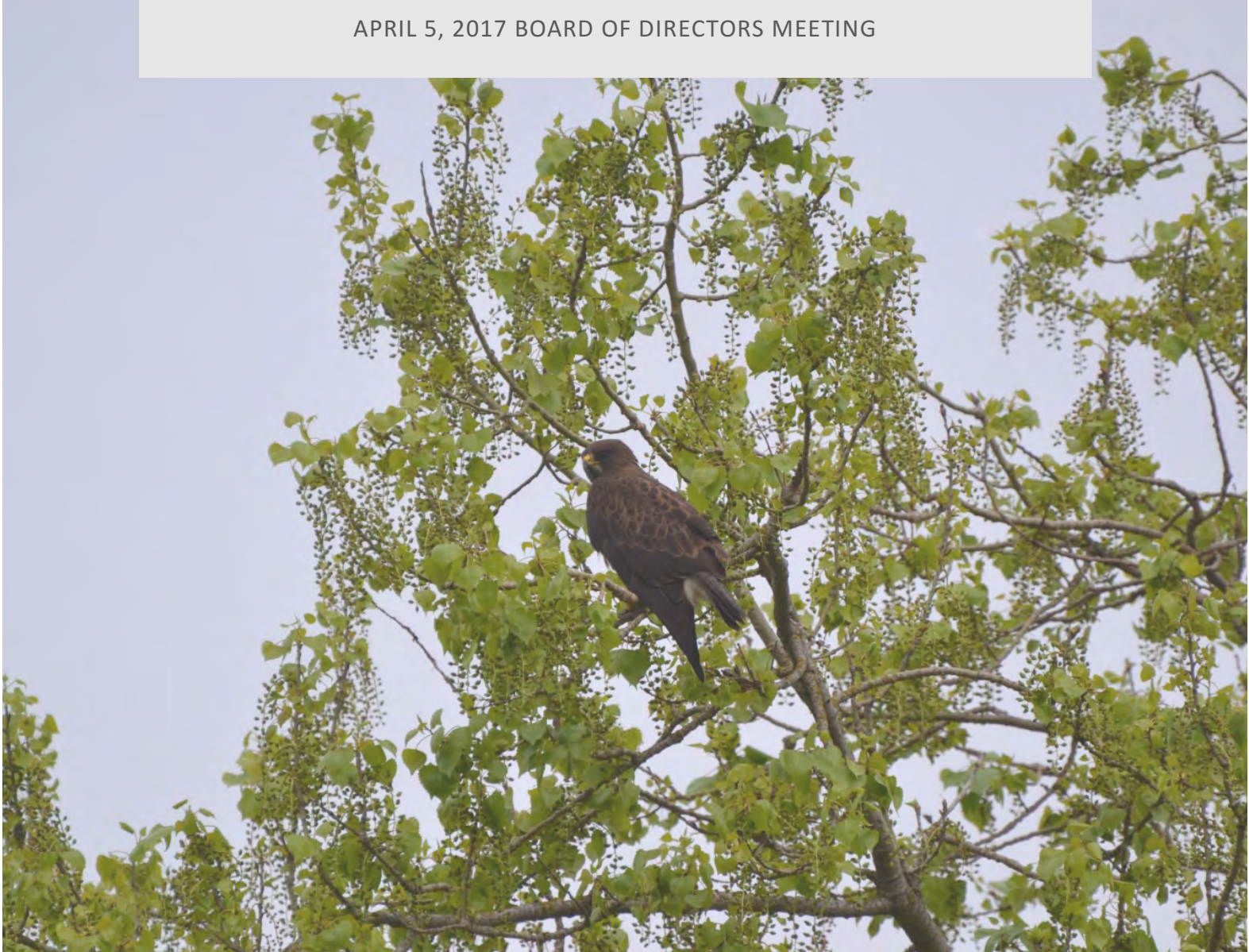


# EXECUTIVE DIRECTOR'S REPORT

APRIL 5, 2017 BOARD OF DIRECTORS MEETING



The Natomas Basin Conservancy



# Industry on 'life support'

*Improved quality and lower prices among foreign competitors continue to challenge U.S. rice exports.*

By Vicky Boyd  
Editor

**T**he U.S. rice industry's share of the world export market continues to decline as competing countries have improved their quality and still retained lower prices. With the U.S. industry relying on world trade to take more than half of its annual production, declining export sales have significantly depressed U.S. grower prices.

Domestically, rice consumption continues to increase but not at a high enough level to offset all of the lost export sales.

That was the sobering message presented at the recent Mid-South Farm & Gin Show by Carl Brothers, senior vice president and chief operating officer of Stuttgart, Ark.-based Riceland Foods.

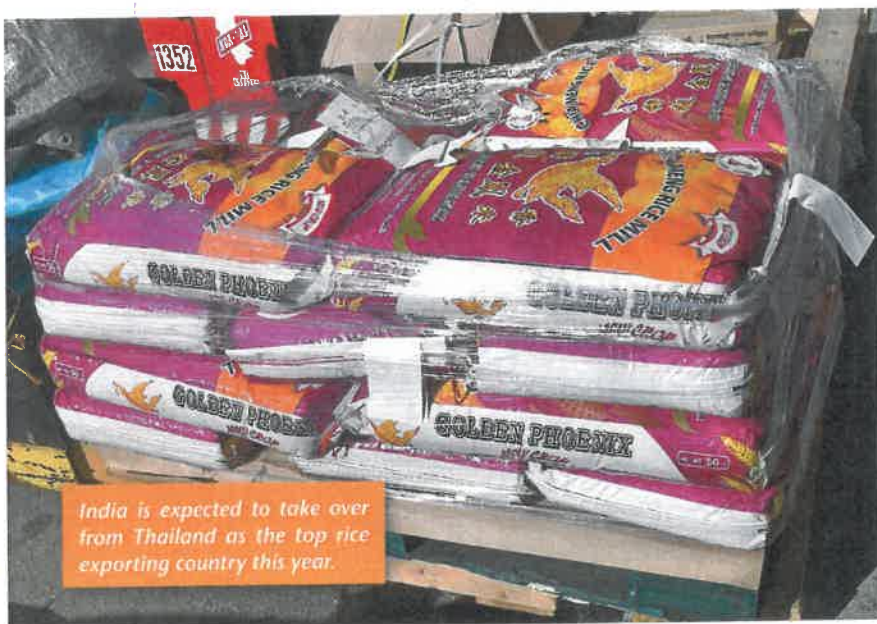
"We're on life support while the rest of the world is growing," Brothers told a packed crowd during the ag commodity update in Memphis, Tenn.

The United States produces only 1.5 percent of the world's rice, with China and India together accounting for more than 50 percent of world rice. This year, Brother says he expects India to take over from Thailand as the No. 1 rice exporter.

During the 1979-80 marketing year, the United States accounted for 24 percent of the world's rice export trade. This year, it will be only 9 percent. Compare that to soybeans, where the United States accounts for 35 percent of world production but 40 percent of world exports.

"What's going on?" Brothers says. "We're seeing an improvement in (rice) quality from competitors and lower prices. We think there's something behind these prices like prohibiting trade access because of high tariffs. U.S. production could increase 20 percent and exports 43 percent if some of these trade barriers were rectified."

One of the most recent World Trade



VICKY BOYD

Organization challenges was filed against China on behalf of U.S. rice, wheat and corn. The complaint alleges China is illegally subsidizing prices of those crops.

Although the United States currently does not export rice to China, Brothers says that country has the potential to be a valuable market. He says he expects the United States will prevail in its WTO complaint.

If several of these non-tariff trade barriers were removed, Brothers says it would likely increase the price for Asian rice, making the United States more competitive in the world market.

Since the beginning of the rice marketing year Aug. 1, 2016, U.S. rice export sales for milled long-grain are down 23 percent while export sales of rough rice are up 7 percent.

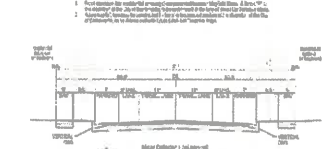
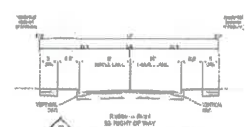
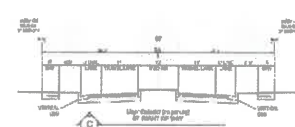
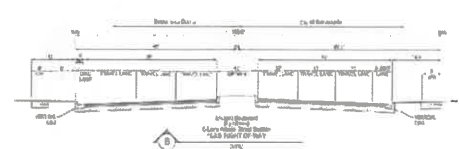
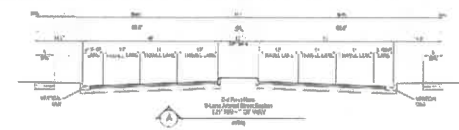
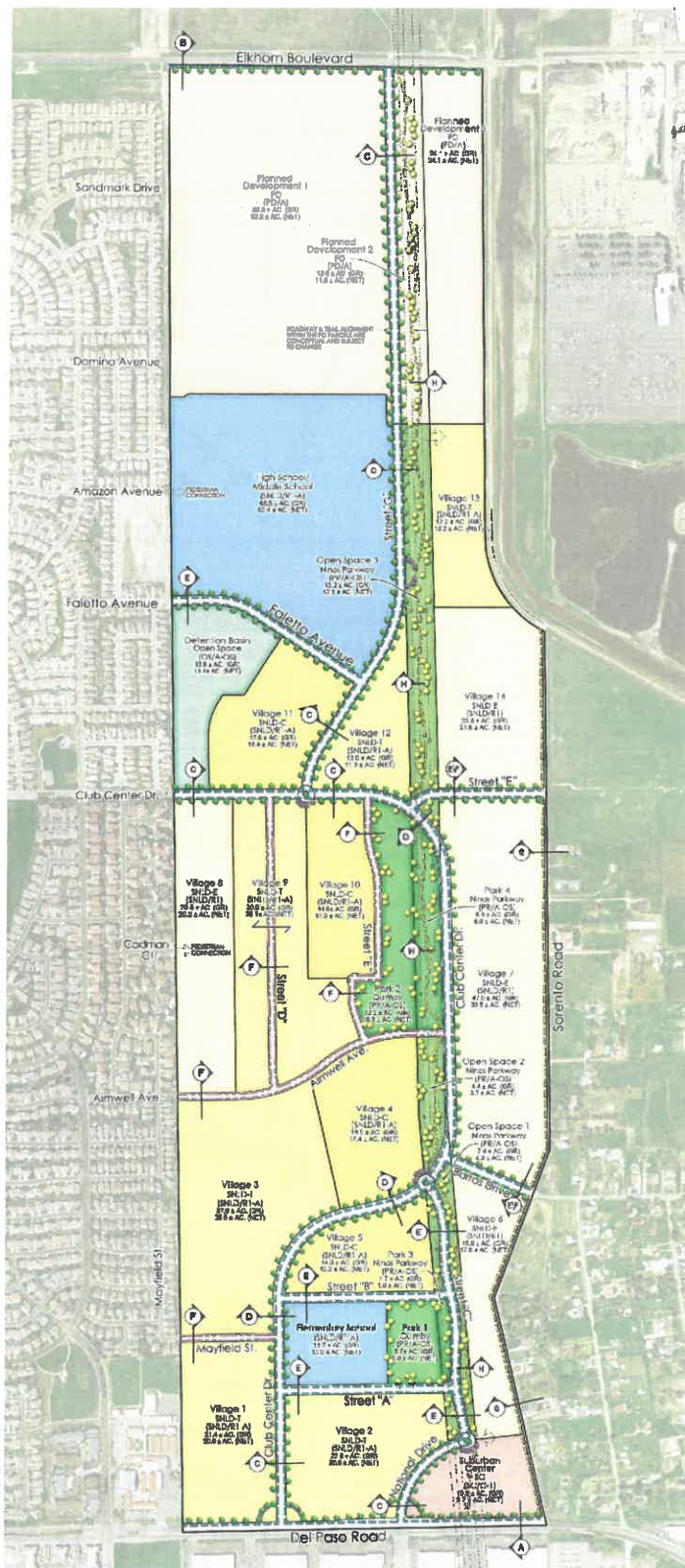
"Mills haven't been running on the pace we desire, although it has been better the last six weeks," he says. "Hopefully we will build some momentum going into the end of the year."

Domestically, rice consumption continues to increase and has more than doubled since 1980. Brothers attributes it to a growing immigrant population as well as more restaurants featuring the grain. In addition, pet food manufacturers have discovered the nutritional benefits of rice and are increasingly using it as an ingredient.

But increasing domestic consumption also is a double-edged sword, making the U.S. market more attractive to importers.

In addition, soft U.S. rice prices are taking a toll on planted rice acres. At its Agricultural Outlook Forum in February, the U.S. Department of Agriculture forecasted rice growers will plant about 2.6 million acres this year compared to 3.2 million acres in 2016.

Informa, a Memphis-based data gathering firm, says it expects rice growers will plant about 2.8 million acres. The USDA will issue its prospective plantings report covering not just rice, but several other row crops, March 31. ♡



General Plan	Zone	Acres (A)	Acres (B)	Acres (C)	Units
Single-Family Residential	RS-1	10.0	10.0	10.0	100
Medium-Density Residential	MD-1	10.0	10.0	10.0	100
High-Density Residential	HD-1	10.0	10.0	10.0	100
Community Center	CC-1	10.0	10.0	10.0	100
Open Space	OS-1	10.0	10.0	10.0	100
Recreational Area	RA-1	10.0	10.0	10.0	100
Club Center	CC-2	10.0	10.0	10.0	100
Future School/Middle School	FS-1	10.0	10.0	10.0	100
Future High School	HS-1	10.0	10.0	10.0	100
<b>TOTALS</b>		<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>1000</b>

\* Units are based on 1,200 sq ft per unit. Units are approximate and subject to change.

CLASS I BIKE TRAIL	CLASS II BIKE LANE (one-way)	CLASS III BIKE ROUTE (one-way)
CLASS I BIKE TRAIL	CLASS II BIKE LANE (one-way)	CLASS III BIKE ROUTE (one-way)

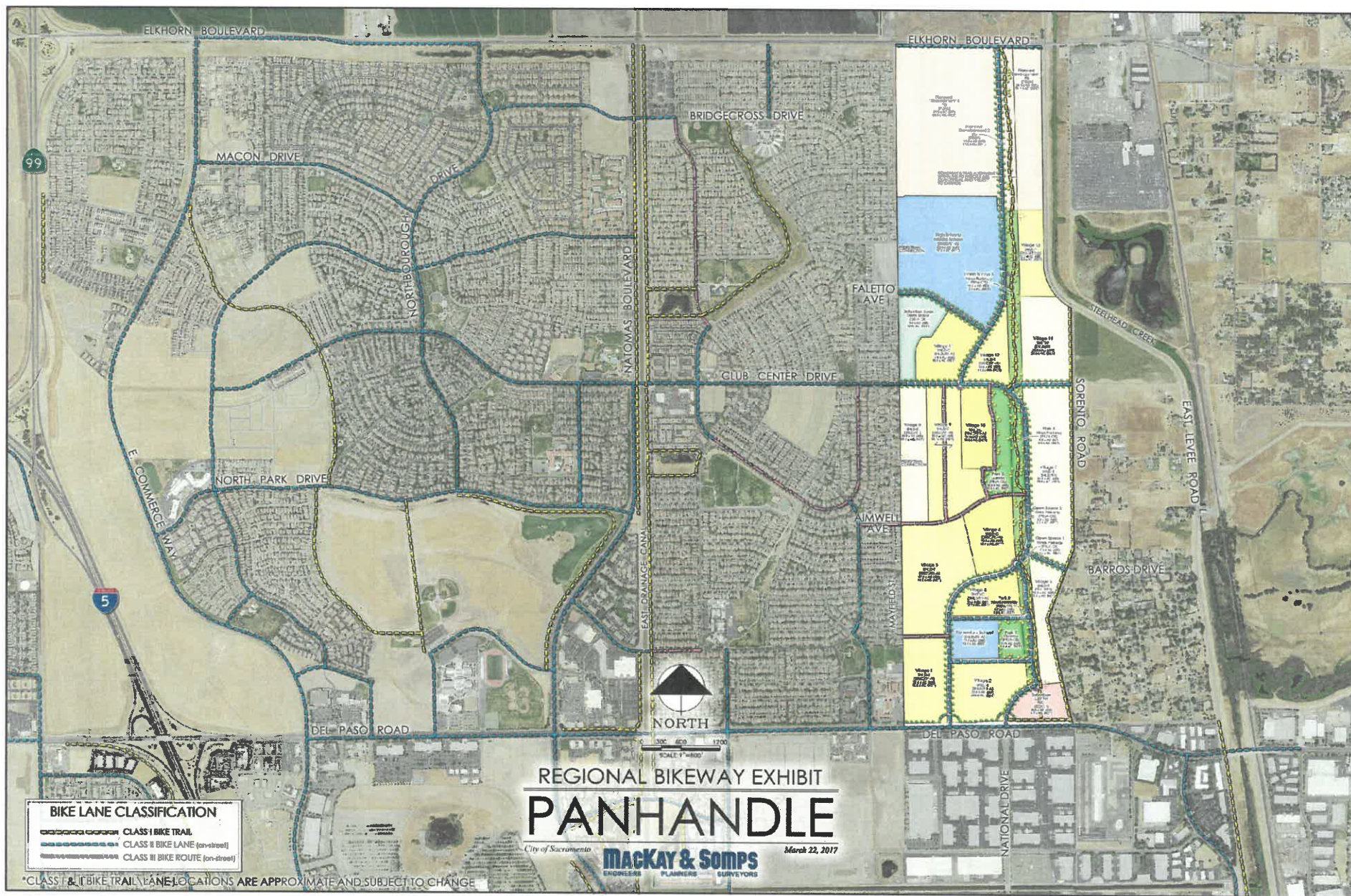
\* CLASS I & II BIKE TRAIL/LANE LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE

**ILLUSTRATIVE SITE PLAN**  
**PANHANDLE**  
 (Type of Instruments)  
**Mackay & Somp**  
 ENGINEERS PLANNERS SURVEYORS  
 March 22, 2017

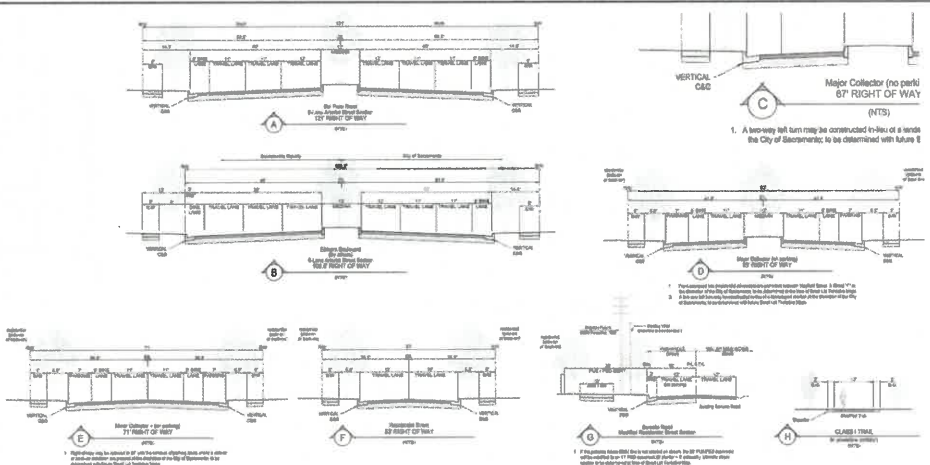
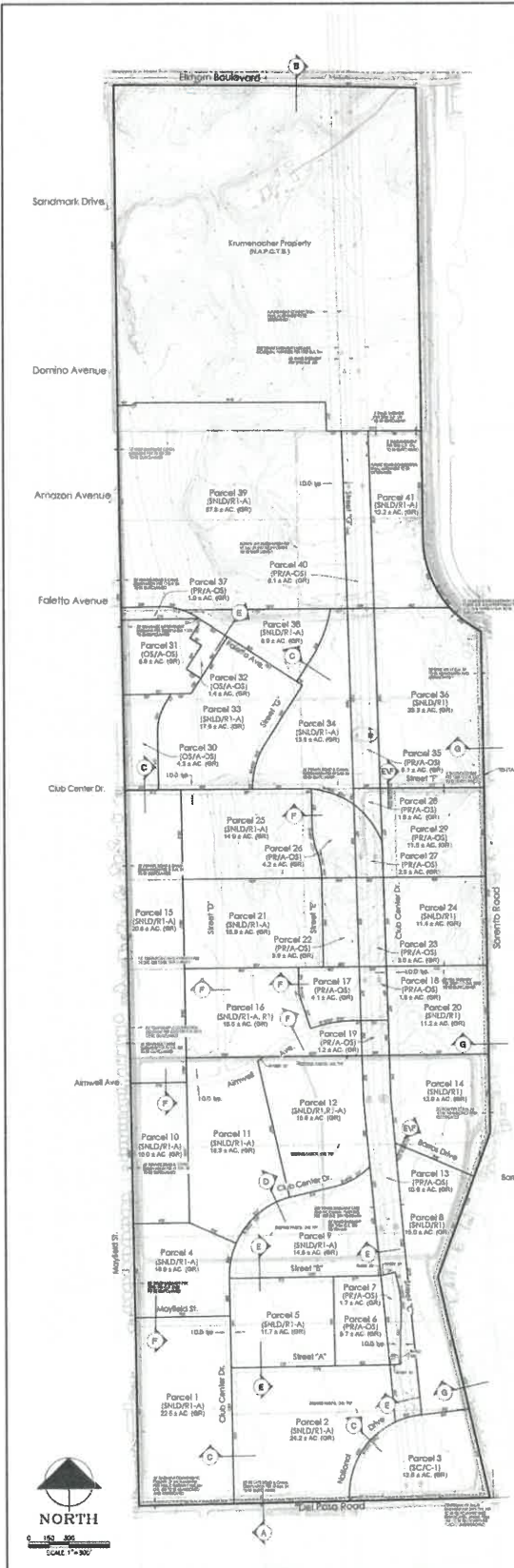












### PROPERTY DESCRIPTION

**PARCEL ONE:** Lots 25 and 26, as shown on the "Plan of Hesterman East Side Subdivision," recorded in Book 17 of Maps, Map no. 34, records of said county. Describing therefrom, of that portion described in said in the Grant under High School District, in California Public School District, recorded September 31, 2009 in Book 3000000000, page 288 of official records thereof.

**PARCEL TWO:** The South one-half of lots no. 66 and 67 as said lots are delineated on that certain map entitled "Hesterman East Side Subdivision," filed in the Office of the County Recorder of the County of Sacramento on January 14, 1954 in Book 17 of Maps, Map no. 34.

**PARCEL THREE:** The North one-half of lots no. 66 and 67 as said lots are delineated on that certain map entitled "Hesterman East Side Subdivision," filed in the Office of the County Recorder of the County of Sacramento on January 14, 1954 in Book 17 of Maps, Map no. 34.

**PARCEL FOUR:** The East 1/4 of lot of the North one-half of lot 66, as shown on the "Plan of Hesterman East Side Subdivision," filed January 14, 1954 in Book 17 of Maps, Map no. 34, Sacramento County Records.

**PARCEL FIVE:** Lot 67 of Hesterman East Side Subdivision, according to the official plat thereof, filed in the Office of the Recorder of Sacramento County on January 14, 1954 in Book 17 of Maps, Map no. 34.

**PARCEL SIX:** Lots 66, 67, 77 and 78 as shown on the official "Map of Hesterman East Side Subdivision," filed in the Office of the County Recorder of Sacramento County, January 14, 1954, in Book 17 of Maps, Map no. 34.

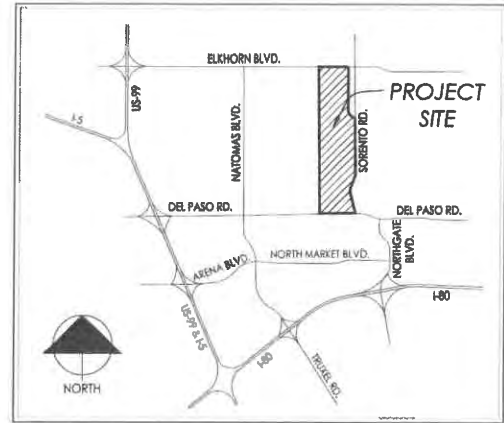
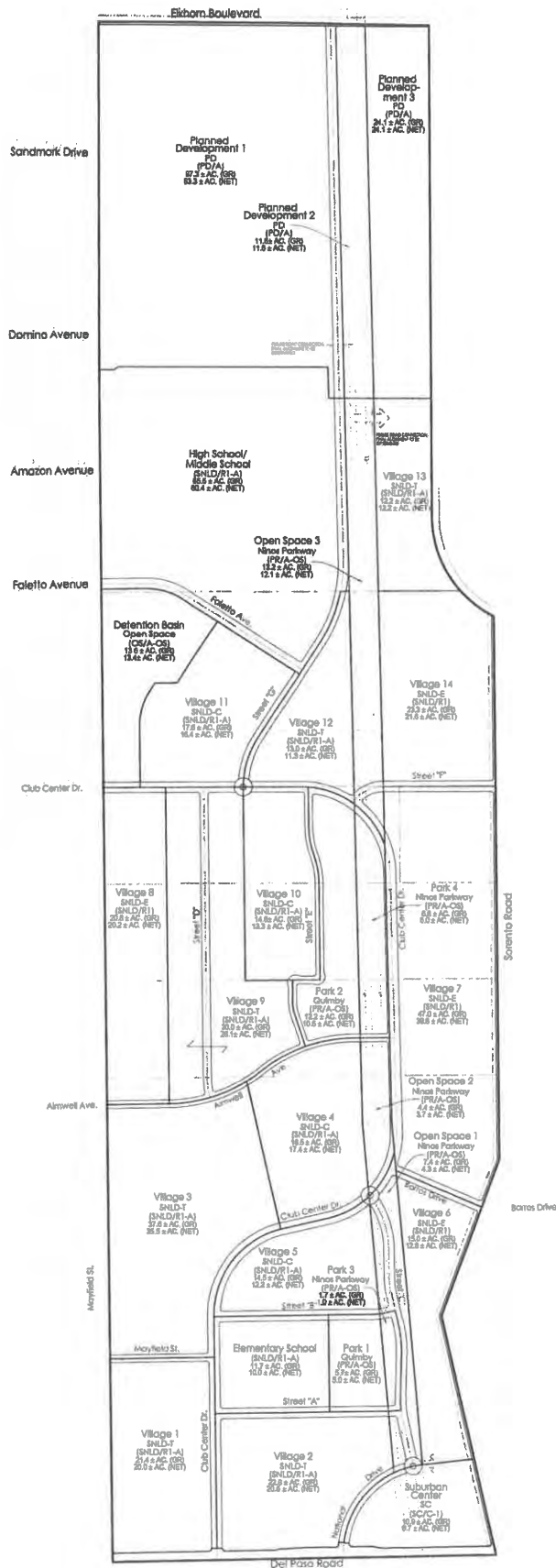
### TENTATIVE MASTER PARCEL MAP INFORMATION

**OWNERSHIP INFORMATION:**  
Carl Brothers, Successor Trustees of the Carl Brothers Trust  
P.O. Box 8784  
Chico, California 95924  
ATTN: Carl Brothers (916) 357-0195  
Treas Peter Coronado  
4807 O St.  
Sacramento, Ca 95817  
800 Pioneer Blvd.  
1600 Sunrise Avenue, Suite 100  
Roseville, Ca 95661  
ATTN: Steven W. Oroski /  
Chris Bennett (916) 788-4100

**APPLICANT:**  
The Hodgson Company  
2500 Chondalton Alley  
Sacramento, Ca 95815  
ATTN: John Hodgson (916) 546-6554  
johngodson@hodgsoncompany.com

**ENGINEER & PLANNER:**  
Mackay & Sompel, Inc.  
1502 Sunrise Blvd., Suite 100  
Roseville, CA 95661  
ATTN: Donna Macquarrie-Calle  
(916) 779-1189

**ASSESSOR'S PARCEL NUMBER:**  
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Parkland Dedication Summary Table 03-22-17							
PANHANDLE Planned Unit Development Plan					2018 parkland dedication formula		
land use	unit type	net acres	avg. net dwelling units	% of total residential units	Parkland formula	parkland dedication reqmt.	
SNLD-E	8	94.4	4.5	434	2%	0.0156	5.73
SNLD-T	8	125.7	6.0	794	4%	0.0185	10.18
SNLD-C	8	28.5	7.5	445	2%	0.0185	8.03
<b>TOTAL</b>				<b>1,459</b>			<b>21.91</b>

on-site park district: 4.41 acres (to be paid by in-lieu fee)

parkland provided	22.20
creditable parkland	11.59

**NOTE:** 7 AC. OF PARKLAND SECURED BY PL COORDINATOR WITH NO CREDIT CARRY

park requirement		5/1000 sq ft	5.8/1000	calculated	delta
1.5ac/1000 actual parkland	21.91	0.7	14.55 acres on-site	16.50	0.1
1.5/1000 in-lieu fee	21.91	0.3	4.37 acres in-lieu fee	4.41	
			<b>21.91 total reqmt.</b>		

**LAND USE SUMMARY**

PUD Land Use*	General Plan	Zoning	Acres (G)	Acres (N)	Units
SNLD-E	SNLD (3-8 du/ac)	R-1	94.4	94.4	434
SNLD-T	SNLD (3-8 du/ac)	R1-A	125.7	125.7	794
SNLD-C	SNLD (3-8 du/ac)	R1-A	28.5	28.5	445
Elementary School	SNLD (3-8 du/ac)	R1-A	10.0	10.0	0
High School / Middle School	SNLD (3-8 du/ac)	R1-A	10.0	10.0	0
Park - Quimby	PR	A-OS	10.0	10.0	0
Park - Nines Parkway	PR	A-OS	10.0	10.0	0
Open Space - Nines Parkway	PR	A-OS	10.0	10.0	0
Suburban Center	SC	C-1	10.0	10.0	0
Detention Basin - Open Space	W	A-OS	10.0	10.0	0
Planned Development (Summerhouse Present)	PD	A	10.0	10.0	0
Major Roads (Del Paso Rd & Elkhorn Blvd)	varies	varies	varies	varies	varies
Collector and Residential Streets	varies	varies	varies	varies	varies
<b>TOTALS</b>			<b>440.0</b>	<b>440.0</b>	<b>1,673</b>

\*SNLD = Suburban Neighborhood Low Density (Detached Single-Family Residential)  
 -E = Estate (4.5 du/ac average net density)  
 -T = Traditional (6.0 du/ac average net density)  
 -C = Compact (7.5 du/ac average net density)



NORTH

0 200 400 800  
 SCALE: 1"=400'

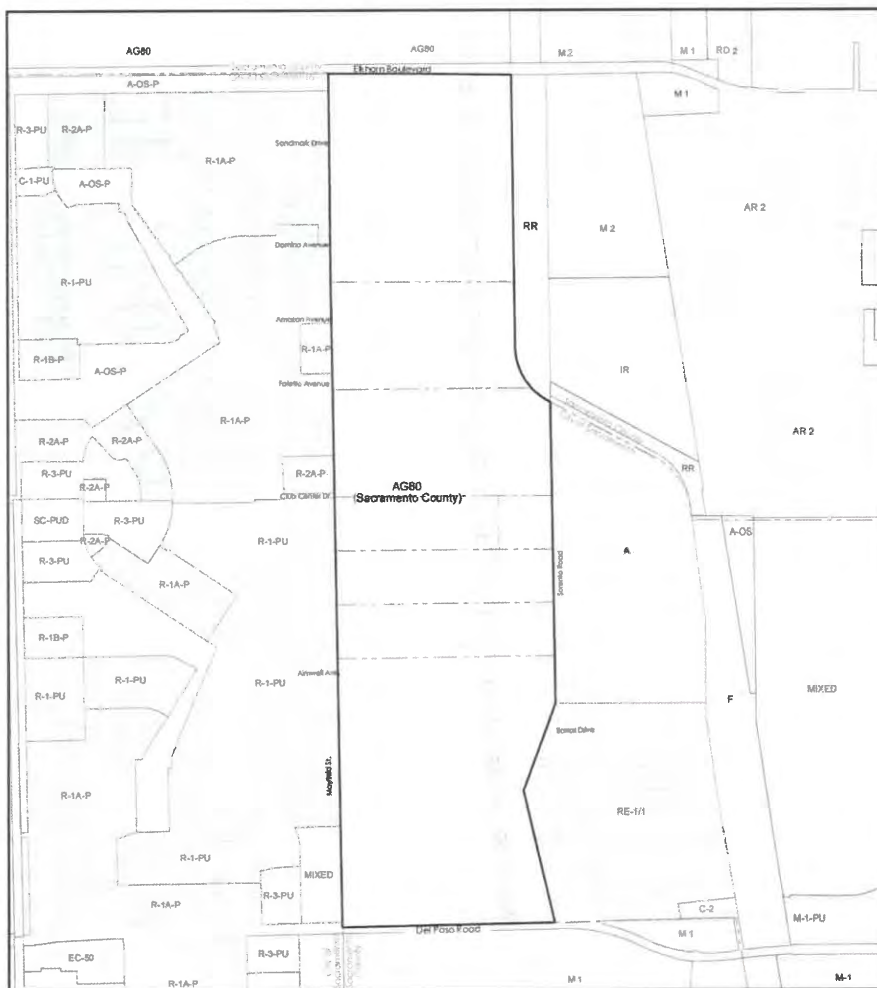
# PUD SCHEMATIC PLAN

## PANHANDLE

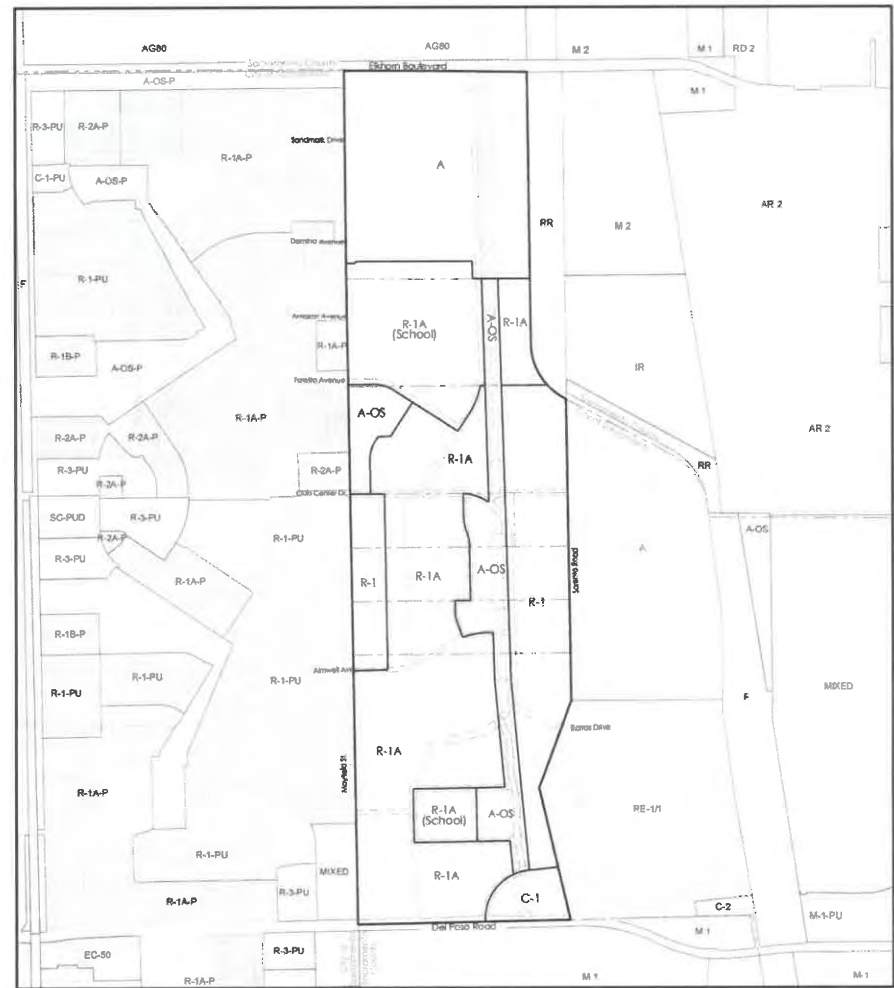
City of Sacramento

**MACKAY & SOMPS**  
 ENGINEERS PLANNERS SURVEYORS

March 22, 2017

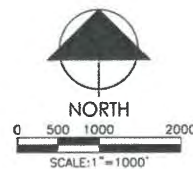


### Existing Sacramento County Zoning



Proposed City of Sacramento Zoning

LAND USE SUMMARY			
Zoning Designation	Existing Acres County	Proposed Acres City	Delta
AG 80	0	0	(589.4)
A	0	0	123.9
A-OS	0	0	65.1
C-1	0	0	12.4
R	0	0	106.1
R1-A	0	0	204.6
R1-A (School)	0	0	77.3
TOTAL	0	0	0



PRE-ZONE EXHIBIT

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PANHANDLE

City of Sacramento

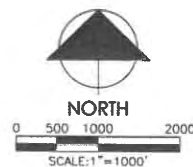
March 22, 2017

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LAND USE SUMMARY			
General Plan Designation	Existing Acres County	Proposed Acres City	Delta
Agricultural Cropland	*****	0	(589.4)
SNLD	0	*****	310.7
SNLD (School)	0	*****	77.3
SC	0	*****	12.4
PR	0	*****	51.5
OS	0	*****	13.6
PD	0	*****	123.9
TOTAL	*****	*****	0



# GENERAL PLAN AMENDMENT

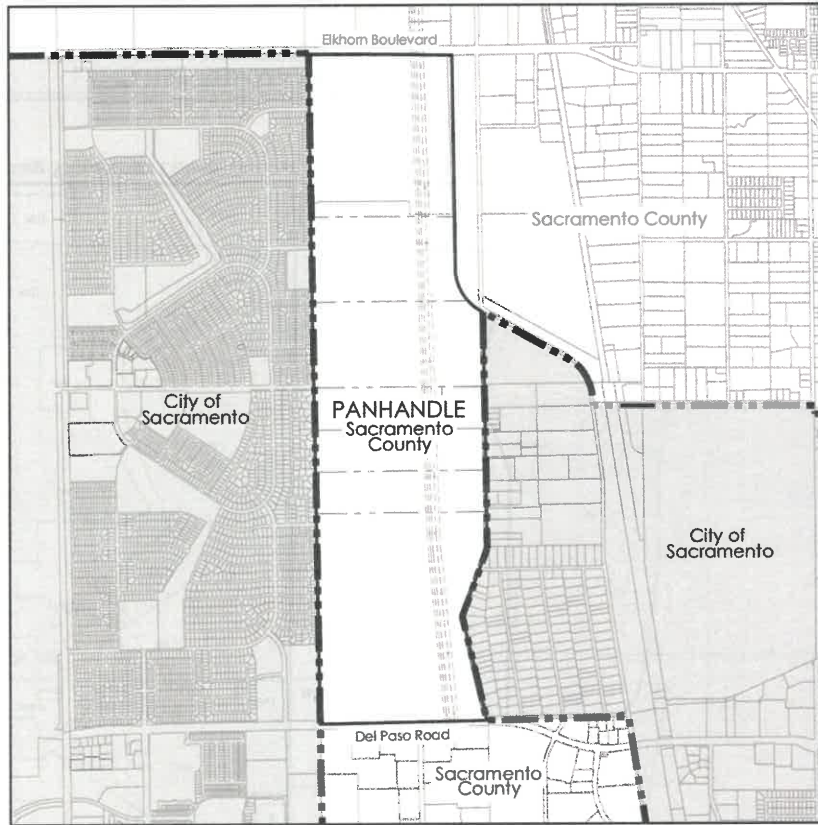
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# PANHANDLE

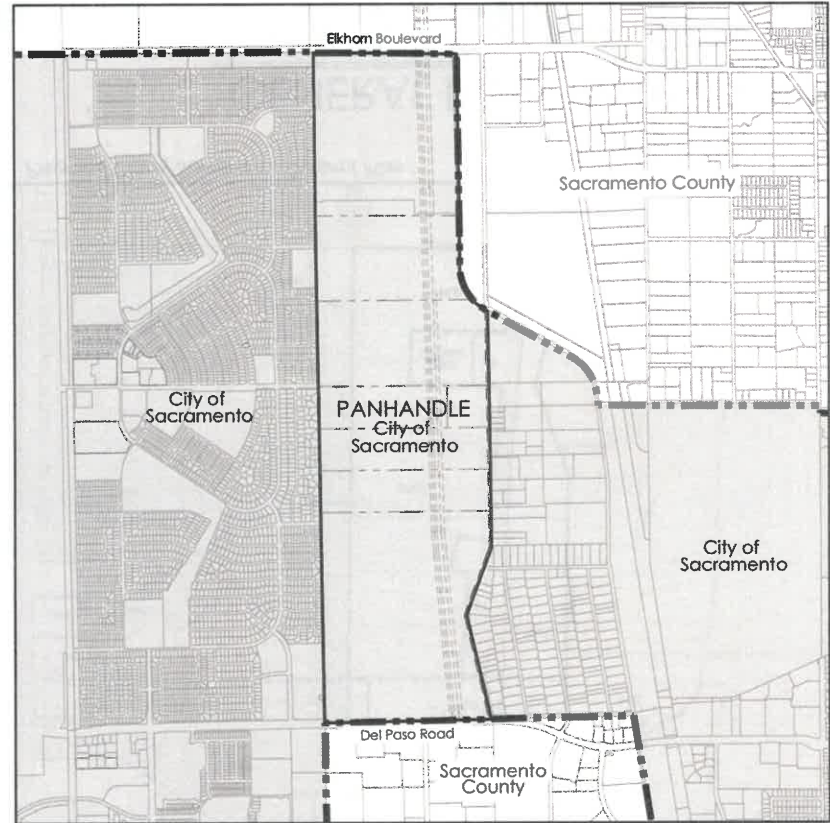
City of Sacramento

*March 22, 2017*

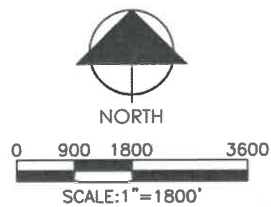
**MAC KAY & SOMPS**  
ENGINEERS PLANNERS SURVEYORS



*Existing City Limits, City of Sacramento*



*Proposed City Limits, City of Sacramento*



## ANNEXATION EXHIBIT PANHANDLE

City of Sacramento

March 22, 2017

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