

---

OFFICE OF THE  
CITY MANAGER

**CITY OF SACRAMENTO  
CALIFORNIA**

915 I STREET  
CITY HALL  
5<sup>TH</sup> FLOOR  
SACRAMENTO, CA  
95814-2604

PH: 916-808-5704  
FAX: 916-808-7618

February 20, 2015

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

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

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

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

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

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

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

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

ESTIMATE OF ACRES COVERED BY HCP  
Through December 31, 2014

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

February 20, 2015

Page 4

Sincerely,



John F. Shirey  
City Manager

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

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

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

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

Danelle Stylos, Sutter County, Director of Development Services

**2014 ANNUAL REPORT OF URBAN DEVELOPMENT  
CITY OF SACRAMENTO  
TABLE OF CONTENTS**

<b>Contents</b>	<b>Page</b>
Letter from John Shirey, City Manager	1-4
Table of Contents	5
<i>Attachment A</i> – Schedule of Subject Acreage and Fees Paid	6-8
<i>Attachment B</i> – Grading Activity Authorized by Urban Development Permit	9
<i>Attachment C</i> – Map – HCP Fees Paid and Grading Permit Status	10
<i>Attachment C-1</i> – Map – North Natomas Quadrant 1	11
<i>Attachment C-2</i> – Map – North Natomas Quadrant 2	12
<i>Attachment C-3</i> – Map – North Natomas Quadrant 3	13
<i>Attachment C-4</i> – Map – North Natomas Quadrant 4	14
<i>Attachment C-5</i> – Map – South Natomas	15
<i>Attachment C-6</i> – Technical Adjustments to the Map Series	16
<i>Attachment D</i> – Map – Summary of Habitat Types with Notice to Proceed or Grading Permits Issued in 2012	17
<i>Attachment E</i> – Map – HCP Fee Areas Remaining	18
<i>Attachment E-1</i> – <i>Incidental Take Permit Acreage Remaining</i>	19-21
<i>Attachment F</i> – Summary of Mitigation Measures from Pre-Construction Biological Surveys – 2014 Grading Activity	22
<i>Attachment G</i> – Pre-Construction Protocols	23-26