City of Sacramento's Annual Report on Urban Development Activity

Presented to TNBC Board
by Scot Mende
March 4, 2015

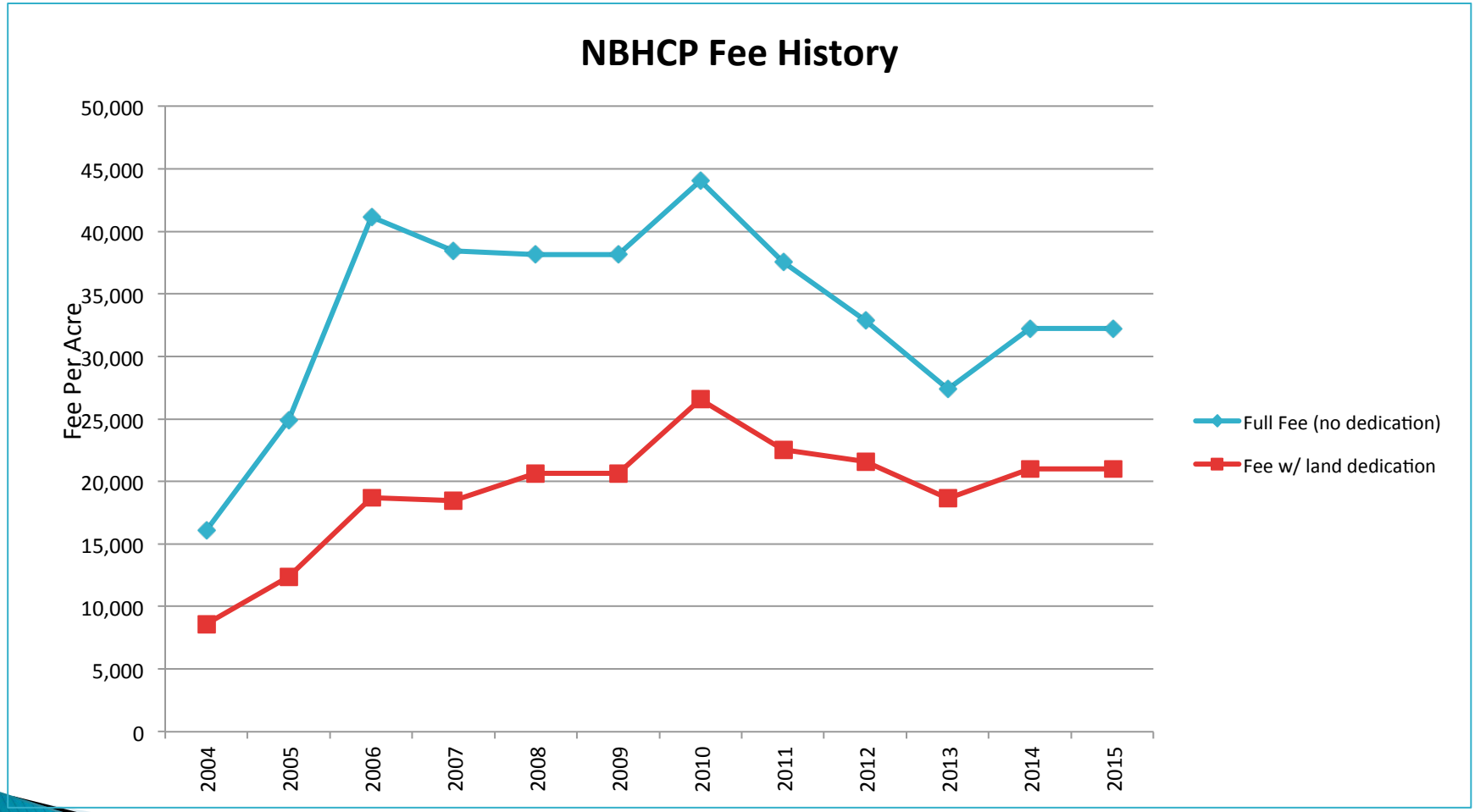
Framework

- I.A. provides for 8,050 acres of land development within the City.
- I.A. specifies avoidance measures & mitigation for loss of habitat, and incidental take coverage for covered species.
- Annually, the City adjusts the NBHCP fee – based on recommended from TNBC Board.

Fee History

- 1st grading permit for which fees were paid was June 1996; fee rate was $2,240/acre.
- Significant adjustment after 1st round of lawsuits and Settlement Agreement
- Significant adjustment in 2005 reflecting enhanced mitigation & financial requirements, as well as spike in land prices.
- 2015 Rate = $32,259/acre
- From 2006-2015, rate has not changed dramatically.

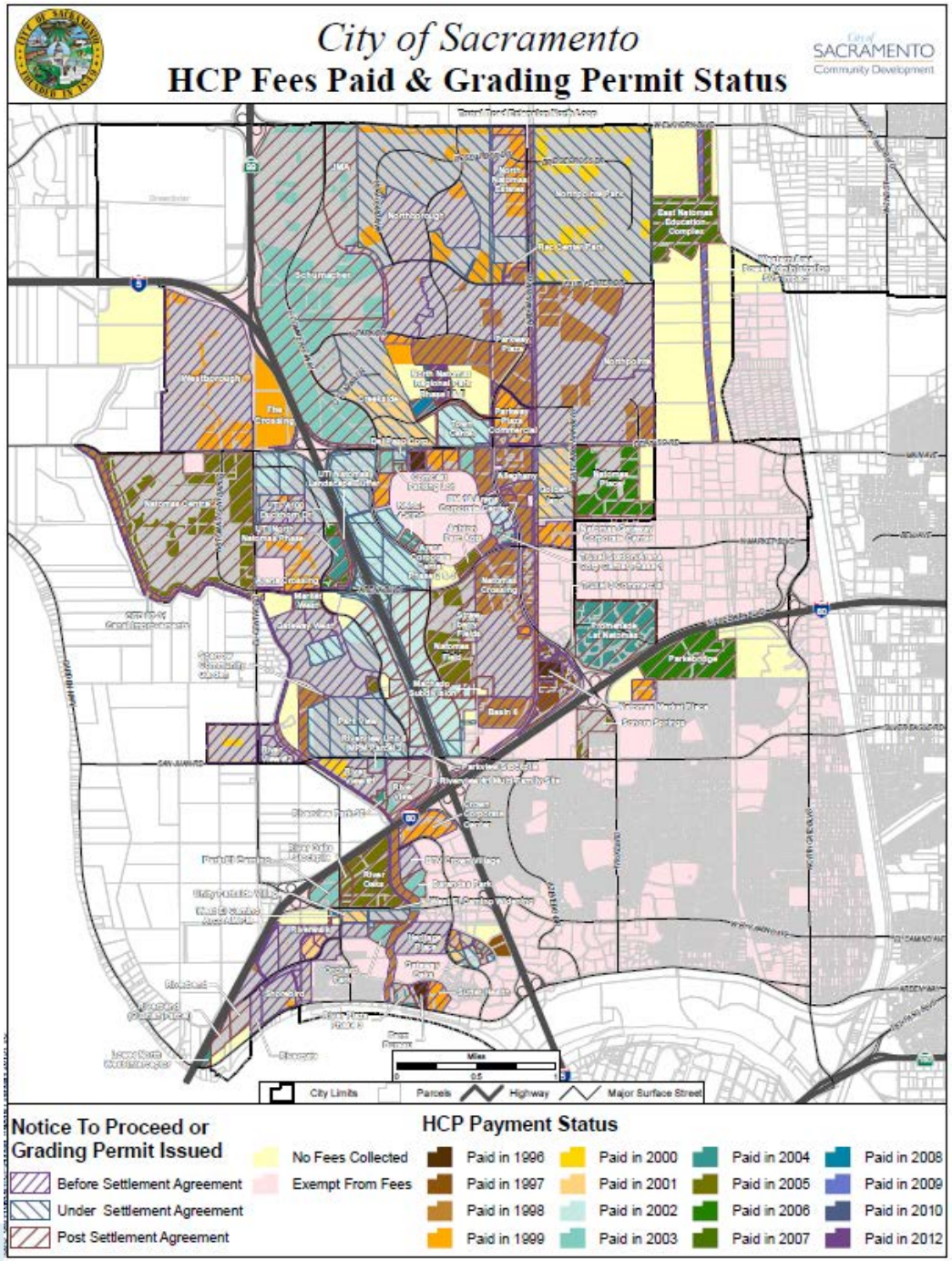
Fee History 2004-2015



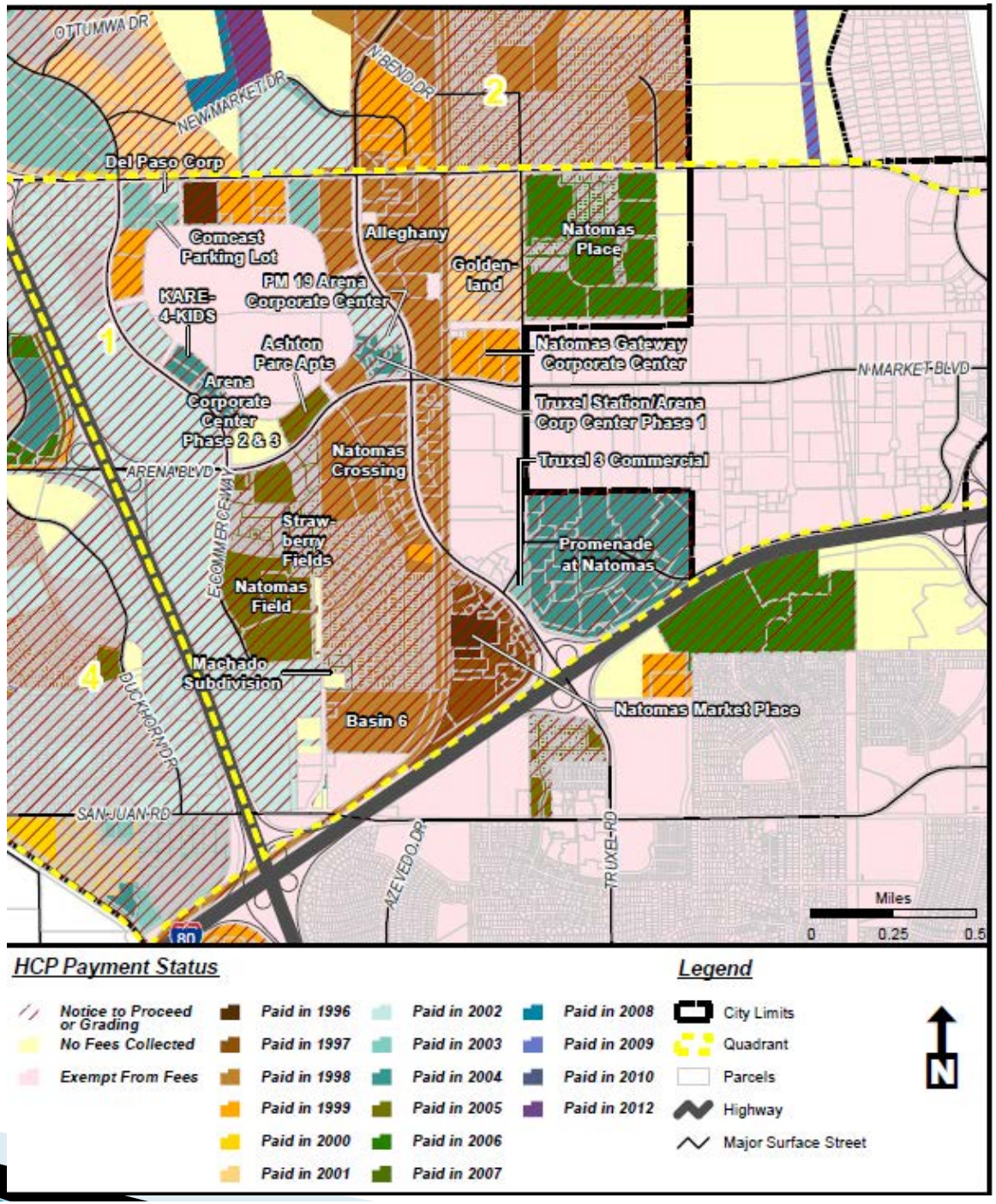
Cumulative Activity

- $48.1 million fees paid (not including value of land dedications)
- 6,764 acres for which fees were paid
  - (6,654 acres actually graded)
- 2008-2014 only 40.5 new acres graded
  - WAPA (20.6 acres)
  - Regional Park (17.5 acres)
  - Sparrow Park expansion (0.3 acres)
  - AM/PM (2.1 acres)

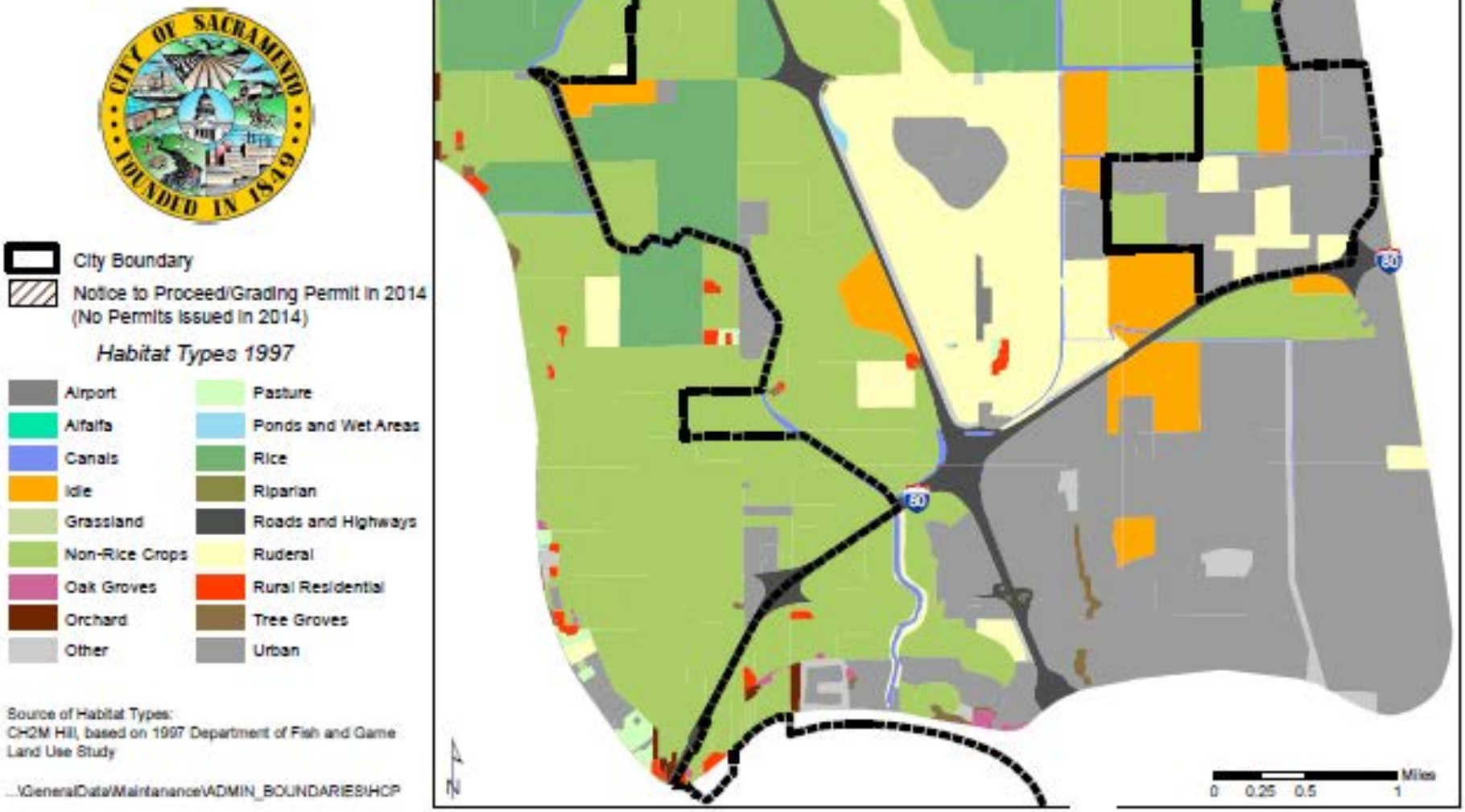
GIS Maps – Areas Graded



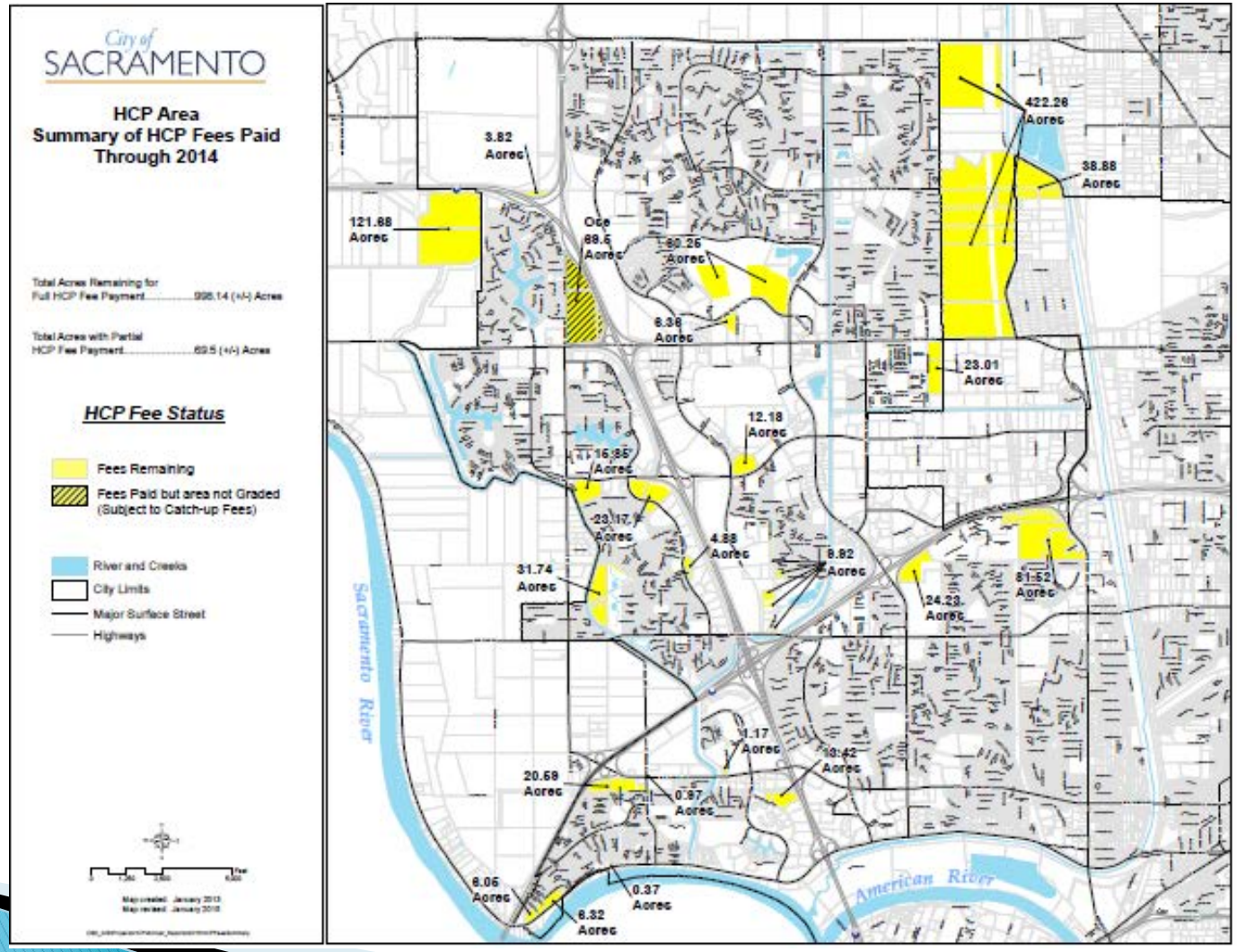
Quad 1 SE portion of North Natomas



Summary of Habitat Types with Notice to Proceed or Grading Permits Issued in 2014	
Land Use	**Acres**
N/A	0.00
Total:	**0.00**

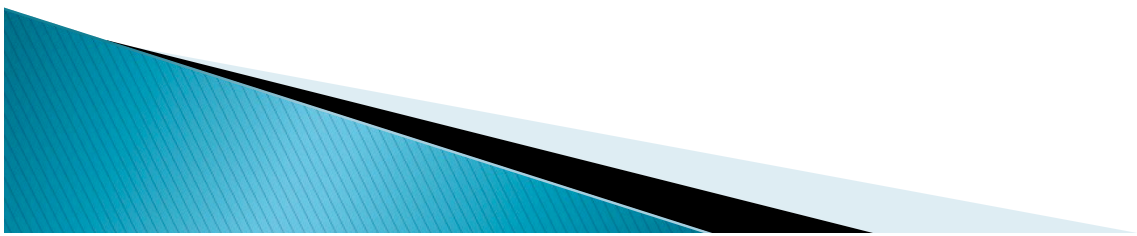


Areas Remaining to be Graded



The Numbers – What Remains

- 998 acres
  - Less 121.68 acres outside of the permit area
  - Less 69.5 acres fees partially paid but not graded
  - Less 31.74 acres for Historic Witter Ranch
  - [215 Permitted acres "Available" – *opportunities?*]
- = 783 vacant acres for which full fees are likely to be paid
- Plus, 40 acres was identified for a 2nd High School for the Natomas Unified School District



Grading Protocols

- Attachment G memorializes terms of the I.A. with respect to mitigation measures requiring a pre-construction survey.
- Pre-construction survey includes project description, results of biological survey, and conservation measures.
- These measures are to be implemented as conditions of urban development permits, as well as for projects sponsored by the respective land use agency (NBHCP §V-1).