalf of the corporation herein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

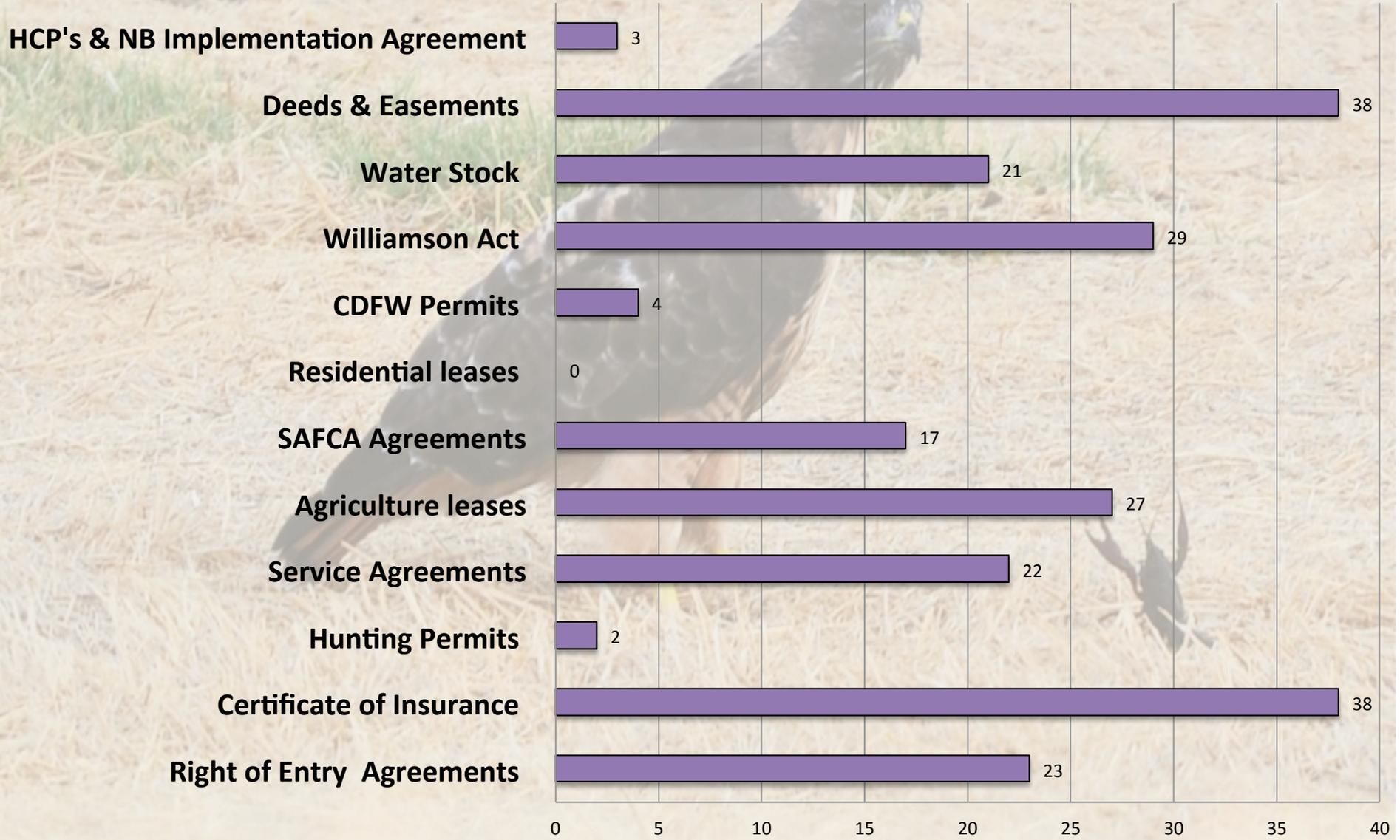
WITNESS my hand and official seal.

Signature [Signature]
Yvonne R. Wong



Description: Sacramento, CA Document - Book, Page 900601.997 Page: 5 of 5
Order: dfxy Comment:

TNBC Managed Contracts - Total 224



Contracts	Right of Entry Agreements	Certificate of Insurance	Hunting Permits	Service Agreements	Agriculture leases	SAFCA Agreements	Residential leases	CDFW Permits	Williamson Act	Water Stock	Deeds & Easements	HCP's & NB Implementation Agreement
	23	38	2	22	27	17	0	4	29	21	38	3

Executive Director's Report



t h e
NATOMAS
BASIN
c o n s e r v a n c y

From: Steven Willey swilley@syix.com
Subject: Natomas Basin Conservancy
Date: November 18, 2014 at 10:13 PM
To: ADraves@co.sutter.ca.us
Cc: Valerie Huezo vhuezo@natomasbasin.org



Alicia Draves
Deputy Clerk of the Board
Sutter County

To whom it may concern,

I, Steven Willey, wish to serve another term as trustee on the Natomas Basin Conservancy board of directors as a representative for Sutter County.

Sincerely,

Steven Willey
Nicolaus, CA

Sent from my iPad

The Natomas Basin Conservancy
 Schedule of Subject Acreage and Fees Paid
 As of December 31, 2014

Owner	Project	HCP Fees Paid				Payment Date	Gross Area
		City of Sacramento	County of Sutter	Metro Air Park	Other		
Buzz Oates Enterprises II	Del Paso Rd. Prop., Parcel 6	20,886.00	-	-	-	06/20/96	9.3200
AKT	Natomas Market Place	25,011.84	-	-	-	06/25/96	11.1660
AKT	Natomas Market Place	3,851.01	-	-	-	09/06/96	1.7190
Farm Bureau	River Plaza Drive Office (River Plaza Drive)	18,368.00	-	-	-	10/02/96	8.2000
Total through calendar year 1996		68,116.85	-	-	-		30.4050
Donahue Schriber	Natomas Market Place	105,817.15	-	-	-	04/10/97	47.2390
EPICK Inc.	Heritage Place	89,600.00	-	-	-	09/12/97	40.0000
Citation Homes	Shorebird	11,048.96	-	-	-	09/22/97	4.1600
Regis Homes	BTV Crown Village	35,856.00	-	-	-	10/21/97	13.5000
Donahue Schriber	Natomas Market Place	19,652.00	-	-	-	10/31/97	
Total through calendar year 1997		261,974.11	-	-	-		104.8990
Cumulative total through December 31, 1997		330,090.96	-	-	-		135.3040
EPICK Inc.	Heritage Place I, II & III	16,640.00	-	-	-	05/15/98	-
RD-1000	CFD 97-01 Canal Improvements	478,080.00	-	-	-	05/08/98	180.0000
Lennar	Northpointe	725,141.00	-	-	-	06/01/98	273.0199
Adams Farms Group	Northborough	441,401.00	-	-	-	06/23/98	166.1900
Lennar Winncrest LLC	Parkway Plaza	311,177.00	-	-	-	06/23/98	117.1600
Alleghany Properties	Alleghany Properties	488,704.00	-	-	-	07/06/98	184.0000
City of Sacramento	Basin 6A / Alleghany Properties	99,068.80	-	-	-	07/06/98	37.2999
Gateway West LLC	Gateway Village #1	55,776.00	-	-	-	07/06/98	21.0000
Gateway West LLC	Gateway Village #1	308,600.64	-	-	-	07/06/98	116.1900
Warmington Rivergate Associates	Rivergate	30,756.48	-	-	-	07/06/98	11.5799
Gateway South LLC	Witter Ranch	37,449.60	-	-	-	07/13/98	14.1000
Kaufman Broad/Nelson Trust	Natomas West	92,851.10	-	-	-	07/13/98	34.9589
Gateway West LLC	Gateway West	49,136.00	-	-	-	08/26/98	18.5200
The Cambay Group	Arena Corporate Center Bldg 1	15,936.00	-	-	-	09/18/98	6.0000
City of Sacramento	Drainage Basin 5	51,792.00	-	-	-	09/28/98	19.5000
Gateway West LLC	Stockpile Area	14,422.08	-	-	-	08/26/98	5.4299
Adams Farms	Truxel@Rec. Cntr. & Del Paso Frontage	9,189.76	-	-	-	09/28/98	3.4600
Del Paso Ventures (Oates)	Del Paso Rd. Prop., Parcels 10 & 11	49,136.00	-	-	-	09/28/98	18.5000
Lennar Winncrest	Northpointe Lot I	24,939.84	-	-	-	09/28/98	9.3900
Lennar Winncrest	Northpointe Lot J	22,576.00	-	-	-	09/28/98	8.5000
Lennar Winncrest	Northpointe Lot K	11,048.96	-	-	-	09/28/98	4.1599
Lennar Winncrest	Northpointe Lot L	24,408.64	-	-	-	09/28/98	9.1899
Lennar Winncrest	Northpointe Lot M	20,451.20	-	-	-	09/28/98	7.6999
Lennar Winncrest	Northpointe Village 17	52,376.32	-	-	-	09/28/98	19.7199
Lennar Winncrest	Northpointe Village 18	43,372.48	-	-	-	09/28/98	16.3299
Lennar Winncrest	Northpointe Village 9	21,805.76	-	-	-	09/28/98	8.2100
Lennar Winncrest	Parkway Plaza	2,204.48	-	-	-	09/28/98	0.8299
Lennar Winncrest	Parkway Plaza	13,651.84	-	-	-	09/28/98	5.1399
Lennar Winncrest	Rec. Center Site	21,248.00	-	-	-	09/28/98	8.0000
Marchbrook Building Co.	Arena Commons	40,105.60	-	-	-	09/28/98	15.1000
Sacramento Properties Holdings	Natomas Crossing Area I	82,601.60	-	-	-	09/28/98	31.1000
Unity Parkside	Unity Parkside Village #1	25,789.76	-	-	-	09/28/98	9.7100



The Natomas Basin Conservancy
 Schedule of Subject Acreage and Fees Paid
 As of December 31, 2014

Owner	Project	HCP Fees Paid				Payment Date	Gross Area
		City of Sacramento	County of Sutter	Metro Air Park	Other		
Lennar Winncrest	Basin 1 Outfall	982.72	-	-	-	09/28/98	0.3700
Total through calendar year 1998		3,682,820.66	-	-	-		1,380.3578
Cumulative total through December 31, 1998		4,012,911.62	-	-	-		1,515.6618
Meyers Homes of CA, LLC	Riverwalk Unit # 1	59,149.12	-	-	-	04/05/99	22.2700
Buzz Oates Enterprises II	Del Paso Rd. Prop., Parcel 7	23,800.00	-	-	-	04/06/99	8.9608
Marchbrook Building Co.	Gateway North	138,377.40	-	-	-	04/14/99	52.0999
Citation Northern	Shorebird 1 & 2	82,189.92	-	-	-	05/07/99	30.9450
The Cambay Group	Cambay West	53,120.00	-	-	-	05/14/99	20.0000
Lennar Winncrest, LLC	Parkway Plaza	107,328.96	-	-	-	05/14/99	40.4100
Lennar Winncrest, LLC	Northborough	174,127.36	-	-	-	05/14/99	65.5600
Lennar Winncrest, LLC	Northpointe	269,424.64	-	-	-	05/14/99	101.4400
Citation Northern	Shore Bird 1 & 2	11,938.72	-	-	-	05/19/99	4.4950
Commercial Investments, Inc	Natomas Gateway Corp. Center	51,665.57	-	-	-	05/19/99	19.4524
BTV Crown Equities, Inc	Crown Corp Center Phase II	26,294.00	-	-	-	06/14/99	9.8996
BTV Crown Equities, Inc	Crown Corp Center Phase III	29,295.68	-	-	-	06/14/99	11.0300
BTV Crown Equities, Inc	Crown Corp Center Phases IA & IB	13,917.44	-	-	-	06/15/99	5.2400
Meyers Homes of CA, LLC	Riverwalk Unit # 2	73,042.65	-	-	-	06/22/99	27.5010
Buzz Oates Enterprises II	Del Paso Rd. Prop., Parcels 2-5, 8 & 9	120,157.44	-	-	-	06/22/99	45.2400
Allegahany Properties	Natomas Crossing Shed 6	6,108.00	-	-	-	07/14/99	2.2997
City of Sacramento	Truxel Road Ext. North Loop Road	26,081.92	-	-	-	07/15/99	10.8000
Winncrest Natomas, LLC	Westborough	866,652.80	-	-	-	07/19/99	326.3000
Lennar Winncrest, LLC	Northborough II	1,199,184.00	-	-	-	07/19/99	451.5000
Ose Properties, Inc	The Crossing	151,232.64	-	-	-	07/20/99	56.9400
Kaufman & Broad	North Natomas Estates	233,728.00	-	-	-	08/13/99	88.0000
Lennar Winncrest, LLC.	AKT Club Center Dr	6,386.48	-	-	-	09/13/99	1.9400
Regis Homes of Northern Calif	Costa Blanca at Swallows Nest	34,598.92	-	-	-	09/24/99	10.5100
Jon S. Kelly	2399 Gateway Oaks Dr.	19,356.96	-	-	-	09/22/99	5.8800
Sutter River Plaza, LLC	2200 River Plaza Dr.	15,966.20	-	-	-	09/23/99	4.8500
Kaufman & Broad	North Natomas Estates detention pond	19,800.00	-	-	-	09/30/99	6.0146
Lennar Winncrest, LLC.	Northborough II	49,380.00	-	-	-	09/30/99	15.0000
Lennar Winncrest, LLC.	Northborough II, detention basin #1	52,672.00	-	-	-	09/30/99	16.0000
Natomas Unified School District	Alternative Education School Site	19,330.62	-	-	-	12/17/99	5.8720
Total through calendar year 1999		3,934,307.44	-	-	-		1,466.4503
Cumulative total through December 31, 1999		7,947,219.06	-	-	-		2,982.1121
Northpointe Park, LLC	Northpointe Park Phase 2	1,552,178.00	-	-	-	02/25/00	471.5000
Gateway South, LLC	Gateway South/Riverview Villages #1, #2, #3, #4	319,653.20	-	-	-	02/25/00	97.1000
Lennar Winncrest, LLC	The Meadows	78,020.40	-	-	-	04/27/00	23.7000
Winncrest Natomas, LLC	Del Paso Rd/I-5 Water Trans. Main	19,310.90	-	-	-	09/15/00	4.9000
SMUD	Substation at El Centro Rd and Arena Blvd	3,437.00	-	-	-	11/27/00	0.8720
Total through calendar year 2000		1,972,599.50	-	-	-		598.0720
Cumulative total through December 31, 2000		9,919,818.56	-	-	-		3,580.1841
Gateway South, LLC	San Juan Road water main	2,222.72	-	-	-	03/19/01	0.5640
Sacramento County School Dist	Two Rivers School	33,628.55	-	-	-	05/11/01	8.5330



The Natomas Basin Conservancy
 Schedule of Subject Acreage and Fees Paid
 As of December 31, 2014

Owner	Project	HCP Fees Paid				Payment Date	Gross Area
		City of Sacramento	County of Sutter	Metro Air Park	Other		
Lewis Investment Co, LLC	Creekside	1,501,145.80	-	-	-	06/12/01	149.8000
Goldenland Partnership	Goldenland	195,059.80	-	-	-	06/12/01	49.5000
USA Properties Fund, Inc	Terracina Gold	58,326.80	-	-	-	06/12/01	14.8000
Jon S. Kelly	Kelly Properties Phase II	49,904.58	-	-	-	06/15/01	4.9800
USA Properties Fund, Inc	Portion of Terracina Gold & Goldenland Prop	3,854.30	-	-	-	06/15/01	0.9800
Gateway South, LLC	Riverview, San Juan Road	4,532.15	-	-	-	06/29/01	1.1500
Lennar Communities	Souza Property	-	-	-	-	07/02/01	-
Lennar Communities	Natomas Farms LLC Property	-	-	-	-	07/05/01	-
Lennar Winncrest	Northborough II	51,724.52	-	-	-	09/19/01	-
Lennar Winncrest	The Meadows	3,546.39	-	-	-	09/19/01	-
Lennar Winncrest	Northpointe North	70,487.71	-	-	-	09/19/01	-
Danberg Development	The Villas at Riverbend	88,184.80	-	-	-	09/19/01	8.8000
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	3.4900
Coke / Raley's	Supplemental Agreement (not HCP)	257,219.00	-	-	-	07/31/01	-
Total through calendar year 2001		2,751,670.24	-	-	-		242.5970
Cumulative total through December 31, 2001		12,671,488.80	-	-	-		3,822.7811
Rubicon Partners	Gateway Office Building P01-127	13,828.98	-	-	-	03/15/02	1.3800
Natomas-Truxel LLC (EJ Plesko)	Arena Corp Center	60,617.00	-	-	-	04/02/02	6.0490
Cambay Group	Cambay West	1,004,705.46	-	-	-	05/01/02	100.2600
California Traditions	California Traditions Apartments	110,384.44	-	-	-	05/01/02	11.0153
Cambay Group	Arena Corp Center	2,460.39	-	-	-	05/01/02	0.2455
School District of Sac County	Natomas Middle School	100,210.00	-	-	-	05/01/02	10.0000
Fees Transferred	City Eminent Domain Action	(915,000.00)	-	-	-	05/02/02	-
Regis Homes	Unity Parkside	136,845.00	-	-	-	07/09/02	11.4400
Rubicon Partners	Gateway Office Building P01-127 (catch up)	2,678.58	-	-	-	07/09/02	-
City of Sacramento	City Park on Parcel C	107,837.43	-	-	-	06/28/02	9.0150
Alleghany Properties, Inc.	East of I-5 between Del Paso and Arena Blvd	976,748.20	-	-	-	07/12/02	140.6000
Alleghany Properties, Inc.	Drainage outfall and freeway landscape buffer	179,927.30	-	-	-	07/12/02	25.9000
Alleghany Properties, Inc.	Parkview residential land and public ROW	1,174,737.70	-	-	-	07/12/02	169.1000
Alleghany Properties, Inc.	East of I-5, South of Arena	763,475.30	-	-	-	07/12/02	109.9000
Alleghany Properties, Inc.	West of I-5, Parkview commercial land	474,480.10	-	-	-	07/12/02	68.3000
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.	Various parcels	(2,017,618.60)	-	-	-	07/12/02	-
Natomas Unified School Dist	Town Center Education Complex	578,661.75	-	-	-	08/21/02	48.3750
City of Sacramento	Arena Blvd Interchange	511,497.51	-	-	-	08/07/02	42.7602
Jon S. Kelly	Natomas West PH-3	82,657.42	-	-	-	09/25/02	6.9100
City of Sacramento	Orchard Park	5,722.62	-	-	-	09/30/02	0.4784
Natomas Unified School Dist	North Natomas High School	17,943.00	-	-	-	10/01/02	1.5000
Jon S. Kelly	Natomas West Ph-3 Borrow Pit	17,943.00	-	-	-	10/16/02	1.5000
Buzz Oates Enterprises II	Del Paso Rd. Prop., Parcel 6 (catch up fee from 1999)	30,002.54	-	-	-	09/18/02	3.2240



The Natomas Basin Conservancy
 Schedule of Subject Acreage and Fees Paid
 As of December 31, 2014

Owner	Project	HCP Fees Paid				Payment Date	Gross Area
		City of Sacramento	County of Sutter	Metro Air Park	Other		
Natomas Unified School Dist	Witter Ranch Elementary	117,945.32	-	-	-	10/10/02	9.8600
Total through calendar year 2002		5,118,111.64	-	-	-		777.8124
Cumulative total through December 31, 2002		17,789,600.44	-	-	-		4,600.5935
Refund of Fees Transferred AT&T	City Eminent Domain Action-Cancelled (not HCP)	915,000.00	-	-	-	02/26/03	-
Natomas Creek, LLC	Market West	131,669.37	-	-	6,216.00	03/03/03	0.1000
City of Sacramento	Orchard Park	155,264.58	-	-	-	06/18/03	10.7310
Tim Lewis Development	Riverbend	177,915.00	-	-	-	06/25/03	12.6540
Venture Oaks Hotel, LLC	Marriott Spring Hill Suites	23,153.50	-	-	-	06/23/03	14.5000
Jon S. Kelly	2370 & 2390 Venture Oaks Way	185,154.30	-	-	-	06/23/03	1.8870
Jon S. Kelly	2329 Gateway Oaks Drive	36,196.50	-	-	-	06/23/03	15.0900
JMA Corporation	JMA Property	1,215,957.00	-	-	-	06/23/03	2.9500
Natomas Unified School Dist	New Market Dr/Library Way	105,583.35	-	-	-	06/25/03	99.1000
Lewis Investment Company	Creekside Phase 3	71,396.10	-	-	-	06/26/03	8.6050
Lewis Investment Company	Creekside Phase 3	741,844.20	-	-	-	06/23/03	16.7400
WoodRogers	Natomas Creek, Phase 2	705,516.30	-	-	-	06/23/03	60.4600
WoodRogers	Schumacher Natomas Creek	1,756,924.10	-	-	-	06/23/03	165.4200
Buzz Oates	Del Paso Road Property	5,678.60	-	-	-	06/23/03	411.9400
Buzz Oates	Del Paso Road Property	171,574.72	-	-	-	06/13/03	catch up fees
J.D. Diffenbaugh	Comcast Parking Lot	34,033.56	-	-	-	06/20/03	catch up fees
Gateway South, LLC	Riverview #5 & #6	458,468.55	-	-	-	06/17/03	catch up fees
WoodRogers	Schumacher Natomas Creek (Land dedication)	-	-	-	-	06/30/03	37.3650
WoodRogers & Lewis Investment	Creekside Ph III and Natomas Creek (Land dedication)	-	-	-	-	06/30/03	-
Gateway South, LLC	Riverview #6 - Remainder Parcels	110,380.92	-	-	-	06/30/03	-
River West Investments	Riverview MPM Parcel 1	144,963.92	-	-	-	07/09/03	8.9960
Truxel Property	Truxel 3 Commercial	6,135.00	-	-	-	09/26/03	11.8140
Lee C. and Joan H. Sammis	Park El Camino	245,130.06	-	-	-	09/26/03	0.5000
City of Sacramento	West El Camino Widening	50,797.80	-	-	-	09/16/03	19.9780
Metro Air Park	Huffman East (Land dedication)	-	-	-	-	09/15/03	4.1400
Metro Air Park	Huffman East (Cash portion)	-	-	949,641.20	-	09/30/03	-
Metro Air Park	Huffman West (Land dedication)	-	-	-	-	10/01/03	135.7460
Metro Air Park	Huffman West (Cash portion, special fee)	-	-	1,322,588.92	-	09/30/03	-
Metro Air Park	Tree Replacement (not HCP)	-	-	34,565.00	-	10/01/03	181.0030
City of Sacramento	Arena Blvd Interchange-Refund of overpymt	(31,843.00)	-	-	-	10/01/03	-
City of Sacramento	Arena Blvd Interchange-Additional payment	10,430.00	-	-	-	10/23/03	(2.6620)
City of Sacramento	Barandas Park	142,332.00	-	-	-	10/23/03	0.8500
WoodRogers	Truxel 3 Commercial	28,211.00	-	-	-	10/13/03	11.6000
Mark III Engineering Contractors	Riverbend - O'Brian Parcel	124,663.20	-	-	-	10/01/03	2.3000
Metro Air Park	Giant Garter Snake mitigation (not HCP)	-	-	68,466.40	-	10/01/03	10.1600
Metro Air Park	Tree Replacement (not HCP)	-	-	34,565.00	-	10/03/03	-
						11/17/03	-
Total through calendar year 2003		7,722,530.63	-	2,409,826.52	6,216.00		1,241.9670
Cumulative total through December 31, 2003		25,512,131.07	-	2,409,826.52	6,216.00		5,842.5605
RiverWest Investors	Riverview #1 MPM	48,073.86	-	-	-	01/15/04	3.9180
CEMO Commercial	Truxel Station Arena Corp Center Ph 1	151,178.62	-	-	-	06/24/04	9.3760



The Natomas Basin Conservancy
 Schedule of Subject Acreage and Fees Paid
 As of December 31, 2014

Owner	Project	HCP Fees Paid				Payment Date	Gross Area	
		City of Sacramento	County of Sutter	Metro Air Park	Other			
KSP Arena Coporate Center, LLP	Arena Corporate Center	124,670.77	-	-	-	07/12/04	7.7320	
Karen Platver	Kare - 4 - Kids - Parcels 1 & 2	103,984.68	-	-	-	08/26/04	6.4490	
County of Sacramento	Sac River crossing portion of Airport Rd	63,496.31	-	-	-	08/12/04	3.9380	
Gateway West	UTI North Natomas, Phase 1	298,294.00	-	-	-	09/20/04	18.5000	
Beazer Homes	West El Camino Widening	31,087.07	-	-	-	09/28/04	1.9280	
Opus West Corporation	Promenade (Cash portion)	1,088,624.77	-	-	-	09/29/04	126.2320	L
Opus West Corporation	Metro Air Park/Kamilos (Cash portion)	1,463,216.83	-	-	-	09/29/04	169.6680	L
Opus West Corporation	Promenade (Land dedication)	-	-	-	-	09/29/04	-	M
Opus West Corporation	Metro Air Park/Kamilos (Land dedication)	-	-	-	-	09/29/04	-	M
Total through calendar year 2004		3,372,626.91	-	-	-		347.7410	
Cumulative total through December 31, 2004		26,884,757.98	-	2,409,826.52	6,216.00		6,190.3015	
Allen Development of Sacramento	River Plaza Phase 3	177,847.72	-	-	-	01/03/05	11.0300	
WoodRodgers	Schumacher Natomas Creek (Refund overpaid fees)	(124,524.42)	-	-	-	03/02/05	-	
Forecast Homes	Natomas Central (Cash portion)	3,725,568.00	-	-	-	04/05/05	432.0000	N
Forecast Homes	Natomas Central (Land dedication)	-	-	-	-	04/29/05	-	
Beazer Homes	Machado Property	165,565.05	-	-	-	05/05/05	6.6500	O
Beazer Homes	River Oaks (Cash portion)	239,758.11	-	-	-	06/13/05	9.6300	
D.R. Horton	Sonora	653,297.28	-	-	-	06/29/05	26.2400	
Gateway West	Natomas Landscape Buffer	142,161.87	-	-	-	09/19/05	5.7100	
Beazer Homes	River Oaks (Cash portion)	926,923.69	-	-	-	09/21/05	74.7700	
Beazer Homes	River Oaks (Cash portion)	(239,758.11)	-	-	-	09/21/05	(9.6300)	
Beazer Homes	Natomas Field (Cash portion)	1,236,352.81	-	-	-	09/21/05	99.7300	
Beazer Homes	River Oaks/Natomas Field (Land dedication)	-	-	-	-	09/12/05	-	
ASG The Spanos Corp	Ashton Park Apartments	204,902.31	-	-	-	09/21/05	8.2300	
Towne Realty, Inc.	Strawberry Fields	349,280.00	-	-	-	09/29/05	14.0290	
SMUD	SMUD utility poles @ Power Line Rd. (not HCP)	-	-	-	4.00	10/11/05	0.0002	
Total through calendar year 2005		7,457,374.31	-	-	4.00		678.3892	
Cumulative total through December 31, 2005		36,342,132.29	-	2,409,826.52	6,220.00		6,868.6907	
SMUD	SMUD Elkhorn-Natomas Elec. Dist. Project (not HCP)	-	-	-	429.00	02/02/06	0.0078	
UTI, Inc.	Duckhorn Drive	105,812.25	-	-	-	04/06/06	4.2500	
Center for Natural Lands Mgmt.	Giant Garter Snake mitigation (not HCP)	-	-	-	214,350.00	05/04/06	-	P
Pardee Homes	Natomas Place	5,027,210.20	-	-	-	06/29/06	122.0730	Q
PG&E	Drain Gas Pipeline & Erosion Control Project (not HCP)	-	-	-	1,867.28	06/30/06	0.0750	Q
Griffin Industries	Parke Bridge (\$4.01 acres from Opus)	316,969.73	-	-	-	06/29/06	-	M, Q
Western Care Construction	Corner Arena Blvd/Duckhorn Drive	146,145.39	-	-	-	06/30/06	5.8700	Q
Total through calendar year 2006		5,596,137.57	-	-	216,646.28		132.2758	
Cumulative total through December 31, 2006		41,938,269.86	-	2,409,826.52	222,866.28		7,000.9665	
Wildlands, Inc.	Lower Northwest Interceptor (not HCP - 7.681 acres)	-	-	-	95,221.35	02/12/07	-	P
Wildlands, Inc.	Lower Northwest Interceptor (not HCP)	-	-	-	10,681.56	02/12/07	-	P
Pardee Homes	Natomas Place	108,799.35	-	-	-	09/28/07	2.8300	



The Natomas Basin Conservancy
 Schedule of Subject Acreage and Fees Paid
 As of December 31, 2014

Owner	Project	HCP Fees Paid				Payment Date	Gross Area	
		City of Sacramento	County of Sutter	Metro Air Park	Other			
Grant Joint Union High School Dist.	East Natomas Education Complex	3,856,802.40	-	-	-	10/12/07	100.3200	R
Total through calendar year 2007		3,965,601.75	-	-	105,902.91		103.1500	
Cumulative total through December 31, 2007		45,903,871.61	-	2,409,826.52	328,769.19		7,104.1165	
City of Sacramento	North Natomas Regional Park	672,403.05	-	-	-	01/16/08	17.4900	
G&R Hundal	AM/PM Gas Station, W. El Camino & Orchard	61,775.46	-	-	-	09/24/08	1.6200	
Total through calendar year 2008		734,178.51	-	-	-		19.1100	
Cumulative total through December 31, 2008		46,638,050.12	-	2,409,826.52	328,769.19		7,123.2265	
G&R Hundal	AM/PM Gas Station, W. El Camino & Orchard	18,303.84	-	-	-	02/20/09	0.4800	
Western Area Power Administration	SVS Impact (not HCP)	-	-	-	1,647.35	10/31/09	0.0432	S
Western Area Power Administration	SVS Impact	785,539.80	-	-	-	11/27/09	20.6000	S
City of Sacramento	I-80 Bike/Pedestrian Overcrossing Project (not HCP)	-	-	-	132,702.84	12/11/09	3.4800	
Total through calendar year 2009		803,843.64	-	-	134,350.19		24.6032	
Cumulative total through December 31, 2009		47,441,893.76	-	2,409,826.52	463,119.38		7,147.8297	
City of Sacramento	Sparrow Park	12,202.56	-	-	-	04/23/10	0.3200	
Natomas Central Mutual Water Co.	GGS Refugia Bench Project - Sankey Road (not HCP)	-	-	-	76,052.30	06/22/10	3.1000	T
CalTrans	I-80 HOV Lane (not HCP)	-	-	-	72,682.00	10/26/10	1.6500	
Total through calendar year 2010		12,202.56	-	-	148,734.30		5.0700	
Cumulative total through December 31, 2010		47,454,096.32	-	2,409,826.52	611,853.68		7,152.8997	
SYSCO	via Sutter County	-	197,050.00	-	-	2004	50.0000	U
Total through calendar year 2011		-	197,050.00	-	-		50.0000	
Cumulative total through December 31, 2011		47,454,096.32	197,050.00	2,409,826.52	611,853.68		7,202.8997	
City of Sacramento	North Natomas Regional Park	563,797.50	-	-	-	05/01/12	17.5000	
County of Sacramento	SR 99/Elverta Interchange Project (not HCP)	-	-	-	2,760,324.00	05/25/12	42.0000	
County of Sutter	SR 99/Riego Interchange Project	-	1,258,624.64	-	-	09/25/12	58.2400	
County of Sutter	South Sutter Property #1 (Land dedication)	-	-	-	-	09/28/12	-	
City of Sacramento	Hummingbird Park (graded in 2002)	66,749.40	-	-	-	12/15/12	4.3800	
Total through calendar year 2012		630,546.90	1,258,624.64	-	2,760,324.00		122.1200	
Cumulative total through December 31, 2012		48,084,643.22	1,456,933.17	2,409,826.52	3,372,177.68		7,325.0197	
County of Sutter / Teichert & Son, Inc.	Soil mining project	-	1,258.53	-	-	09/30/13	0.0459	
Metro Air Park	Tier One Impacts (final payment)	-	-	515,111.00	-	12/31/13	-	V
Total through calendar year 2013		-	1,258.53	515,111.00	-		0.0459	
Cumulative total through December 31, 2013		48,084,643.22	1,456,933.17	2,924,937.52	3,372,177.68		7,325.0656	
No fees collected in 2014		-	-	-	-		-	
Total through calendar year 2014		-	-	-	-		-	
Cumulative total through December 31, 2014		48,084,643.22	1,456,933.17	2,924,937.52	3,372,177.68		7,325.0656	



The Natomas Basin Conservancy
 Schedule of Subject Acreage and Fees Paid
 As of December 31, 2014

Owner	Project	HCP Fees Paid				Payment Date	Gross Area
		City of Sacramento	County of Sutter	Metro Air Park	Other		
Total Remaining Permitted Acres							
Description	City of Sacramento	County of Sutter	Metro Air Park	Other			
Permitted Area Development	8,050.00	7,467.00	1,983.00	-			
Less: Cumulative HCP Fee-Paid Acres	6,849.57	108.29	316.75	50.46			
Total Remaining Permitted Area Development	1,200.43	7,358.71	1,666.25	(50.46)			

- A Developer information from Ed Williams.
- B The amounts received are additional fees paid due to an increase in fee rates.
- C New fee increase instituted 8/17/99.
- D New fee increase instituted on 9/12/00.
- E Land contributed in lieu of fees.
- F Balance of fees due under settlement agreement of 5/18/2001, after contribution of Souza and Natomas Farms Properties.
- G New fee increase instituted on 6/01/01.
- H Prior to the adoption of the 1997 NBHCP, in 1991, Coca-Cola and Raley's agreed to pay habitat mitigation fees. In 2000, the City, Coca-Cola, Raley's and Coral Business Center (Coke/Raley's) entered into a settlement agreement and habitat mitigation fees in the amount of \$257,219. Because the fee revenue was directly tied to the agreement, and not to the later adopted NBHCP and Implementation Agreement, the revenue is not imbued with the characteristics associated with what are termed "NBHCP mitigation fees" imposed and collected under the North Natomas Finance Plan and the related ordinances and resolutions. The Conservancy's Board of Directors decided to deposit all the Coke/Raley's NBHCP mitigation fees into the Conservancy's Endowment Fund. These funds are included in the "Cumulative Other Paid Acres" total above.
- I Balance of fees due after contribution of Sills Property
- J 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.
- K Fees abated for land acquisition portion of total fee. Land was donated in lieu of payment of fees.
- L Opus West initially paid mitigation fees on 295.9 acres of development. At the time, 169.67 acres were apportioned to Metro Air Park (MAP) as an option. As MAP did not exercise that option all of the Tufts tract acres are recognized as Opus paid HCP acres.
- M Tufts tract was dedicated in lieu of fees. See *Tufts Tract Mitigation Acres* document for the remaining mitigation on this property.
- N Fees paid were based on 2004 mitigation rates by exception granted by the City of Sacramento.
- O New fee increase instituted on 4/05/05.
- P Non-HCP fees paid on behalf of the County of Sacramento Regional Sanitation Department's Lower Northwest Interceptor Project.
- Q Paid fees prior to new fee being instituted on 7/04/06.
- R In 2007, Grant acreage was not yet annexed into the City of Sacramento but was included in the NBHCP Permit Area.
- S In 2009, WAPA acreage was not yet annexed into the City of Sacramento but was included in the NBHCP Permit Area.
- T Per the agreement, NCMWC paid on the 2010 NBHCP fee, less the LA and R&E portions.
- U SYSCO paid fees to Sutter County in 2004, which were then forwarded to the Conservancy and held in a designated account. In 2011, the USFWS advised the Conservancy to formally recognize the funds as mitigation fees and apply them to the NBHCP.
- V Metro Air Park Property Owners Association made final payment for its Tier One impacts. These fees were based on its initial payment in 2003.



Guizar. Rigoberto (SDA)

From: Guizar. Rigoberto (SDA)
Sent: Tuesday, September 30, 2014 1:39 PM
To: 'TBuford@cityofsacramento.org'
Cc: 'dstylos@co.sutter.ca.us'; 'jroberts@natomasbasin.org'; 'Mike_Thomas@fws.gov'; 'Kellie_Berry@fws.gov'; 'Amy.Kennedy@wildlife.ca.gov'; 'SRJohnson@cityofsacramento.org'; Young. Bryan (SDA) (youngb@sacsewer.com)
Subject: Upper Northwest Interceptor Emergency Repair Work
Attachments: UNWI 1&2 Emergency Work Letter.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon.

The Sacramento Regional County Sanitation District (Regional San) is currently conducting emergency repair work on the Upper Northwest Interceptor Project within the boundaries of the Natomas Basin Habitat Conservation Plan that will require work activities to continue until October 3, 2014.

Attached please find a letter advising you of our emergency repair work and describing the measures we will be taking to avoid impacting wildlife while the work is finalized.

Hardcopies of the letter will be provided via U.S. mail to all included in this email.

Please let me know if you have any questions or would like additional information.

Thank you.

Rigoberto Guizar, P.E.
Regional San
(916) 876-6051
guizarr@sacsewer.com



October 6, 2014

Tom Buford, Senior Planner
Community Development Department
City of Sacramento
300 Richards Boulevard, Third Floor
Sacramento, CA 95811

Treatment Plant

8521 Laguna Station Road
Elk Grove, CA 95758-9550
Tel: 916.875.9000
Fax: 916.875.9068

Board of Directors

- Representing:
- County of Sacramento
- County of Yolo
- City of Citrus Heights
- City of Elk Grove
- City of Folsom
- City of Rancho Cordova
- City of Sacramento
- City of West Sacramento

Prabhakar Somavarapu
District Engineer

Ruben Robles
Director of Operations

Christoph Dobson
Director of Policy & Planning

Karen Stoyanowski
Director of Internal Services

Joseph Maestretti
Chief Financial Officer

Claudia Goss
Public Affairs Manager

www.srcsd.com

Re: Upper Northwest Interceptor Emergency Work – Work Completed

Dear Mr. Buford:

This letter is to inform you the emergency repair work on the Upper Northwest Interceptor Sections 1 & 2 Ground Improvement Project Phase 2 (UNWI 1&2 P2) that Regional San described on our letter dated September 30, 2014, has been completed.

The toe of levee repairs for the site located 1,400 feet south of Club Center Drive described in our previous letter was completed on September 30, 2014, and did not extend into the Giant Garter Snake (GGS) blackout period. The emergency repair work for the 12” sanitary sewer (SS) line, as well as the dressing of the levee roads and toe of levee work was completed on October 3, 2014.

Regional San followed the avoidance and minimization measures set forth in the NBHCP. The work areas were surveyed by a qualified Biologist and the areas at the 12-inch SS repair area and at the site located 1,400 feet south of Club Center Drive had been fenced prior to the start of work activities with chain-link, silt, and environmental fencing to prevent GGS from entering the sites.

A Biological Monitor conducted inspections of the work sites every day prior to start of work activities to ensure no GGS or any other wildlife had entered the site and the Biological Monitor remained on site until the work was completed. No GGS were observed within the work areas by the Biological Monitor. Daily temperatures for October 1 – 3 were above average, with daily high temperatures ranging from 87 to 93 degrees.

If you have any questions regarding the event or our response please let me know.

Sincerely,

Rigoberto Guizar, P.E.
Regional San
(916) 876-6051
guizarr@sacsewer.com

Cc (via email with hard copy to follow):
United States Fish and Wildlife Service
California Department of Fish and Wildlife
The Natomas Basin Conservancy
County of Sutter