

**Proposed urbanization beyond
17,500 acres of HCP
“Permitted Development”**

Board of Directors Meeting

April 4, 2018

t h e
NATOMAS
BASIN
c o n s e r v a n c y

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Overview

- ✎ What we want to achieve
- ✎ Timing is important
- ✎ Importance of coordinated messages

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Overview

- **What we want to achieve**
 - ✎ introduce an important subject
 - ✎ provide some familiarization
 - ✎ for staff: guidance, counsel, direction and next steps

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Overview

- **Timing is important**

- 👉 catalyst: Revised NOP for North Precinct

- 👉 City response

- 👉 but also, remnants from Greenbriar

- 👉 and a new proposal by SCAS

- 👉 Question: is a more formal position warranted now that...

1. flood control-induced building moratorium largely lifted

2. improved economy

3. perception that there is momentum

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Overview

- Importance of coordinated messaging

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Broad themes on proposed new development outside the HCPs' "Permitted Acres" and impact on implementation:

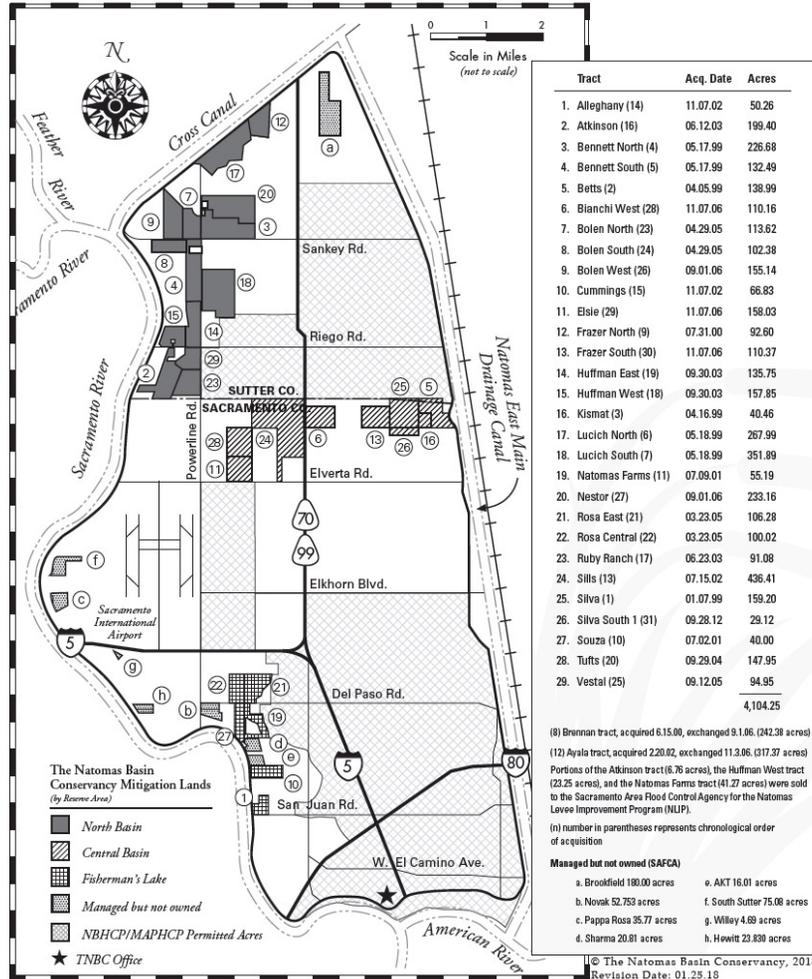
- 🌿 Geography
- 🌿 "The Math"
- 🌿 mitigation ratio and biological opinion

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Geography

2018 BASE MAP

THE NATOMAS BASIN CONSERVANCY



2

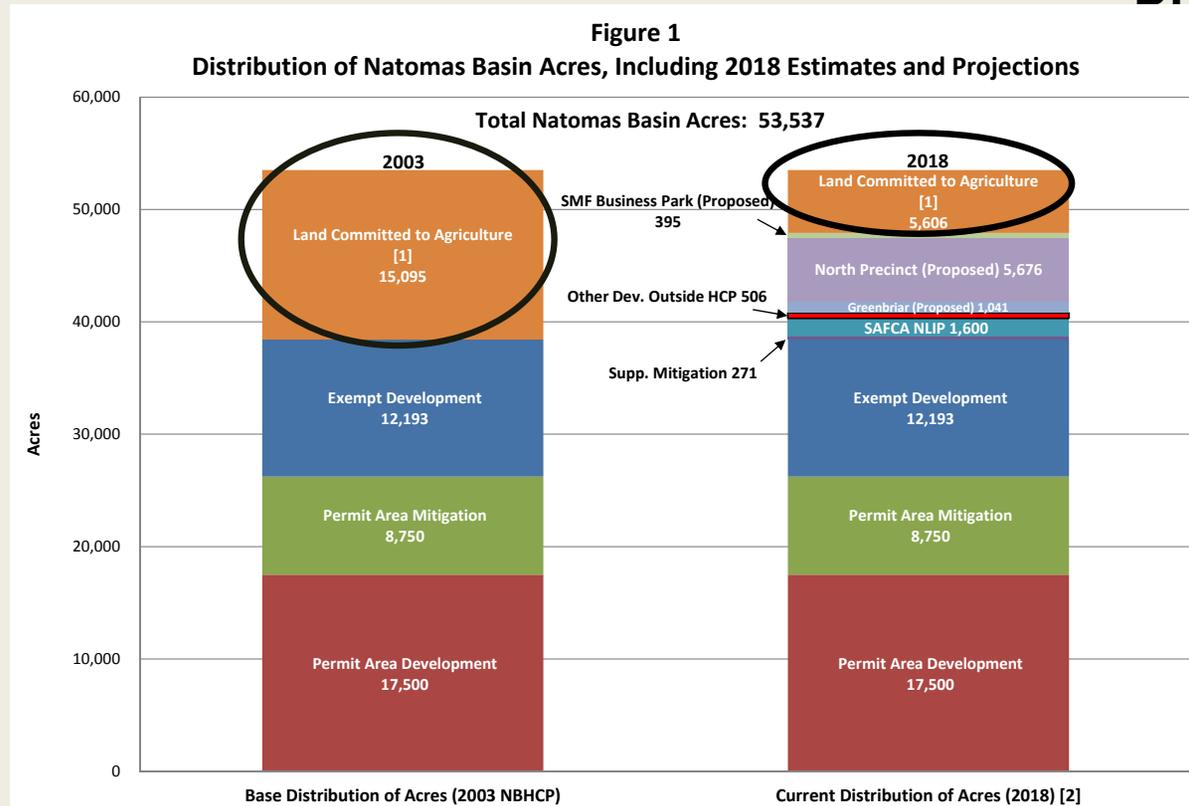
“The NBHCP, BiOp, EIR/EIS, and Findings and Recommendations are all predicated on the assumption that development in the Basin will be limited to 17,500 acres and that the remaining lands will remain in agricultural use.”

Federal court decision CIV-S-04-0579 DFL JFM (September 7, 2005)

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"The Math"

DRAFT



[1] The most recent Federal court decision regarding the NBHCP, dated September 7, 2005, states:
"The NBHCP, BiOp, EIR/EIS, and Findings and Recommendations are all predicated on the assumption that development in the Basin will be limited to 17,500 acres and that the remaining land will remain in agricultural use." (p.30, footnote 13)

[2] Acres subtracted from the Land Committed to Agriculture portion of the 2018 bar includes projects that include and don't include mitigation.

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Externalities both negative and positive for the HCPs' implementation, e.g.,

- ✎ benefit to land values for public works extension
- ✎ the biological productivity of existing mitigation land
- ✎ ownership of assets and liabilities of NCMWC and its viability
- ✎ managing Covered Species or people with urbanization beyond 17,500 acres?
- ✎ many others

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Proposed encroachment on “land committed to ag”

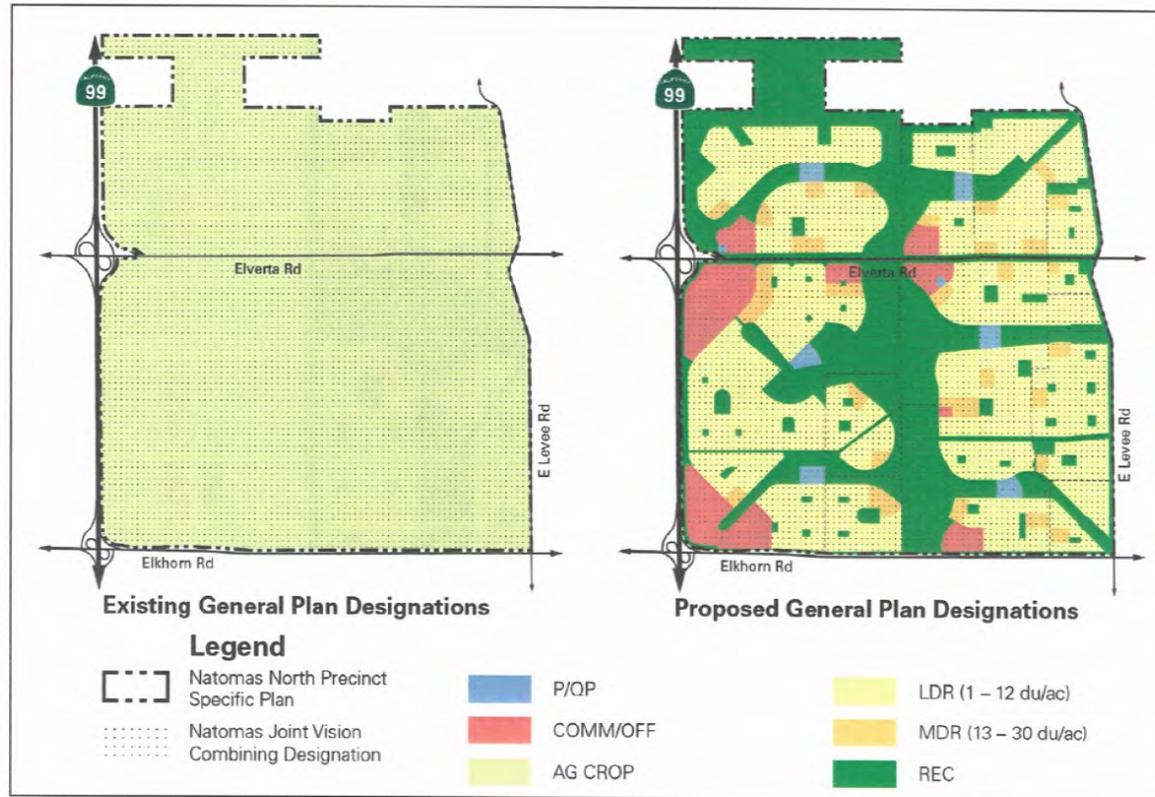
- 🌿 North Precinct (~5,600 acres w/out mitigation)
- 🌿 Greenbriar (~1,100 acres w/mitigation)
- 🌿 SCAS (~400 acres w/out mitigation)
- 🌿 keep in mind proposed developments in “Permitted Area”
- 🌿 Development Agreement between Conservancy and Sutter County: others?

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North Precinct (~5,600 acres w/out mitigation)

NATOMAS NORTH PRECINCT SPECIFIC PLAN

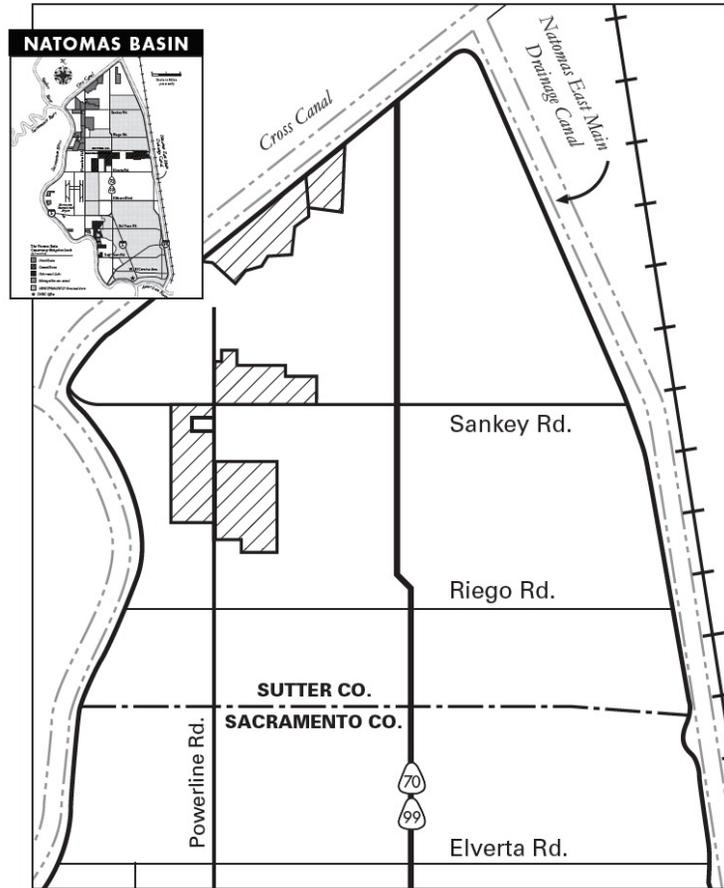
Figure NOP-5: Proposed General Plan Amendment



4



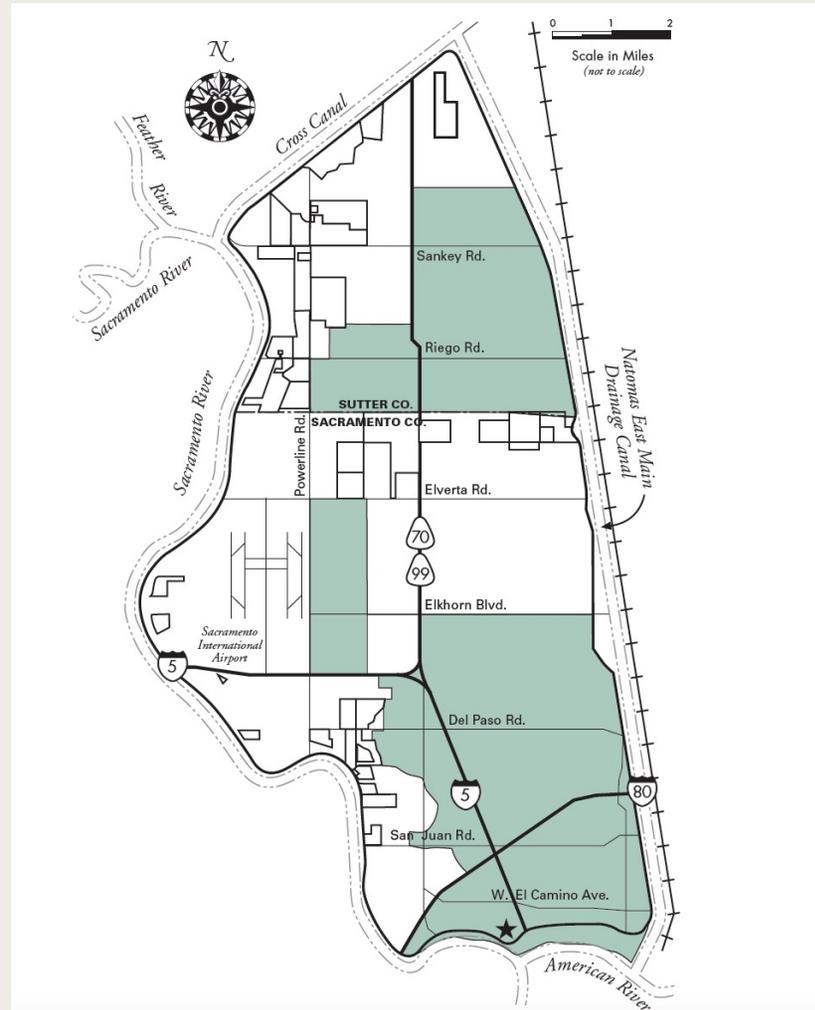
CONSERVANCY-SUTTER COUNTY DEVELOPMENT AGREEMENT
Conservancy Preserves Covered by Agreement



(Boundaries are approximate)

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HCP "Permit Area"



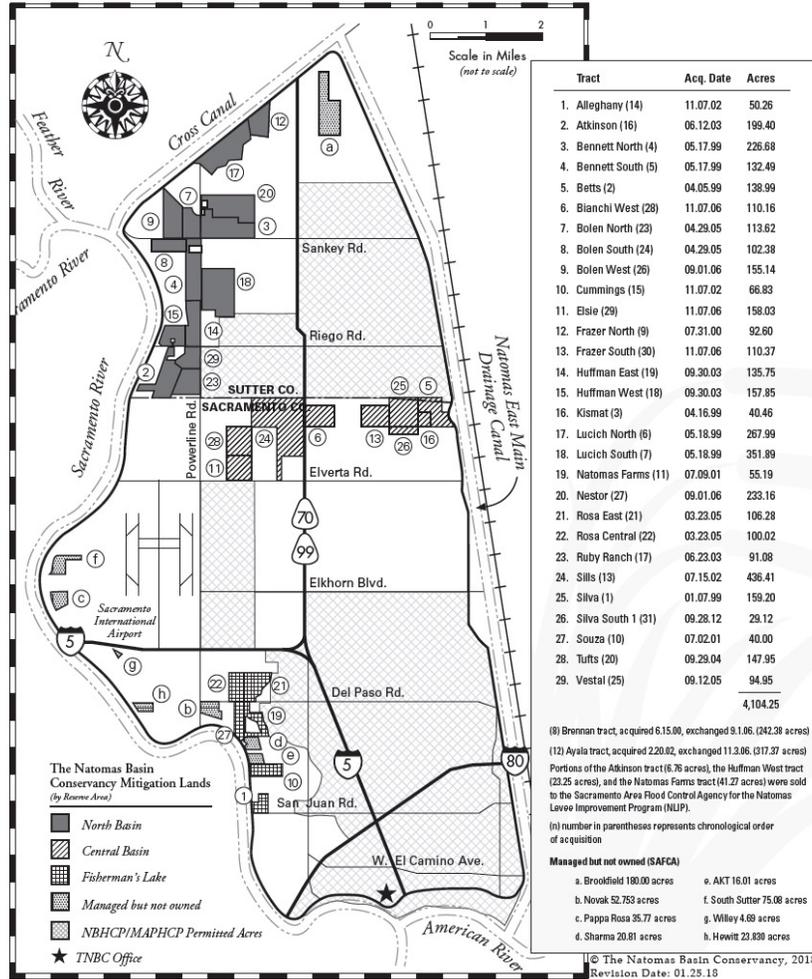
5

Cushioning the interface (HCP required)

- ✿ Buffers (up to 75'; interior)
- ✿ Setbacks (800' from mitigation land)

2018 BASE MAP

THE NATOMAS BASIN CONSERVANCY



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Supply and demand of mitigation land

- 👉 where?
- 👉 how much?
- 👉 contiguous or fragmented?
- 👉 800 feet from “land designated for urban use”

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Co-existence

- ✎ can the HCPs be successfully implemented with reduction in ag land?
- ✎ how?
- ✎ ways and means are incumbent on proponents; we'd work with them

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The right questions to ask

- will there be enough land for HCP mitigation?
- will the proposed reduction in available mitigation land create rising costs that make HCP implementation impossible?
- what about the HCPs' 800-foot setback?
- will the proposed developments reduce the viability of the NCMWC?
- how will the proposed developments impact the ability to submit a successful "Mid-point Review" for Sutter County and the Conservancy?

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Staff's steps to-date

- ✎ asks the above questions
- ✎ work with development proponents to integrate, coordinate, help
- ✎ communicate at every level

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Board action for when the next proposed development milestone comes around

- 🌿 support the continued staff effort as described?
- 🌿 amplify them?
- 🌿 let land use agencies carry the message; Conservancy informs?
- 🌿 request a “master plan” of HCP “Permitted Development,” new development, and how the HCPs can be implemented?
- 🌿 some other course?



Any questions?