

## **MEMORANDUM**

To: John Roberts, The Natomas Basin Conservancy  
From: Tim Youmans, Allison Shaffer, and Ellen Martin  
Subject: Natomas Basin Habitat Conservation Plan Fee Update—  
2010; EPS #19557  
Date: February 3, 2010

*The Economics of Land Use*



### **Introduction**

Economic & Planning Systems, Inc., (EPS) has updated the cash flow model used to estimate the Natomas Basin Habitat Conservation Plan (NBHCP) mitigation fee (fee). This memorandum details the updated budget and related assumptions used to derive the 2010 proposed fee and discusses the proposed fee change.

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 (for Land Acquisition).

In 2008, the Natomas Basin Conservancy (TNBC) board of directors did not adopt the proposed 2009 NBHCP fee update, choosing instead to continue levying the 2008 fee rates. As a result, the 2009 NBHCP fee rates and costs referenced for comparative purposes throughout the remainder of this document are based on the 2008 NBHCP cost structure.

**Figure 1** illustrates the purpose of and interaction among the five fee components. **Table 1** summarizes the historic fee for each of the five components. **Table 2** summarizes the cost per acre of habitat and the proposed fee for each fee component. The proposed fee level continues to assume the current NBHCP mitigation requirement of one-half acre of

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mitigation land for each gross acre of developed land. **Table 3** estimates the impact of each fee component and subcomponent on the 2010 proposed fee change.

The cash flows for each fund are summarized in **Table 4**. The assumption tables used in the cash flow analysis are presented in **Tables 5** through **15**. **Table 16** shows TNBC's Proposed 2010 Budget (2010 Budget).

The 2010 amounts in the cash flow tables reflect the amounts shown in the 2010 Budget. In most cases, the 2010 Budget amounts are based on model assumptions, but for some costs, the budgeted amounts are based on actual experience by TNBC with particular activities, as well as expected land acquisitions. The 2010 Budget contains a discussion of the source of each revenue and cost estimate. The detailed cash flow tables are provided in **Appendix A**.

## Proposed 2010 Fee

The table below shows the fee history and the proposed 2010 fee.

Year	Total Mitigation Fee	Less Land Cost Portion	Mitigation Fee Excluding Land Cost Portion [1]	% Change in Total Mitigation Fee	% Change in Mitigation Fee Excluding Land Cost Portion
	<i>per acre</i>				
1996/97	\$2,240		\$2,240		
1998	\$2,656		\$2,656	19%	
1999	\$3,292		\$3,292	24%	
2000	\$3,941		\$3,941	20%	
2001	\$10,021		\$10,021	154%	
2002	\$11,962		\$11,962	19%	
2003	\$12,270	(\$4,500)	\$7,770	3%	
2004	\$16,124	(\$7,500)	\$8,624	31%	11%
2005	\$24,897	(\$12,500)	\$12,397	54%	44%
2006	\$41,182	(\$22,500)	\$18,682	65%	51%
2007	\$38,445	(\$20,000)	\$18,445	(7%)	(1%)
2008	\$38,133	(\$17,500)	\$20,633	(1%)	12%
2009	\$38,133	(\$17,500)	\$20,633	0%	0%
<b>2010 (proposed)</b>	<b>\$44,050</b>	<b>(\$17,500)</b>	<b>\$26,550</b>	<b>15%</b>	<b>29%</b>

[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 \$35,000 per acre.

The fee currently charged by the City of Sacramento (City) is \$38,133 per acre of development. The proposed fee is \$44,050 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 Acquisition Fund portion of the fee. It is anticipated that the City Council will re-authorize this land dedication requirement. The proposed balance of the fee to

fee payers in this respect is \$26,550 per acre, as compared to the current 2009 fee amount of \$20,633 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 2010 fee represents an increase from the 2009 fee level. As shown in **Table 3**, the majority of the fee increase can be attributed to an anticipated increase in the Admin/O&M component of the fee. This increase is primarily driven by adjustments to the assumed property tax costs to be incurred by TNBC. Property taxes on habitat lands are expected to increase based on the suspension of state funding to support the Williamson Act. TNBC expects that county governments will therefore decline to grant Williamson Act contracts for new habitat properties, thereby increasing the property tax liability for NBHCP properties.

As shown in **Table 3**, there is a small increase in the R&E fee component. This increase is due to a 12-percent increase in cost to convert rice acres to managed marsh, from \$6,700 to \$7,500 per acre. The updated cost is based on actual Bennett North sealed public bids from 2007 and includes a 15-percent contingency that covers construction management, design, and post-construction clean up. This cost update was made in 2008 for the 2009 fee model.

The increase in the remaining non-land-related fee components is due to mostly an increase in estimated TNBC O&M costs. In addition, water costs continue to constitute a significant portion of the Admin/O&M costs. The assumptions concerning the Natomas Central Mutual Water Company (NCMWC) rates and the ability of the farmers to reimburse TNBC for the NCMWC assessments are summarized below:

- The basic rate for 2009 is estimated at \$123 per acre for rice. It is assumed that 15 percent of the acres will be excluded from NCMWC assessments.<sup>1</sup>

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<sup>1</sup> TNBC's Finance Model factors in the NCMWC cost of \$123 per acre (and \$20 per acre for fall/winter flood-up). TNBC's Finance Model now contemplates that 15 percent of TNBC land holdings will not be assessed the NCMWC tariff rate of \$123 per acre. 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 are largely 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 the budgeted \$123 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 \$65 per acre of these costs. This assumption rests on the inability of TNBC's contract rice farmers to bear the full water cost and TNBC's requirement, as stated in the 2003 NBHCP, to ensure that rice is produced on mitigation lands. 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.

The endowment fund, the purpose of which is to ensure funds for ongoing O&M of habitat after conversion of all habitat acres to marsh, has seen significant decreases because of recent declines in the financial markets. A 3-percent interest earnings rate has been assumed for all funds. While this rate may be more or less applicable in the short term, based on varying market conditions, the interest rate is appropriate for use over a long period of time, recognizing that while the market will experience growth and retraction periods, the market will balance over a long-term period.

## **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 based on recent experience and input from TNBC. The updated assumptions are described below.

### **Cash Flow Adjustments**

The cash flow tables for all funds except the Admin/O&M fund were updated such that the beginning balances in 2010 matched TNBC fund balances as of October 31, 2009. The October account statements were used because they were the most current statements available. For the Admin/O&M fund, the costs through October 2009 were adjusted to more accurately estimate costs that would be incurred through the end of the year. These adjustments were made because there are substantial ongoing Admin/O&M costs each month, as compared to the costs associated with other funds. In addition, the 2010 cash flow amounts for all funds were obtained from the 2010 Budget (see **Table 16**), while the cash flow amounts for all remaining years were based on model assumptions presented in **Tables 1** through **15** and discussed in the remainder of this memorandum.

### **Costs**

#### **Land Acquisition Costs**

Land acquisition costs remain consistent with the 2009 land acquisition cost at \$35,000 per acre (see **Table 5**). The 2010 Land Acquisition cost assumption of \$35,000 per acre was based on TNBC's knowledge of confirmed recent land transactions, supported by a professional land appraisal.

### **R&E Costs**

R&E costs increased from \$2,280 per habitat acre to approximately \$2,534 per habitat acre (an 11.1-percent increase). This increase is due to a slight increase in cost to convert rice acres to managed marsh (see **Table 6**).

#### Base R&E Costs

The cost to convert rice acres into managed marsh was estimated at \$7,500 per acre. This cost reflects a 12-percent increase from the 2008 model estimate of \$6,700 per acre and is based on the actual R&E costs incurred for the Bennett North tract in 2007. This cost update was made in 2008 for the 2009 fee model. Because managed marsh will represent 25 percent of the total acquired acres, the conversion cost was weighted by 25 percent to arrive at a cost of \$1,875 per acquired acre (i.e., 25 percent of \$7,500 = \$1,875). The cost to convert rice acres to upland was estimated at \$500 per acre. The model projects that 0.43 percent of rice acres will be converted to upland acres. The \$500 per acre conversion cost is weighted by this percentage to arrive at a cost of \$2 per acquired acre. The combined cost to convert rice acres to managed marsh and upland is \$1,877 per acre.

#### 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 at \$150 per acre, based on information provided by TNBC.

#### Contingency Costs

This fee update continues to assume a contingency cost of 25 percent of all other R&E costs, which translates into \$507 per habitat acre. The contingency component 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 3 years to restore and enhance the designated preserves after approval of the Site-Specific Management Plan (SSMP), which comes 1 year after acquisition. Biological studies also need to be completed in that time frame. There is significant risk that the cost of restoring and enhancing a project will increase between the time the land has been acquired and the R&E construction begins (typically 2 to 3 years). An example is the cost of fencing, which increased dramatically before completion of the last R&E construction project, largely because of steel price increases.

### **Admin/O&M Cost Estimates**

Admin/O&M cost estimates were revised. The Admin/O&M costs increased from approximately \$21,470 per acre to \$28,540 per habitat acre (a 32.9-percent increase). As discussed earlier, this increase is largely attributable to an increase in property taxes. Cost estimates for each of the Admin/O&M cost components are 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.

TNBC included a full accounting of its fixed assets in this report. The fixed assets-replacement costs are included in this report separately from the remaining TNBC annual O&M costs (see **Tables 8** and **9**). The original costs of the fixed assets were updated to 2010 levels by using a 3-percent annual inflation rate to estimate the current replacement costs for the fixed assets. The remaining O&M costs were updated based on estimates from TNBC.

#### Property Tax Costs and Special Assessments

Over the past year, land acquisition costs remained constant at \$35,000 per acre. Although land values have declined or remained constant over the last several years because of a general decline in real estate activity, it is anticipated that land values generally will increase over time. The method of estimating property taxes was changed this year, both to adequately capture the 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. This method is described below, and the property tax calculation is detailed in **Table 10**:

- **Existing Habitat Properties.** TNBC staff believes that it is likely that existing Williamson Act contracts will be maintained and renewed. To reflect this assumption, the annual property taxes for existing habitat are estimated as the actual property taxes paid in 2009 (which account for Williamson Act contracts) plus a 15-percent contingency. The contingency is included to cover property tax increases that could occur if either Sutter County or Sacramento County institutes a 10-year phase-down of Williamson Act contracts.
- **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 percent of the estimated full assessed value of future habitat. It is assumed that mitigation land acquisition costs will escalate by 10 percent a year on average after 2011 and that the assessed value per acre of new habitat acquisitions will track this 10-percent escalation. These assessed values are discounted back to real dollars by assuming a 3-percent inflation rate. Annual property taxes on new properties are estimated at 1 percent of the average assessed value per acre multiplied by the number of habitat acres.

#### Mitigation Monitoring and Adaptive Management Costs

Mitigation monitoring and adaptive management costs were updated to reflect revised cost estimates from the biological effectiveness-monitoring contractor<sup>2</sup> to perform the monitoring work (see **Table 11**). The original contract costs were increased to reflect the 2010 biological effectiveness-monitoring contract amount. 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 were inflated by 3 percent

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

annually 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 the SSMPs for acquired mitigation land was estimated at \$225 per acre, based on information provided by TNBC staff and its land management contractor. An additional cost of \$200 per acre was estimated for updates of the SSMPs. This cost was based on the average cost per acre of updating the SSMP for the Bennett North tract, as well as on trend data from previous updates (see **Table 7**).

### Administration Costs

Administration costs were revised based on the current budget estimates of TNBC. These estimated costs decreased a small amount from approximately \$1,060,524 in 2008 to \$1,054,917 in 2009 (see **Table 12**).

### **Supplemental Endowment Cost Estimates**

Supplemental endowment costs are driven primarily by the land acquisition cost assumption. Because the land acquisition cost remained constant, the total supplemental endowment fund cost changed only slightly, from \$1,605 per acre to \$1,646 per acre (a 2.5-percent increase). This slight variance is due to the lower supplemental endowment fund balance resulting from recent market conditions (see **Table 13**).

## **Revenues**

### **Rice- and Other Crop-Revenue Estimates**

#### Rice Revenue

The model continues to be based on the assumption that revenue will be earned on 90 percent of the total rice acres in the habitat. Based on the actual rice revenue for the past year, rice revenue was increased from \$100 per acre to \$125 per acre. This estimate accounts for a blend of highly productive rice fields, which produce higher cash rents, and low-yielding rice land, which produces lower rent yields. This estimate also considers fallow fields and fields with no eligibility to participate in the federal farm program, which produces substantially lower cash rents. The following steps detail the process for estimating the annual rice acres on which revenue will be earned:

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 assumes that the annual number of mitigation acres acquired will equal the number of acres needed to 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 (see **Table A-3**). No acquired land that has historically produced rice was converted to marsh in 2008. TNBC estimates that no rice acres will be converted to marsh in 2010 or 2011. For all other years, the model is

based on the assumption that enough rice acres will be converted to marsh 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.<sup>3</sup>

#### Other Crop Revenue

Revenue estimates for crops other than rice remain unchanged at \$15 per upland acre on 50 percent of all upland acres. The following steps detail the process for estimating the annual upland acres on which crop revenue will be earned:

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 the number of acres needed to 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. Deduct the upland acres assumed to be converted to marsh (see **Table A-3**). No upland acres were converted to marsh in 2009. TNBC estimates that no upland acres will be converted to marsh in 2010 or 2011. For all other years, the model is based on the assumption that enough acres will be converted to marsh 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 50 percent to arrive at the estimated number of upland acres on which revenue will be earned because only one-half of uplands are committed to commercial farming land uses.

#### **Hunting Revenues**

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

- Annual hunting income was estimated at \$10 per acre.
- The percentage of mitigation land used for hunting was estimated at 25 percent per year. This percentage is approximately equal to the current percentage of habitat on which hunting occurs.

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



### **Interest Revenue**

Investment income is calculated for all funds. Investment income in 2009 is based on the most recent TNBC fund balances as of October 31, 2009. Investment income for 2010 and beyond is projected based on interest earned on the existing net assets for each fund, assuming a 3-percent annual interest rate. As stated previously, 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.

### **Habitat Acquisition and Conversion**

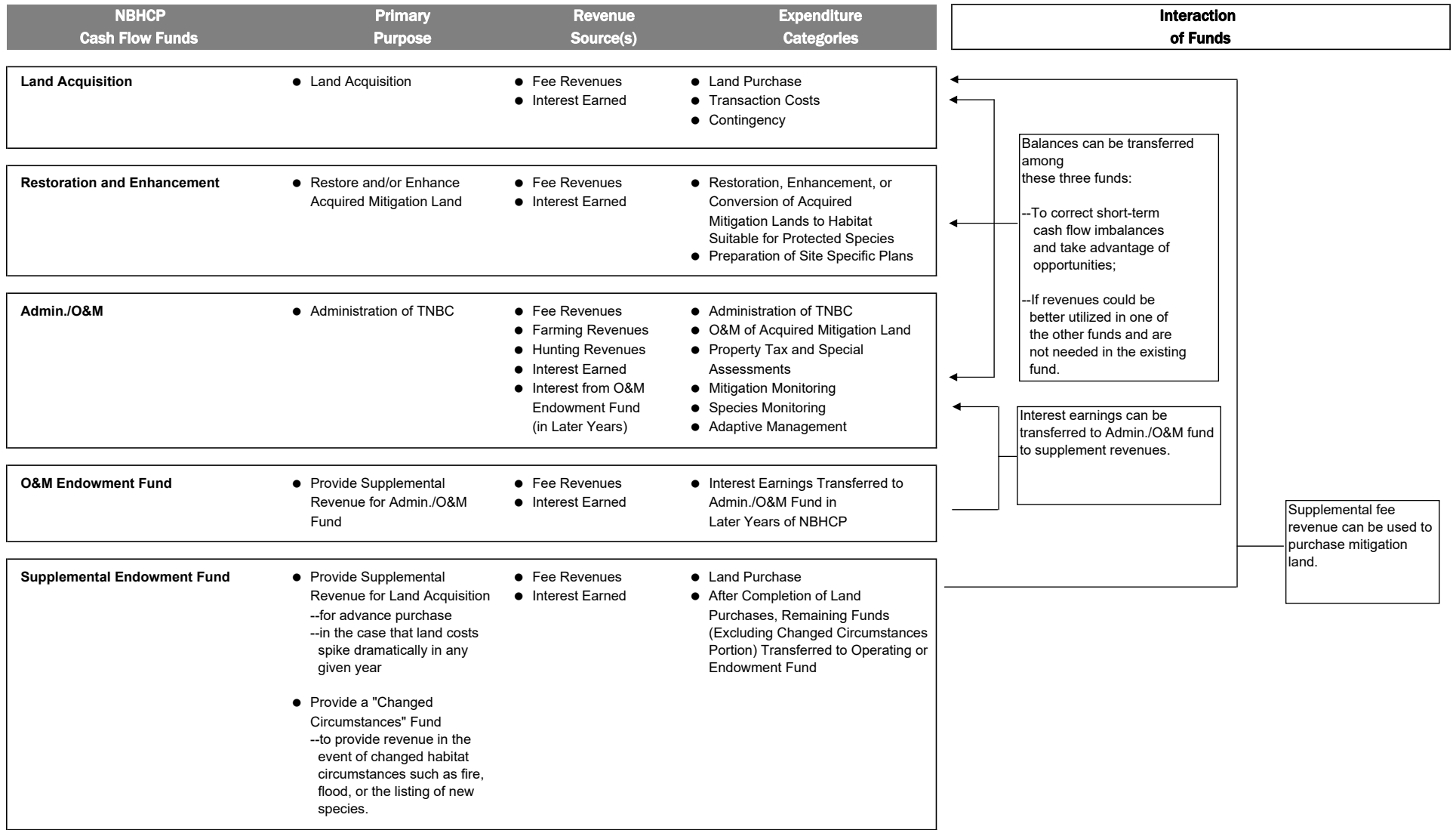
The habitat acquisition schedule was updated to reflect habitat acquisitions actually made or projected for 2008 and 2009. There were no habitat acquisitions made in 2008 or 2009. In 2009, total habitat actually decreased by 29.71 acres because portions of the Atkinson and Huffman West properties were transferred to the Sacramento Area Flood Control Agency (SAFCA). The projected habitat conversion schedule also was updated to reflect that TNBC estimates no acres will be converted to marsh in 2010 through 2012, 100 rice acres will be converted to marsh in 2013, and 80 rice acres will be converted to marsh in 2014.



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**Figure 1**  
**Natomas Basin HCP**  
**Cash Flow Model and Interaction of Funds**



**Table 1**  
**Natomas Basin HCP**  
**HCP Mitigation Fee Summary 1996-2010**

**2010 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	Adopted													Proposed	
	1996/97	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	
Land Acquisition [1]	\$1,830	\$1,830	\$2,036	\$2,500	\$3,000	\$3,750	\$5,275	\$7,750	\$12,750	\$23,250	\$20,750	\$18,250	\$18,250	\$18,250	
Land Acquisition Settlement [2]					\$3,947	\$3,947									
Restoration/Enhancement	\$140	\$198	\$200	\$423	\$368	\$782	\$970	\$935	\$1,023	\$1,278	\$1,275	\$1,141	\$1,141	\$1,267	
Administration/O & M	\$150	\$475	\$800	\$750	\$1,555	\$1,555	\$3,450	\$4,154	\$6,243	\$9,255	\$9,213	\$10,737	\$10,737	\$14,269	
O & M Endowment	\$75	\$100	\$190	\$190	\$800	\$1,500	\$1,900	\$2,490	\$3,745	\$5,555	\$5,530	\$6,440	\$6,440	\$8,560	
Supplemental Endowment	\$0	\$0	\$0	\$0	\$150	\$188	\$430	\$473	\$638	\$1,020	\$908	\$803	\$803	\$823	
Fee Collection Admin.	\$45	\$53	\$66	\$78	\$201	\$240	\$245	\$322	\$498	\$824	\$769	\$763	\$763	\$881	
<b>Total Mitigation Fee</b>	<b>\$2,240</b>	<b>\$2,656</b>	<b>\$3,292</b>	<b>\$3,941</b>	<b>\$10,021</b>	<b>\$11,962</b>	<b>\$12,270</b>	<b>\$16,124</b>	<b>\$24,897</b>	<b>\$41,182</b>	<b>\$38,445</b>	<b>\$38,133</b>	<b>\$38,133</b>	<b>\$44,050</b>	
<i>Percent Change</i>		19%	24%	20%	154%	19%	3%	31%	54%	65%	(7%)	(1%)	0%	16%	
Less Land Cost Portion of Land Acquisition Component								\$4,500	\$7,500	\$12,500	\$22,500	\$20,000	\$17,500	\$17,500	
<b>Total Mitigation Fee Excluding Land Cost Portion of Land Acquisition Component [3]</b>								<b>\$7,770</b>	<b>\$8,624</b>	<b>\$12,397</b>	<b>\$18,682</b>	<b>\$18,445</b>	<b>\$20,633</b>	<b>\$20,633</b>	<b>\$26,550</b>
<i>Percent Change</i>									11%	44%	51%	(1%)	12%	0%	29%

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- [1] Land acquisition cost includes land cost, transaction costs, and contingency costs.  
 Current land costs estimated at \$35,000 per acre.
- [2] Fee through 2002 only.
- [3] Includes land transaction costs and contingencies.

**Table 2**  
**Natomas Basin HCP**  
**Estimation of Habitat Mitigation Fee**

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**2010 Update**  
*17,500 acres of development*  
*1/2 acre of mitigation land per gross acre of developed land*  
*25% marsh, 50% rice, 25% other*

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Item	Cost per Acre of Habitat <i>a</i>	Mitigation Fee per Acre of Development <i>b=a x .5</i>	Percentage of Base Fee	Notes:
<b>BASE FEE</b>				
<b>Land Acquisition Cost (LA)</b>				
Land Cost	\$35,000	\$17,500		
Transaction Costs and Contingency	\$1,500	\$750		
<b>Total Land Acquisition Cost (LA)</b>	<b>\$36,500</b>	<b>\$18,250</b>	41%	See Table 5
<b>Restoration/Enhancement (RE)</b>				
RE Cost	\$2,027	\$1,014		
RE Contingency	\$507	\$253		
<b>Total Restoration/Enhancement (RE)</b>	<b>\$2,534</b>	<b>\$1,267</b>	3%	See Table 6
Administration/O&M [1]	\$28,538	\$14,269	32%	
O&M Endowment Fund [1]	\$17,120	\$8,560	19%	
Supplemental Endowment Fund	\$1,646	\$823	2%	See Table 14
<b>Total Mitigation Fee</b>	<b>\$86,339</b>	<b>\$43,169</b>		
<b>Fee Collection Administration</b>		\$881	2%	2% of fee for collection
<b>Total Base Fee</b>		<b>\$44,050</b>	<b>100%</b>	
<b>FEE EXCLUDING LAND COST PORTION OF LAND ACQUISITION</b>		<b>\$26,550</b>		[2]

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[1] Administration/O&M and Endowment Fund costs are set based on the cash flow analysis, ensuring that fund balances are positive in year 50 and that annual interest earnings in endowment fund exceed drawdown by Admin/O&M fund. See **Tables 7-13** for 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**  
**Natomas Basin HCP**  
**Habitat Mitigation Fee Component Changes (2009-2010)**

**2010 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	2009 Fee	2010 Proposed Fee	Fee Increase/ (Decrease)	Percentage Increase/ (Decrease)
<b>Land Acquisition</b>				
Land	\$17,500	\$17,500	\$0	0.0%
Transaction	\$375	\$375	\$0	0.0%
Contingency	\$375	\$375	\$0	0.0%
<b>Total Land Acquisition</b>	<b>\$18,250</b>	<b>\$18,250</b>	<b>\$0</b>	<b>0.0%</b>
<b>Restoration/Enhancement</b>				
Base Fee	\$913	\$1,014	\$101	11.1%
Contingency	\$228	\$253	\$25	11.1%
<b>Total Restoration/Enhancement</b>	<b>\$1,141</b>	<b>\$1,267</b>	<b>\$126</b>	<b>11.1%</b>
<b>Administration/O&amp;M and O&amp;M Endowment</b>				
Administration/O&M	\$10,737	\$14,269	\$3,533	32.9%
O&M Endowment Fund	\$6,440	\$8,560	\$2,120	32.9%
<b>Total Admin/O&amp;M and O&amp;M Endowment</b>	<b>\$17,177</b>	<b>\$22,829</b>	<b>\$5,653</b>	<b>32.9%</b>
<b>Fee Subcomponent Estimates [1]</b>				
O&M	\$4,693	\$5,703	\$1,010	21.5%
Administration	\$3,777	\$4,090	\$312	8.3%
Species and Habitat Monitoring	\$2,346	\$2,639	\$293	12.5%
Special Districts	\$2,116	\$2,382	\$266	12.6%
Property Taxes	\$5,564	\$9,802	\$4,238	76.2%
Crop and Hunting Revenue Offset	(\$1,320)	(\$1,787)	(\$468)	35.5%
<b>Total Admin/O&amp;M and O&amp;M Endowment</b>	<b>\$17,177</b>	<b>\$22,829</b>	<b>\$5,653</b>	<b>32.9%</b>
<b>Supplemental Endowment Fund</b>	<b>\$803</b>	<b>\$823</b>	<b>\$20</b>	<b>2.5%</b>
<b>Fee Collection Administration</b>	<b>\$763</b>	<b>\$881</b>	<b>\$118</b>	<b>15.5%</b>
<b>Total Mitigation Fee</b>	<b>\$38,133</b>	<b>\$44,050</b>	<b>\$5,917</b>	<b>15.5%</b>
<b>Summary of Land-Related Fee Components</b>				
Land Acquisition	\$18,250	\$18,250	\$0	0.0%
Property Taxes	\$5,564	\$9,802	\$4,238	76.2%
Supplemental Endowment	\$803	\$823	\$20	2.5%
Fee Collection Administration for Land Components	\$502	\$589	\$87	17.3%
<b>Subtotal of Land-Related Components</b>	<b>\$25,119</b>	<b>\$29,465</b>	<b>\$4,345</b>	<b>17.3%</b>
<b>All Other Fee Components</b>				
Special Districts (Water)	\$2,116	\$2,382	\$266	12.6%
O&M, Administration, Species and Habitat Monitoring	\$10,816	\$12,432	\$1,616	14.9%
Crop and Hunting Revenue Offset	(\$1,320)	(\$1,787)	(\$468)	35.5%
Restoration and Enhancement	\$1,141	\$1,267	\$126	11.1%
Fee Collection Administration for All Other Components	\$260	\$292	\$32	12.3%
<b>Subtotal of All Other Fee Components</b>	<b>\$13,013</b>	<b>\$14,586</b>	<b>\$1,573</b>	<b>12.1%</b>
<b>Total Mitigation Fee</b>	<b>\$38,132</b>	<b>\$44,050</b>	<b>\$5,918</b>	<b>15.5%</b>

*"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**  
**Natomas Basin HCP**  
**Cash Flow Summary**

**2010 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 1996-2047	1 1996	2 1997	3 1998	4 1999	5 2000	6 2001	7 2002
<b>LAND ACQUISITION</b>								
<b>Beginning Balance</b>		\$0	\$55,641	\$247,608	\$2,773,665	\$750,754	\$563,113	\$2,225,278
Total Revenues	\$237,791,509	\$55,641	\$191,966	\$2,526,057	\$2,696,904	\$1,287,471	\$3,198,070	\$2,569,079
Total Expenditures	(\$198,733,134)	\$0	\$0	\$0	(\$4,924,998)	(\$1,475,112)	(\$1,535,905)	(\$8,854,102)
Transfers to/from Admin/O&M, R&E, Endow.	(\$39,263,558)	\$0	\$0	\$0	\$0	\$0	\$0	\$4,061,520
Balance Adjustments	\$205,183	\$0	\$0	\$0	\$205,183	\$0	\$0	\$0
Reserved Amounts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$0</b>	<b>\$55,641</b>	<b>\$247,608</b>	<b>\$2,773,665</b>	<b>\$750,754</b>	<b>\$563,113</b>	<b>\$2,225,278</b>	<b>\$1,775</b>
<b>RESTORATION AND ENHANCEMENTS</b>								
<b>Beginning Balance</b>		\$0	\$4,257	\$19,070	\$292,954	\$592,052	\$582,058	\$268,280
Total Revenues	\$17,689,141	\$4,257	\$14,814	\$273,883	\$299,098	\$150,713	\$146,644	\$363,017
Total Expenditures	(\$15,644,680)	\$0	\$0	\$0	\$0	\$0	(\$1,060,422)	(\$490,041)
Transfers to/from O&M/Admin, LA, Endowment	(\$1,883,755)	\$0	\$0	\$0	\$0	\$0	\$600,000	(\$153,500)
Balance Adjustments	(\$160,706)	\$0	\$0	\$0	\$0	(\$160,706)	\$0	\$0
<b>Ending Balance</b>	<b>\$0</b>	<b>\$4,257</b>	<b>\$19,070</b>	<b>\$292,954</b>	<b>\$592,052</b>	<b>\$582,058</b>	<b>\$268,280</b>	<b>(\$12,244)</b>
<b>ADMINISTRATION/O&amp;M</b>								
<b>Beginning Balance</b>		\$0	\$4,561	\$70,261	\$621,109	\$1,265,315	\$1,549,539	\$1,154,659
Total Revenues	\$243,277,030	\$4,561	\$65,700	\$657,778	\$849,711	\$652,770	\$816,275	\$1,624,402
Drawdown on Endowment Fund	\$18,144,571	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$259,481,554)	\$0	\$0	(\$106,930)	(\$205,505)	(\$388,815)	(\$611,155)	(\$876,281)
Transfers to/from Land Acq. and R&E	(\$589,515)	\$0	\$0	\$0	\$0	\$0	(\$600,000)	(\$3,908,020)
City of Sac. Loan for 200-Acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,111,959
Balance Adjustments	\$20,268	\$0	\$0	\$0	\$0	\$20,268	\$0	\$0
Reserved Amounts	(\$1,370,800)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$0</b>	<b>\$4,561</b>	<b>\$70,261</b>	<b>\$621,109</b>	<b>\$1,265,315</b>	<b>\$1,549,539</b>	<b>\$1,154,659</b>	<b>\$106,719</b>
<b>O&amp;M ENDOWMENT</b>								
<b>Beginning Balance</b>		\$0	\$3,041	\$13,622	\$152,066	\$323,846	\$463,981	\$966,753
Total Revenues	\$251,940,156	\$3,041	\$10,581	\$138,445	\$157,704	\$140,135	\$502,772	\$764,050
Total Expenses	(\$354,726)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Land Acq. and R&E	\$43,198,883	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	(\$18,144,571)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$14,076	\$0	\$0	\$0	\$14,076	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$276,653,818</b>	<b>\$3,041</b>	<b>\$13,622</b>	<b>\$152,066</b>	<b>\$323,846</b>	<b>\$463,981</b>	<b>\$966,753</b>	<b>\$1,730,803</b>
<b>SUPPLEMENTAL ENDOWMENT</b>								
<b>Beginning Balance</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$36,314
Total Revenues	\$19,652,239	\$0	\$0	\$0	\$0	\$0	\$36,314	\$147,318
Total Expenditures	(\$3,321,468)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$16,330,771</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$36,314</b>	<b>\$183,631</b>
<b>Changed Circumstances Fund Balance</b>	<b>\$7,778,446</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

"cash\_flow"

**Table 4**  
**Natomas Basin HCP**  
**Cash Flow Summary**

**2010 Update**  
*17,500 acres of development*  
*1/2 acre of mitigation land per gross acre of developed land*  
*25% marsh, 50% rice, 25% other*

	8	9	10	11	12	13	14	15	16
	2003	2004	2005	2006	2007	2008	2009	2010	2011
<b>LAND ACQUISITION</b>									
<b>Beginning Balance</b>	\$1,775	\$80,655	\$418,988	\$437,164	\$2,943,551	\$5,364,276	\$5,957,570	\$6,053,576	\$6,519,715
Total Revenues	\$9,072,846	\$469,564	\$1,002,010	\$3,418,052	\$2,438,647	\$615,127	\$96,006	\$466,139	\$560,591
Total Expenditures	(\$6,411,966)	(\$81,231)	(\$220,786)	(\$345,607)	(\$17,922)	(\$21,832)	\$0	\$0	\$0
Transfers to/from Admin/O&M, R&E, Endow.	(\$2,582,000)	(\$50,000)	\$100,414	(\$1,429,520)	\$0	\$0	\$0	\$0	\$412,056
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	\$0	\$0	(\$863,462)	\$863,462	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$80,655</b>	<b>\$418,988</b>	<b>\$437,164</b>	<b>\$2,943,551</b>	<b>\$5,364,276</b>	<b>\$5,957,570</b>	<b>\$6,053,576</b>	<b>\$6,519,715</b>	<b>\$7,492,362</b>
<b>RESTORATION AND ENHANCEMENTS</b>									
<b>Beginning Balance</b>	(\$12,244)	\$384,545	(\$20,841)	\$481,611	\$683,244	\$351,236	\$338,827	\$344,311	\$375,453
Total Revenues	\$1,123,471	\$334,400	\$653,695	\$202,113	\$265,605	\$37,225	\$5,484	\$31,142	\$36,603
Total Expenditures	(\$880,182)	(\$739,786)	(\$40,344)	(\$480)	(\$597,613)	(\$49,634)	\$0	\$0	\$0
Transfers to/from O&M/Admin, LA, Endowment	\$153,500	\$0	(\$110,899)	\$0	\$0	\$0	\$0	\$0	(\$412,056)
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$384,545</b>	<b>(\$20,841)</b>	<b>\$481,611</b>	<b>\$683,244</b>	<b>\$351,236</b>	<b>\$338,827</b>	<b>\$344,311</b>	<b>\$375,453</b>	<b>\$0</b>
<b>ADMINISTRATION/O&amp;M</b>									
<b>Beginning Balance</b>	\$106,719	\$2,924,393	\$3,443,813	\$5,681,309	\$7,156,348	\$8,778,358	\$7,129,750	\$6,125,871	\$4,543,307
Total Revenues	\$3,949,924	\$2,207,942	\$4,117,856	\$2,166,883	\$4,993,445	\$1,062,029	\$1,722,648	\$1,052,971	\$698,508
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$1,448,791)	(\$1,738,522)	(\$1,890,845)	(\$2,121,364)	(\$3,371,435)	(\$2,710,637)	(\$2,726,526)	(\$2,635,535)	(\$2,763,011)
Transfers to/from Land Acq. and R&E	\$2,428,500	\$50,000	\$10,485	\$1,429,520	\$0	\$0	\$0	\$0	\$0
City of Sac. Loan for 200-Acre Reserve	(\$2,111,959)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	\$0	\$0	(\$267,256)	(\$499,925)	(\$319,373)	(\$330,880)	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)
<b>Ending Balance</b>	<b>\$2,924,393</b>	<b>\$3,443,813</b>	<b>\$5,414,053</b>	<b>\$6,656,423</b>	<b>\$8,458,985</b>	<b>\$6,798,870</b>	<b>\$4,755,071</b>	<b>\$3,172,507</b>	<b>\$1,108,005</b>
<b>O&amp;M ENDOWMENT</b>									
<b>Beginning Balance</b>	\$1,730,803	\$4,424,499	\$5,803,065	\$8,148,581	\$9,926,631	\$10,959,532	\$7,575,335	\$9,053,168	\$9,495,860
Total Revenues	\$2,718,367	\$1,378,566	\$2,438,050	\$1,868,942	\$1,086,696	(\$3,331,431)	\$1,517,902	\$442,692	\$456,076
Total Expenses	(\$24,671)	\$0	(\$92,534)	(\$90,892)	(\$53,795)	(\$52,766)	(\$40,068)	\$0	\$0
Transfer from Land Acq. and R&E	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$4,424,499</b>	<b>\$5,803,065</b>	<b>\$8,148,581</b>	<b>\$9,926,631</b>	<b>\$10,959,532</b>	<b>\$7,575,335</b>	<b>\$9,053,168</b>	<b>\$9,495,860</b>	<b>\$9,951,936</b>
<b>SUPPLEMENTAL ENDOWMENT</b>									
<b>Beginning Balance</b>	\$183,631	\$456,255	\$558,090	\$784,553	\$980,468	\$1,103,885	\$780,400	\$937,158	\$995,607
Total Revenues	\$533,115	\$202,734	\$443,136	\$313,624	\$192,314	(\$526,964)	\$272,588	\$63,449	\$46,328
Total Expenditures	(\$260,491)	(\$100,899)	(\$216,673)	(\$117,709)	(\$68,897)	\$203,479	(\$115,830)	(\$5,000)	(\$5,000)
<b>Ending Balance</b>	<b>\$456,255</b>	<b>\$558,090</b>	<b>\$784,553</b>	<b>\$980,468</b>	<b>\$1,103,885</b>	<b>\$780,400</b>	<b>\$937,158</b>	<b>\$995,607</b>	<b>\$1,036,935</b>
<b>Changed Circumstances Fund Balance</b>	<b>\$260,491</b>	<b>\$361,390</b>	<b>\$563,082</b>	<b>\$668,010</b>	<b>\$732,617</b>	<b>\$520,350</b>	<b>\$629,357</b>	<b>\$653,237</b>	<b>\$677,834</b>

"cash\_flow"



**Table 4**  
**Natomas Basin HCP**  
**Cash Flow Summary**

**2010 Update**  
*17,500 acres of development*  
*1/2 acre of mitigation land per gross acre of developed land*  
*25% marsh, 50% rice, 25% other*

	17 2012	18 2013	19 2014	20 2015	21 2016	22 2017	23 2018	24 2019	25 2020
<b>LAND ACQUISITION</b>									
<b>Beginning Balance</b>	\$7,492,362	\$7,867,133	\$18,424,148	\$19,126,872	\$19,850,679	\$20,596,199	\$21,364,085	\$22,155,007	\$22,819,658
Total Revenues	\$3,874,771	\$13,923,065	\$14,239,775	\$14,260,857	\$14,282,571	\$14,304,937	\$12,585,761	\$10,701,701	\$10,721,641
Total Expenditures	(\$3,650,000)	(\$3,516,050)	(\$13,687,051)	(\$13,687,051)	(\$13,687,051)	(\$13,687,051)	(\$11,944,839)	(\$10,037,051)	(\$10,037,051)
Transfers to/from Admin/O&M, R&E, Endow.	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$7,867,133</b>	<b>\$18,424,148</b>	<b>\$19,126,872</b>	<b>\$19,850,679</b>	<b>\$20,596,199</b>	<b>\$21,364,085</b>	<b>\$22,155,007</b>	<b>\$22,819,658</b>	<b>\$23,504,247</b>
<b>RESTORATION AND ENHANCEMENTS</b>									
<b>Beginning Balance</b>	\$0	(\$99,108)	(\$318,986)	(\$878,146)	(\$1,057,622)	(\$1,237,098)	(\$1,416,573)	(\$1,400,025)	\$201,978
Total Revenues	\$253,392	\$950,190	\$950,190	\$950,190	\$950,190	\$950,190	\$829,241	\$696,798	\$702,857
Total Expenditures	(\$202,500)	(\$1,020,069)	(\$1,359,350)	(\$979,666)	(\$979,666)	(\$979,666)	(\$662,693)	(\$556,850)	(\$556,850)
Transfers to/from O&M/Admin, LA, Endowment	(\$150,000)	(\$150,000)	(\$150,000)	(\$150,000)	(\$150,000)	(\$150,000)	(\$150,000)	\$1,462,056	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>(\$99,108)</b>	<b>(\$318,986)</b>	<b>(\$878,146)</b>	<b>(\$1,057,622)</b>	<b>(\$1,237,098)</b>	<b>(\$1,416,573)</b>	<b>(\$1,400,025)</b>	<b>\$201,978</b>	<b>\$347,985</b>
<b>ADMINISTRATION/O&amp;M</b>									
<b>Beginning Balance</b>	\$2,478,805	\$2,808,013	\$10,792,746	\$18,619,823	\$26,267,433	\$33,987,454	\$41,659,941	\$47,974,826	\$52,763,656
Total Revenues	\$3,211,095	\$11,062,156	\$11,315,431	\$11,568,456	\$11,816,097	\$12,065,911	\$10,953,733	\$9,668,199	\$9,828,535
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$2,881,886)	(\$3,077,423)	(\$3,488,353)	(\$3,920,847)	(\$4,096,076)	(\$4,393,424)	(\$4,638,847)	(\$4,879,368)	(\$5,154,312)
Transfers to/from Land Acq. and R&E	\$0	\$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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)
<b>Ending Balance</b>	<b>\$1,437,213</b>	<b>\$9,421,946</b>	<b>\$17,249,023</b>	<b>\$24,896,633</b>	<b>\$32,616,654</b>	<b>\$40,289,141</b>	<b>\$46,604,026</b>	<b>\$51,392,856</b>	<b>\$56,067,079</b>
<b>O&amp;M ENDOWMENT</b>									
<b>Beginning Balance</b>	\$9,951,936	\$11,962,494	\$18,741,158	\$25,723,183	\$32,914,668	\$40,321,897	\$47,951,343	\$54,992,504	\$61,350,068
Total Revenues	\$2,010,558	\$6,778,664	\$6,982,024	\$7,191,485	\$7,407,229	\$7,629,446	\$7,041,160	\$6,357,565	\$6,548,291
Total Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Land Acq. and R&E	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$11,962,494</b>	<b>\$18,741,158</b>	<b>\$25,723,183</b>	<b>\$32,914,668</b>	<b>\$40,321,897</b>	<b>\$47,951,343</b>	<b>\$54,992,504</b>	<b>\$61,350,068</b>	<b>\$67,898,360</b>
<b>SUPPLEMENTAL ENDOWMENT</b>									
<b>Beginning Balance</b>	\$1,036,935	\$1,182,643	\$1,647,859	\$2,127,030	\$2,620,577	\$3,128,930	\$3,652,534	\$4,137,145	\$4,576,396
Total Revenues	\$195,708	\$652,709	\$666,666	\$681,041	\$695,847	\$711,098	\$648,239	\$576,744	\$589,922
Total Expenditures	(\$50,000)	(\$187,494)	(\$187,494)	(\$187,494)	(\$187,494)	(\$187,494)	(\$163,628)	(\$137,494)	(\$137,494)
<b>Ending Balance</b>	<b>\$1,182,643</b>	<b>\$1,647,859</b>	<b>\$2,127,030</b>	<b>\$2,620,577</b>	<b>\$3,128,930</b>	<b>\$3,652,534</b>	<b>\$4,137,145</b>	<b>\$4,576,396</b>	<b>\$5,028,823</b>
<b>Changed Circumstances Fund Balance</b>	<b>\$748,169</b>	<b>\$958,108</b>	<b>\$1,174,345</b>	<b>\$1,397,070</b>	<b>\$1,626,476</b>	<b>\$1,862,764</b>	<b>\$2,082,275</b>	<b>\$2,282,237</b>	<b>\$2,488,198</b>

"cash\_flow"

**Table 4**  
**Natomas Basin HCP**  
**Cash Flow Summary**

**2010 Update**  
*17,500 acres of development*  
*1/2 acre of mitigation land per gross acre of developed land*  
*25% marsh, 50% rice, 25% other*

	26 2021	27 2022	28 2023	29 2024	30 2025	31 2026	32 2027	33 2028	34 2029
<b>LAND ACQUISITION</b>									
<b>Beginning Balance</b>	\$23,504,247	\$24,209,375	\$24,935,656	\$25,683,726	\$26,454,238	\$27,247,865	\$28,065,301	\$28,907,260	\$29,774,477
Total Revenues	\$10,742,178	\$10,763,332	\$7,561,707	\$7,584,149	\$7,607,265	\$7,631,073	\$7,655,597	\$7,680,855	\$7,706,872
Total Expenditures	(\$10,037,051)	(\$10,037,051)	(\$6,813,638)	(\$6,813,638)	(\$6,813,638)	(\$6,813,638)	(\$6,813,638)	(\$6,813,638)	(\$6,813,637)
Transfers to/from Admin/O&M, R&E, Endow.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$24,209,375</b>	<b>\$24,935,656</b>	<b>\$25,683,726</b>	<b>\$26,454,238</b>	<b>\$27,247,865</b>	<b>\$28,065,301</b>	<b>\$28,907,260</b>	<b>\$29,774,477</b>	<b>\$30,667,712</b>
<b>RESTORATION AND ENHANCEMENTS</b>									
<b>Beginning Balance</b>	\$347,985	\$498,372	\$653,271	\$767,872	\$885,911	\$1,007,492	\$1,132,720	\$1,261,704	\$1,394,559
Total Revenues	\$707,237	\$711,749	\$492,618	\$496,056	\$499,597	\$503,245	\$507,002	\$510,871	\$514,857
Total Expenditures	(\$556,850)	(\$556,850)	(\$378,017)	(\$378,017)	(\$378,017)	(\$378,017)	(\$378,017)	(\$378,017)	(\$378,017)
Transfers to/from O&M/Admin, LA, Endowment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$498,372</b>	<b>\$653,271</b>	<b>\$767,872</b>	<b>\$885,911</b>	<b>\$1,007,492</b>	<b>\$1,132,720</b>	<b>\$1,261,704</b>	<b>\$1,394,559</b>	<b>\$1,531,399</b>
<b>ADMINISTRATION/O&amp;M</b>									
<b>Beginning Balance</b>	\$57,437,879	\$61,981,031	\$66,443,326	\$68,348,375	\$70,091,359	\$71,655,819	\$73,024,029	\$74,176,910	\$75,093,931
Total Revenues	\$9,985,433	\$10,138,398	\$7,763,278	\$7,831,746	\$7,895,353	\$7,953,604	\$8,005,968	\$8,051,871	\$8,090,699
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$5,442,280)	(\$5,676,103)	(\$5,858,229)	(\$6,088,762)	(\$6,330,894)	(\$6,585,394)	(\$6,853,087)	(\$7,134,850)	(\$7,431,621)
Transfers to/from Land Acq. and R&E	\$0	\$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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)
<b>Ending Balance</b>	<b>\$60,610,231</b>	<b>\$65,072,526</b>	<b>\$66,977,575</b>	<b>\$68,720,559</b>	<b>\$70,285,019</b>	<b>\$71,653,229</b>	<b>\$72,806,110</b>	<b>\$73,723,131</b>	<b>\$74,382,209</b>
<b>O&amp;M ENDOWMENT</b>									
<b>Beginning Balance</b>	\$67,898,360	\$74,643,100	\$81,590,182	\$87,233,764	\$93,046,653	\$99,033,928	\$105,200,822	\$111,552,723	\$118,095,181
Total Revenues	\$6,744,740	\$6,947,082	\$5,643,581	\$5,812,889	\$5,987,276	\$6,166,894	\$6,351,901	\$6,542,458	\$6,738,731
Total Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Land Acq. and R&E	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$74,643,100</b>	<b>\$81,590,182</b>	<b>\$87,233,764</b>	<b>\$93,046,653</b>	<b>\$99,033,928</b>	<b>\$105,200,822</b>	<b>\$111,552,723</b>	<b>\$118,095,181</b>	<b>\$124,833,912</b>
<b>SUPPLEMENTAL ENDOWMENT</b>									
<b>Beginning Balance</b>	\$5,028,823	\$5,494,824	\$5,974,805	\$6,367,978	\$6,772,947	\$7,190,065	\$7,619,697	\$8,062,217	\$8,518,013
Total Revenues	\$603,494	\$617,474	\$486,511	\$498,306	\$510,455	\$522,969	\$535,858	\$549,134	\$562,807
Total Expenditures	(\$137,494)	(\$137,494)	(\$93,338)	(\$93,338)	(\$93,338)	(\$93,338)	(\$93,338)	(\$93,338)	(\$93,338)
<b>Ending Balance</b>	<b>\$5,494,824</b>	<b>\$5,974,805</b>	<b>\$6,367,978</b>	<b>\$6,772,947</b>	<b>\$7,190,065</b>	<b>\$7,619,697</b>	<b>\$8,062,217</b>	<b>\$8,518,013</b>	<b>\$8,987,483</b>
<b>Changed Circumstances Fund Balance</b>	<b>\$2,700,337</b>	<b>\$2,918,841</b>	<b>\$3,099,744</b>	<b>\$3,286,074</b>	<b>\$3,477,994</b>	<b>\$3,675,671</b>	<b>\$3,879,279</b>	<b>\$4,088,994</b>	<b>\$4,305,002</b>

"cash\_flow"

**Table 4**  
**Natomas Basin HCP**  
**Cash Flow Summary**

**2010 Update**  
*17,500 acres of development*  
*1/2 acre of mitigation land per gross acre of developed land*  
*25% marsh, 50% rice, 25% other*

	35 2030	36 2031	37 2032	38 2033	39 2034	40 2035	41 2036	42 2037	43 2038
<b>LAND ACQUISITION</b>									
<b>Beginning Balance</b>	\$30,667,712	\$31,587,743	\$33,021,738	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
Total Revenues	\$7,733,669	\$7,761,270	\$7,804,290	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$6,813,637)	(\$6,327,275)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers to/from Admin/O&M, R&E, Endow.	\$0	\$0	(\$40,826,028)	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$31,587,743</b>	<b>\$33,021,738</b>	<b>(\$0)</b>	<b>(\$0)</b>	<b>(\$0)</b>	<b>(\$0)</b>	<b>(\$0)</b>	<b>(\$0)</b>	<b>(\$0)</b>
<b>RESTORATION AND ENHANCEMENTS</b>									
<b>Beginning Balance</b>	\$1,531,399	\$1,672,344	\$1,844,501	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$518,962	\$523,190	\$528,355	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$378,017)	(\$351,034)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers to/from O&M/Admin, LA, Endowment	\$0	\$0	(\$2,372,856)	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$1,672,344</b>	<b>\$1,844,501</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>ADMINISTRATION/O&amp;M</b>									
<b>Beginning Balance</b>	\$75,753,009	\$76,147,769	\$76,504,270	\$76,926,136	\$72,013,671	\$66,933,670	\$61,680,503	\$56,248,351	\$50,631,204
Total Revenues	\$8,121,788	\$8,144,141	\$8,154,836	\$2,840,079	\$2,692,705	\$2,540,305	\$2,382,710	\$2,219,745	\$2,051,231
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$7,727,029)	(\$7,787,639)	(\$7,732,970)	(\$7,752,544)	(\$7,772,705)	(\$7,793,472)	(\$7,814,861)	(\$7,836,892)	(\$7,859,584)
Transfers to/from Land Acq. and R&E	\$0	\$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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)
<b>Ending Balance</b>	<b>\$74,776,969</b>	<b>\$75,133,470</b>	<b>\$75,555,336</b>	<b>\$70,642,871</b>	<b>\$65,562,870</b>	<b>\$60,309,703</b>	<b>\$54,877,551</b>	<b>\$49,260,404</b>	<b>\$43,452,050</b>
<b>O&amp;M ENDOWMENT</b>									
<b>Beginning Balance</b>	\$124,833,912	\$131,774,805	\$138,923,926	\$189,486,403	\$195,170,995	\$201,026,125	\$207,056,908	\$213,268,616	\$219,666,674
Total Revenues	\$6,940,893	\$7,149,120	\$7,363,594	\$5,684,592	\$5,855,130	\$6,030,784	\$6,211,707	\$6,398,058	\$6,590,000
Total Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Land Acq. and R&E	\$0	\$0	\$43,198,883	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$131,774,805</b>	<b>\$138,923,926</b>	<b>\$189,486,403</b>	<b>\$195,170,995</b>	<b>\$201,026,125</b>	<b>\$207,056,908</b>	<b>\$213,268,616</b>	<b>\$219,666,674</b>	<b>\$226,256,674</b>
<b>SUPPLEMENTAL ENDOWMENT</b>									
<b>Beginning Balance</b>	\$8,987,483	\$9,471,037	\$9,969,098	\$10,482,100	\$10,796,563	\$11,120,460	\$11,454,074	\$11,797,696	\$12,151,627
Total Revenues	\$576,892	\$591,398	\$606,340	\$314,463	\$323,897	\$333,614	\$343,622	\$353,931	\$364,549
Total Expenditures	(\$93,338)	(\$93,338)	(\$93,338)	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$9,471,037</b>	<b>\$9,969,098</b>	<b>\$10,482,100</b>	<b>\$10,796,563</b>	<b>\$11,120,460</b>	<b>\$11,454,074</b>	<b>\$11,797,696</b>	<b>\$12,151,627</b>	<b>\$12,516,176</b>
<b>Changed Circumstances Fund Balance</b>	<b>\$4,527,489</b>	<b>\$4,756,652</b>	<b>\$4,992,689</b>	<b>\$5,142,469</b>	<b>\$5,296,743</b>	<b>\$5,455,646</b>	<b>\$5,619,315</b>	<b>\$5,787,894</b>	<b>\$5,961,531</b>

"cash\_flow"

**Table 4**  
**Natomas Basin HCP**  
**Cash Flow Summary**

**2010 Update**  
*17,500 acres of development*  
*1/2 acre of mitigation land per gross acre of developed land*  
*25% marsh, 50% rice, 25% other*

	44 2039	45 2040	46 2041	47 2042	48 2043	49 2044	50 2045	51 2046	52 2047
<b>LAND ACQUISITION</b>									
<b>Beginning Balance</b>	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
Total Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers to/from Admin/O&M, R&E, Endow.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>(\$0)</b>	<b>(\$0)</b>	<b>(\$0)</b>	<b>(\$0)</b>	<b>(\$0)</b>	<b>(\$0)</b>	<b>(\$0)</b>	<b>(\$0)</b>	<b>(\$0)</b>
<b>RESTORATION AND ENHANCEMENTS</b>									
<b>Beginning Balance</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers to/from O&M/Admin, LA, Endowment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>ADMINISTRATION/O&amp;M</b>									
<b>Beginning Balance</b>	\$44,822,850	\$38,816,874	\$32,606,644	\$26,185,311	\$19,545,798	\$12,680,793	\$5,582,743	\$1,370,800	\$1,370,800
Total Revenues	\$1,876,980	\$1,696,801	\$1,510,494	\$1,317,854	\$1,118,668	\$912,718	\$699,777	\$573,418	\$573,418
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$3,126,956	\$7,494,003	\$7,523,611
Total Expenditures	(\$7,882,957)	(\$7,907,031)	(\$7,931,827)	(\$7,957,367)	(\$7,983,673)	(\$8,010,768)	(\$8,038,676)	(\$8,067,422)	(\$8,097,030)
Transfers to/from Land Acq. and R&E	\$0	\$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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)	(\$1,370,800)
<b>Ending Balance</b>	<b>\$37,446,074</b>	<b>\$31,235,844</b>	<b>\$24,814,511</b>	<b>\$18,174,998</b>	<b>\$11,309,993</b>	<b>\$4,211,943</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>O&amp;M ENDOWMENT</b>									
<b>Beginning Balance</b>	\$226,256,674	\$233,044,374	\$240,035,706	\$247,236,777	\$254,653,880	\$262,293,497	\$270,162,301	\$275,140,214	\$275,900,417
Total Revenues	\$6,787,700	\$6,991,331	\$7,201,071	\$7,417,103	\$7,639,616	\$7,868,805	\$8,104,869	\$8,254,206	\$8,277,013
Total Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Land Acq. and R&E	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0	(\$3,126,956)	(\$7,494,003)	(\$7,523,611)
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$233,044,374</b>	<b>\$240,035,706</b>	<b>\$247,236,777</b>	<b>\$254,653,880</b>	<b>\$262,293,497</b>	<b>\$270,162,301</b>	<b>\$275,140,214</b>	<b>\$275,900,417</b>	<b>\$276,653,818</b>
<b>SUPPLEMENTAL ENDOWMENT</b>									
<b>Beginning Balance</b>	\$12,516,176	\$12,891,661	\$13,278,411	\$13,676,763	\$14,087,066	\$14,509,678	\$14,944,968	\$15,393,317	\$15,855,117
Total Revenues	\$375,485	\$386,750	\$398,352	\$410,303	\$422,612	\$435,290	\$448,349	\$461,800	\$475,654
Total Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Balance</b>	<b>\$12,891,661</b>	<b>\$13,278,411</b>	<b>\$13,676,763</b>	<b>\$14,087,066</b>	<b>\$14,509,678</b>	<b>\$14,944,968</b>	<b>\$15,393,317</b>	<b>\$15,855,117</b>	<b>\$16,330,771</b>
<b>Changed Circumstances Fund Balance</b>	<b>\$6,140,377</b>	<b>\$6,324,589</b>	<b>\$6,514,326</b>	<b>\$6,709,756</b>	<b>\$6,911,049</b>	<b>\$7,118,380</b>	<b>\$7,331,931</b>	<b>\$7,551,889</b>	<b>\$7,778,446</b>

"cash\_flow"

**Table 5**  
**Natomas Basin HCP**  
**Land Acquisition Cost**

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**2010 Update**  
*17,500 acres of development*  
*1/2 acre of mitigation land per gross acre of developed land*  
*25% marsh, 50% rice, 25% other*

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Item	Cost per Acre	Permitted by Plan	Assumed in Financial Analysis	Notes
In-Basin Lands	\$35,000	100%	100%	Price based on information from recent sales transactions and consultations with landowners and real estate brokers.
Out-of-Basin Lands	NA			
<b>Average Land Value</b>	<b>\$35,000</b>			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. This cost was restored to its 2003 level because of the increased complexity of real estate transactions.
<b>Average Land Acquisition Cost per Acquired Acre</b>	<b>\$36,500</b>			Beginning 2010

*"land\_acq\_assumps"*

Source: The Natomas Basin Conservancy

**Table 6**  
**Natomas Basin HCP**  
**Restoration and Enhancement Assumptions**

**2010 Update**  
*17,500 acres of development*  
*1/2 acre of mitigation land per gross acre of developed land*  
*25% marsh, 50% rice, 25% other*

**Site Specific Management Plan (SSMP) and Related Costs** (to be completed within 1 year of habitat acquisition)

Item	Estimated Cost per Acquisition	Estimated Cost per Habitat Acre	Note
NBHCP Biological Site Assessment	\$15,000 per Acquisition	\$83	Per-Acquired-Acre Baseline Biological site assessments for: assumes an average of 180 acres per acquisition. -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 per Acquisition	\$67	Per-Acquired-Acre Formal pre-construction site survey for restoration and enhancement, including: assumes an average of 180 acres per acquisition. -Assessment of Swainsons Hawk nest disturbance -Assessment of Other Avian Species nest disturbance -Assessment of Valley Elderberry Longhorn Beetle
<b>Subtotal Biological Site Assess. &amp; Pre-Construction Survey</b>		<b>\$150 per acre</b>	Note [1]

**Restoration and Enhancement Conversion Costs**

	Use of Land	Initial Costs	Weighted Cost [5]	
<b>Expended at Time Land Is Acquired</b>				
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]
<b>Subtotal</b>	<b>100%</b>		<b>\$0</b>	
<b>Expended at Time Land Is Converted</b>				
Rice/Other Converted to Marsh	25.00%	\$7,500	\$1,875	Note [4], [5]
Rice Converted to Upland/Other	0.43%	\$500	\$2	Note [5], [6]
<b>Subtotal Restoration and Enhancement Conversion Costs</b>			<b>\$1,877</b>	
<b>Subtotal of All Restoration and Enhancement Costs per Acre</b>			<b>\$2,027</b>	
<b>Restoration and Enhancement Contingency per Acre (25%)</b>			<b>\$507</b>	
<b>Total Restoration and Enhancement Costs per Acre</b>			<b>\$2,534</b>	

*"RE\_Assumps"*

Source: The Natomas Basin Conservancy

- [1] The addition of a formal biological site assessment and pre-construction survey are required by the Draft HCP -- July 2002.
- [2] Initial marsh land estimated at 0% because TNBC estimates that little to no marshland is available for acquisition. Rice land will be converted to marsh, however.
- [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 actual Bennett North sealed public bids. Approximately \$6,560 represents hard construction costs while the remaining represents a 15 percent contingency that covers construction management, design, and post-construction clean-up.
- [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 2006 that are planned to be converted to upland.

**Table 7**  
**Natomas Basin HCP**  
**Operations and Maintenance Assumptions**

**2010 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:
<b>Operations and Maintenance Costs</b>		
Land Management Contract	\$68.80 per acre	Land Management annual contract of \$285,000 divided by the current habitat size of 4,142 acres (including supplemental mitigation)
TNBC Costs	\$99.12 per acre	See <b>Table 8</b>
Fixed Assets	\$26.80 per acre	Based on TNBC's inventory of fixed assets (see <b>Table 9</b> )
<b>Subtotal</b>	<b>\$194.72</b> per acre	
<b>Special Assessments</b>		
Reclamation District #1000	\$14.09 per acre	2008-09 amount of \$58,354 / 4,142 habitat acres.
NCMWC	\$65.18 per acre	Based on published tariffs and rates. <b>Assumptions:</b> 1) 15% of acres are not in the NCMWC area 2) On all acres except marsh (75% of acres), TNBC pays all of the \$123 per acre average costs, then gets reimbursed by farmers for \$65 per acre, so TNBC pays a net amount of \$58 per acre. On marsh acres (25% of acres), TNBC pays the full \$123 per acre average costs. 3) Bad debt allowance of 5% 4) <i>Estimate = 85% * (\$58 per acre*75% + \$123 per acre*25% + \$65 per acre*75%* 5%)</i>
<b>Subtotal</b>	<b>\$79.27</b> per acre	
<b>Federal Marsh Water</b>	<b>\$7.51</b> per marsh acre	Additional assessment on all marsh acres. Marsh acres up to 960 acres are assessed \$19 per acre. Once marsh acres exceed 960, marsh acres are assessed \$26.51 per acre (\$26.51 - \$19.00 = \$7.51)
<b>Property Taxes for Existing Habitat (1%)</b>	<b>\$44.65</b> per acre	Based on the estimated average cost per acre, adjusting the cost per acre for each acquisition by 2% per year (see <b>Table 11</b> for detail)
<b>Preparation of Site Specific Management Plan</b>	<b>\$225</b> per acquired acre	Based on information from contracts regarding cost of SSMPs prepared to date.
<b>Update of Site Specific Management Plan</b>	<b>\$200</b> per acquired acre	Based on expected costs.
<b>Mitigation Monitoring and Adaptive Management</b>		
<u>2009 +</u> One-Time/Fixed Costs	\$135,000 in 2015	See <b>Table 12</b> for detail, increases by 3% per year until habitat buildout
On-Going Monitoring	\$340,522 per year	
<b>Subtotal</b>	<b>\$340,522</b> per year	
<b>Administrative Costs</b>		
During Development	\$1,054,917 per year	See <b>Table 13</b> for detail
After All Land Acquired	\$1,054,917 per year	
<b>Operations and Maintenance Revenues</b>		
<b>Crop Land Leases</b>		
Planted Rice Base Acreage	\$125 per acre	Estimate of average revenue per rice acre; revenue on 90% of rice acres
Other Crops	\$15 per acre	Estimate of average revenue per upland/other acre; revenue on 50% of other/upland acres
<b>Hunting Revenue</b>	<b>\$10</b> per acre	Revenue on a maximum of 1/4 of the acres

"om\_assumps"

Source: The Natomas Basin Conservancy

**Table 8**  
**Natomas Basin HCP**  
**Estimated TNBC Operations and Maintenance Annual Costs**  
*(excludes costs covered by Land Management contract and TNBC costs included in other tables)*

**2010 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
<b>Water Management</b>							
berm maintenance	Land Management Contract	annual					
water-control structure maintenance/repair	Land Management Contract	annual					
water-control structure replacement							
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 <b>Table 7</b> -- NCMWC)	annual					
winter water [1]	TNBC (additional water cost, 40% of habitat)	annual	\$13	828	\$10,836	1	\$10,836
electricity/fuel for wells	TNBC (added by TNBC in 2005)	annual	\$5,000	5	\$25,000	1	\$25,000
channel and outlet siltation control	TNBC	accrued			\$1,100,000	8	\$137,500
reclamation district fee	TNBC (See <b>Table 7</b> )	annual					\$0
well reserve	TNBC (added by TNBC in 2004)	accrued			\$9,600	1	\$9,600
<b>Subtotal Water Management</b>							<b>\$182,936</b>
<b>Vegetation Management</b>							
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					
herbicide	TNBC (amt not incl. in Land Management Contract)	annual	\$2,500	32	\$80,000	1	\$80,000
vegetation management advisor	TNBC (amt not incl. in Land Management Contract)	annual			\$8,800	1	\$8,800
<b>Subtotal Vegetation Management</b>							<b>\$88,800</b>

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**Table 8**  
**Natomas Basin HCP**  
**Estimated TNBC Operations and Maintenance Annual Costs**  
(excludes costs covered by Land Management contract and TNBC costs included in other tables)

**2010 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			Recurrence Interval	Total Annual Cost
		Type	Cost/Item	Items		
<b>Pest Management</b>						
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					
<b>Subtotal Pest Management</b>						<b>\$0</b>
<b>Agriculture Management (rice and alfalfa farming)</b>						
coordination with farmers and grazing tenants	TNBC (See <b>Table 13</b> )	annual			\$0	\$0
field leveling and cleanup	TNBC	annual	\$200	200 acres	\$40,000	\$40,000
<b>Subtotal Agricultural Management</b>						<b>\$40,000</b>
<b>Hunting Management</b>						
manage hunting program	TNBC (See <b>Table 13</b> )	annual			\$0	\$0
coordinate with Sacramento Int. Airport	TNBC (See <b>Table 13</b> )	annual			\$0	\$0
winter water	TNBC	annual			\$0	\$0
<b>Subtotal Hunting Management</b>						<b>\$0</b>
<b>Public Access and Interpretation</b>						
provide guided tours	TNBC (See <b>Table 13</b> )	annual				\$0
prepare handbooks and misc. interpretive material	TNBC (See <b>Table 13</b> )					\$0
<b>Subtotal Public Access and Interpret.</b>						<b>\$0</b>
<b>Monitoring</b>						
general field-monitoring of veg. and wildlife	TNBC (See <b>Table 12</b> )	annual				\$0
site-specific multispecies wildlife survey	TNBC (See <b>Table 12</b> )	accrued				\$0
waterfowl activities	TNBC (See <b>Table 12</b> )	annual				\$0
prepare reports	TNBC (See <b>Table 12</b> )	annual				\$0
general agency coordination	TNBC (See <b>Table 12</b> )	annual				\$0
<b>Subtotal Monitoring</b>						<b>\$0</b>
<b>Adaptive Management</b>						
labor to implement changes to various management practices	TNBC (See <b>Table 12</b> )	annual				\$0
<b>Subtotal Adaptive Management</b>						<b>\$0</b>

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**Table 8**  
**Natomas Basin HCP**  
**Estimated TNBC Operations and Maintenance Annual Costs**  
(excludes costs covered by Land Management contract and TNBC costs included in other tables)

**2010 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
<b>Miscellaneous</b>							
mosquito and vector control [2]	TNBC	annual	\$10	1,321 acres	\$13,200	1	\$13,200
trespass management	TNBC	annual			\$5,000	1	\$5,000
site security	TNBC	annual			\$20,000	1	\$20,000
trash clean-up	TNBC	annual			\$5,100	1	\$5,100
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 <b>Table 13</b> )	annual					\$0
winter bird management	TNBC	annual			\$7,700	1	\$7,700
project management/administration/misc.							
project coordination (10% of work year)	Land Management Contract	annual					
<b>Subtotal Miscellaneous</b>							<b>\$61,548</b>
<b>Subtotal All Costs</b>							<b>\$373,284</b>
Contingency						10%	\$37,328
<b>Total Costs</b>							<b>\$410,613</b>
Acre Allocation							4,142
<b>Estimated Cost per Acre</b>							<b>\$99.12</b>

"o&m tnbc"

Source: Wildlands, Inc. and TNBC

[1] It is assumed that winter water fees will be paid on 40% of the acres and that TNBC will be reimbursed by farmers for 1/2 of the charges.

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

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**Table 9**  
**Natomas Basin HCP**  
**Estimated TNBC Fixed Asset Annual Costs (2010 \$)**

**2010 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 Remaining	Cost Per Item	Items	Total Cost	Total Cost (2009 \$)	Annual Cost
<i>3% annual inflation</i>									
SLV	House - 9055 E. Levee Road *	1999	n/a	n/a	\$170,000	1	\$170,000		
SLV	Pole Barn *	1999	n/a	n/a	\$15,000	1	\$15,000		
SLV	Large Dairy Barn *	1999	n/a	n/a	\$172,700	1	\$172,700		
SLV	Quonset Hut *	1999	n/a	n/a	\$50,000	1	\$50,000		
BTS	House - 8701 E. Levee Road *	1999	n/a	n/a	\$90,000	1	\$90,000		
BTS	Betts Barn *	1999	n/a	n/a	\$30,000	1	\$30,000		
BTS	Well & Pump (residential)	1995	20.00	6.00	\$12,500	1	\$12,500	\$19,475	\$974
BTS	Pump (irrigation pump)	1995	20.00	1.00	\$80,000	1	\$80,000	\$124,637	\$6,232
BTS	Well (not in use)	1995	n/a	n/a	\$80,000	1	\$80,000		
SLV	Northern Barn	1995	n/a	n/a	\$30,000	1	\$30,000		
SLV	Maint. Shed (milking parlor)	1995	n/a	n/a	\$45,000	1	\$45,000		
SLV	Well & Pump (Quonset hut - domestic)	1995	20.00	6.00	\$12,500	1	\$12,500	\$19,475	\$974
SLV	Well & Pump (Northern barn - well collapsed & pump destroyed)	2005	20.00	16.00	\$80,000	1	\$80,000		
SLV	Well & Pump (Northern barn - new well & pump)	2006	20.00	17.00	\$78,563	1	\$78,563	\$88,424	\$4,421
SLV	Pump (abandoned, north property line)	1995	n/a	n/a	\$80,000	1	\$80,000		
SLV	Pump (abandoned, south property line)	1995	n/a	n/a	\$80,000	1	\$80,000		
KSM	Lift pump (pond)	2003	20.00	14.00	\$42,000	1	\$42,000	\$51,655	\$2,583
SLV	Ayala Bridge labor	2008	20.00	19.00			\$13,032	\$13,825	\$691
SLV	Ayala Bridge - Pipes & risers	2008	20.00	19.00			\$7,748	\$8,220	\$411
SLV	Box car bridge	2008	20.00	19.00			\$9,065	\$9,617	\$481
SLV	Double wide gate @ Silva residence	2008	20.00	19.00			\$5,227	\$5,545	\$277
BTS	Gate @ Betts residence	2008	20.00	19.00			\$4,330	\$4,594	\$230
SLV	Elec. Gate @ Silva tract	2008	20.00	19.00			\$8,069	\$8,560	\$428
SLV	Box car base & abutments	2009	20.00	20.00	\$14,988	1	\$14,988	\$15,437	\$772
KSM	Box car base	2009	20.00	20.00	\$5,988	1	\$5,988	\$6,167	\$308
SLV	Hand rails for bridges	2009	20.00	20.00			\$3,109	\$3,202	\$160

\* These assets had no value assigned at date of acquisition. Two houses were appraised on 02/05/04. Those appraised values are used here. The other barns and out buildings were quantified by John Roberts based on replacement costs for insurance purposes. Those values are used here.

BKS	BW Fencing 5-strand	2000	20.00	11.00		9,632.59 ft	\$18,302	\$24,596	\$1,230
BKS	16' Stock Gates	2000	20.00	11.00	\$115	4.00	\$460	\$618	\$31
BKS	BW Fencing 5-strand	2009	20.00	12.00		3,959 ft	\$7,522	\$7,748	\$387
BKS	16' Stock Gates	2009	20.00	12.00	\$123	3.00	\$370	\$381	\$19

**Table 9**  
**Natomas Basin HCP**  
**Estimated TNBC Fixed Asset Annual Costs (2010 \$)**

**2010 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 Remaining	Cost Per Item	Items	Total Cost	Total Cost (2009 \$)	Annual Cost
BKS	16' Stock Gate and setup	2009	20.00	12.00	\$275	1.00	\$275	\$283	\$14
BKS	BW Fencing 5-strand	2009	20.00	12.00		2,293.3 ft	\$4,365	\$4,496	\$225
BKS	BW Fencing 2-strand	2009	15.00	12.00		621 ft	\$2,329	\$2,399	\$160
BKS	BW Fencing 5-strand	2009	20.00	12.00		1,749 ft	\$1,185	\$1,221	\$61
BKS	Stock Gates	2009	20.00	12.00	\$100	2.00	\$200	\$206	\$10
SLV	BW Fencing	2009	20.00	12.00		730 ft	\$1,643	\$1,692	\$85
BTS	BW Fencing 5-strand	2009	20.00	13.00		1,340 ft	\$3,015	\$3,105	\$155
SLV	BW Fencing 3-strand	2009	15.00	9.00		350 ft	\$1,365	\$1,406	\$94
SLV	BW Fencing 1-strand	2009	15.00	9.00		526 ft	\$2,051	\$2,113	\$141
SLV	Security Gates	2003	25.00	18.00	\$450	6.00	\$2,700	\$3,321	\$133
BKS	Goat fencing	2007	20.00	18.00			\$11,155	\$12,189	\$609
BTS	Fencing	2009	20.00	20.00			\$12,809	\$13,194	\$660
SLV	Fencing	2009	20.00	20.00			\$9,749	\$10,042	\$502
** Minor repairs and maintenance may extend reoccurrence interval period									
BKS	3'x4' Water Control Structure Assembly w/24" Dia Pipe	2001	50.00	42.00	\$2,500	9.00	\$22,500	\$29,357	\$587
BKS	New gates over WCS 3x4	2001	10.00	2.00	\$105	11.00	\$1,155	\$1,507	\$151
BKS	4'x4' Water Control Structure Assembly w/30" Dia Pipe	2001	50.00	42.00	\$2,750	9.00	\$24,750	\$32,293	\$646
BKS	4'x5' Water Control Structure Assembly w/36" Dia Pipe	2001	50.00	42.00	\$4,200	2.00	\$8,400	\$10,960	\$219
BKS	3'x5' Water Control Structure Assembly w/24" Dia Pipe	2001	50.00	42.00	\$2,650	1.00	\$2,650	\$3,458	\$69
BKS	75'x15'x1' rock pad with Geotech Fabric	2001	15.00	7.00	\$3,000	1.00	\$3,000	\$3,914	\$261
BKS	Spillway Assembly	2001	20.00	12.00	\$4,850	18.00	\$87,300	\$113,907	\$5,695
BKS	Soil cover over 15 spillways (sealing)	2001	10.00	2.00	\$150	15.00	\$2,250	\$2,936	\$294
KSM	Water lift pump, standpipe, pipeline assembly (barn area)	2001	25.00	17.00	\$57,753	1.00	\$57,753	\$75,355	\$3,014
BKS	30" Dia Corrugated Polyethylene pipe, Installed	2001	20.00	12.00	\$65	90.00	\$5,850	\$7,633	\$382
BKS	Canal Gate & Pipe Assembly	2001	20.00	12.00	\$6,000	1.00	\$6,000	\$7,829	\$391
BKS	12" water slides in diversion structure	2001	15.00	7.00	\$1,100	2.00	\$2,200	\$2,871	\$191
LUCN/FRZ	Gates (incl Dbl Wide)	2003	20.00	14.00	\$495	5.00	\$2,473	\$3,041	\$152
FRZ	Well & pump (50 hp)	2004	20.00	15.00	\$80,000	1.00	\$80,000	\$95,524	\$4,776
LUCN	Well & pump (75 hp)	1999	20.00	8.00	\$95,000	1.00	\$95,000	\$131,502	\$6,575
LUCN/FRZ	3'x5' Water Control Structure Assemblies w/18" dia pimp, 40'	2004	50.00	45.00	\$2,350	9.00	\$21,150	\$25,254	\$505
LUCN/FRZ	3'x5' Water Control Structure Assemblies w/24" dia pimp, 40'	2004	50.00	45.00	\$2,550	7.00	\$17,850	\$21,314	\$426
LUCN/FRZ	5'x5' Water Control Structure Assemblies w/24" dia pimp, 40'	2004	50.00	45.00	\$2,900	3.00	\$8,700	\$10,388	\$208
LUCN/FRZ	Grates over WCS 3'x5' - existing (5) and proposed structures	2004	10.00	5.00	\$110	21.00	\$2,310	\$2,758	\$276
LUCN/FRZ	Grates over WCS 3'x5' - proposed structures	2004	10.00	5.00	\$150	3.00	\$450	\$537	\$54
FRZ	Fencing & signs	2006	15.00	12.00			\$1,746	\$1,965	\$131
FRZ	Electrical upgrades	2008	20.00	19.00			\$3,448	\$3,658	\$183

**Table 9**  
**Natomas Basin HCP**  
**Estimated TNBC Fixed Asset Annual Costs (2010 \$)**

**2010 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 Remaining	Cost Per Item	Items	Total Cost	Total Cost (2009 \$)		Annual Cost
								3% annual inflation		
FRZ	RV electrical hook-up	2008	20.00	19.00			\$1,240	\$1,316	\$66	
BENN	16" dia. well	2006	20.00	17.00	\$47,160	1.00	\$47,160	\$53,079	\$2,654	
BENN	Weir & gasket pipe	2006	20.00	17.00	\$2,354	1.00	\$2,354	\$2,649	\$132	
BENN	60 hp pump @ 100'	2007	20.00	18.00	\$37,211	1.00	\$37,211	\$40,661	\$2,033	
BENN	3' x 6' Water Control Structure Assembly with canal gate and 24" c	2007	50.00	48.00	\$4,030	1.00	\$4,030	\$4,404	\$88	
BENN	24" x 50' culvert (C )	2007	50.00	48.00	\$2,985	1.00	\$2,985	\$3,262	\$65	
BENN	3' x 3' Water Control Structure Assembly with 24" diameter pipe, 2	2007	50.00	48.00	\$2,595	1.00	\$2,595	\$2,836	\$57	
BENN	3' x 2' Water Control Structure Assembly with 12" diameter pipe, 2	2007	50.00	48.00	\$2,118	1.00	\$2,118	\$2,314	\$46	
BENN	12" x 20' culvert (F)	2007	50.00	48.00	\$1,750	1.00	\$1,750	\$1,912	\$38	
BENN	3' x 6' Water Control Structure Assembly with 24" diameter pipe, 6	2007	50.00	48.00	\$3,390	10.00	\$33,900	\$37,043	\$741	
BENN	3' x 6' Water Control Structure Assembly with 24" diameter pipe, 1	2007	50.00	48.00	\$6,475	2.00	\$12,950	\$14,151	\$283	
BENN	3' x 6' Water Control Structure Assembly with canal gate and 24" c	2007	50.00	48.00	\$5,720	1.00	\$5,720	\$6,250	\$125	
BENN	1 - 3' x 6' Water Control Structure Assembly with 24" diameter pipe	2007	50.00	48.00	\$3,090	1.00	\$3,090	\$3,377	\$68	
BENN	Fencing	2008	15.00	14.00			\$4,880	\$5,178	\$345	
BENN	Fencing	2008	15.00	14.00			\$49,634	\$52,657	\$3,510	
BENN	Duck blinds & installation	2008	20.00	19.00			\$12,010	\$12,742	\$637	
BENN	Irrigation supplies - drain line & riser box	2008	20.00	19.00			\$1,849	\$1,962	\$98	
BENS	16' Gate (Dbl Wide)	2004	15.00	10.00	\$375	1.00	\$375	\$448	\$30	
BENS	14' Gate	2005	15.00	11.00	\$275	3.00	\$825	\$956	\$64	
BENS	BW Fencing 3-strand	2004	15.00	10.00		1,600 ft	\$6,240	\$7,451	\$497	
BENS	Fencing & signs	2006	15.00	12.00			\$7,346	\$8,268	\$551	
LB2	3'x3' Water Control Structure Assembly w/24" Dia Pipe, 40'	2002	50.00	43.00	\$2,350	1.00	\$2,350	\$2,977	\$60	
LB2	3'x4' Water Control Structure Assembly w/18" Dia Pipe, 40'	2002	50.00	43.00	\$2,350	1.00	\$2,350	\$2,977	\$60	
LB2	3'x4' Water Control Structure Assembly w/24" Dia Pipe, 40'	2002	50.00	43.00	\$2,400	2.00	\$4,800	\$6,080	\$122	
LB2	3'x4' Water Control Structure Assembly w/24" Dia Pipe, 20'	2002	50.00	43.00	\$2,000	2.00	\$4,000	\$5,067	\$101	
LB2	3'x6' Water Control Structure Assembly w/18" Dia Pipe, 40'	2002	50.00	43.00	\$2,600	2.00	\$5,200	\$6,587	\$132	
LB2	3'x5' Water Control Structure Assembly w/18" Dia Pipe, 40'	2002	50.00	43.00	\$2,550	4.00	\$10,200	\$12,921	\$258	
LB2	3'x6' Water Control Structure Assembly w/24" Dia Pipe, 40'	2002	50.00	43.00	\$2,650	4.00	\$10,600	\$13,428	\$269	
LB2	3'x5' Water Control Structure Assembly w/24" Dia Pipe, 40'	2002	50.00	43.00	\$2,600	1.00	\$2,600	\$3,294	\$66	
LB2	3'x5' Canal Gate Structure Assembly w/18" Dia Pipe, 40'	2002	50.00	43.00	\$3,650	1.00	\$3,650	\$4,624	\$92	
LB2	3'x5' Canal Gate Structure Assembly w/24" Dia Pipe, 40'	2002	50.00	43.00	\$3,850	2.00	\$7,700	\$9,754	\$195	
LB2	3'x8' Canal Gate Structure Assembly w/24" Dia Pipe, 40'	2002	50.00	43.00	\$4,300	1.00	\$4,300	\$5,447	\$109	
LB2	Grates over WCS 3'x4'	2002	10.00	3.00	\$105	21.00	\$2,205	\$2,793	\$279	
LB2	Security Gates and Gateways	2002	15.00	8.00			\$2,922	\$3,702	\$247	
LB2	21' Custom made Security Gates with Lock Boxes and Hangars	2002	20.00	13.00	\$450	5.00	\$2,250	\$2,850	\$143	

**Table 9**  
**Natomas Basin HCP**  
**Estimated TNBC Fixed Asset Annual Costs (2010 \$)**

**2010 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 Remaining	Cost Per Item	Items	Total Cost	Total Cost (2009 \$)	Annual Cost
HUFW	Well & pump (50 hp)	2003	20.00	1.00	\$80,000	1.00	\$80,000	\$98,390	\$4,919
HUFW	Diversion Pump (20 hp)(1/2 Interest)	2003	20.00	6.00	\$30,000	1.00	\$30,000	\$36,896	\$1,845
ATKE	Gate	2003	20.00	14.00	\$450	1.00	\$450	\$553	\$28
ATKE	Lift pump (25 hp)	2003	20.00	6.00	\$45,000	1.00	\$45,000	\$55,344	\$2,767
ATKW	Well & pump (30 hp)	2003	20.00	1.00	\$50,000	1.00	\$50,000	\$61,494	\$3,075
RUR	Gate (Dbl Wide)	2003	20.00	14.00	\$450	2.00	\$900	\$1,107	\$55
SIL	15' Security Gate wih Lock Boxes and Hangars	2002	20.00	13.00	\$450	2.00	\$900	\$1,140	\$57
SIL	Culverts cleared and pipes replaced	2006	10.00	7.00	\$3,259	2.00	\$6,517	\$7,335	\$733
SIL	Irrigation supplies - drain line & riser box	2008	20.00	19.00			\$3,302	\$3,503	\$175
SOU/NAF	BW Fencing 1-strand	2003	15.00	9.00		11,210 ft	\$43,719	\$53,769	\$3,585
SOU/NAF	Gates (incl Rainey)	2003	15.00	9.00	\$773	6.00	\$4,635	\$5,700	\$380
NAF	Ballards around well	2005	50.00	46.00	\$280	8.00	\$2,237	\$2,593	\$52
NAF	BW Fencing 10-strand	2005	20.00	16.00		4,500 ft	\$35,821	\$41,526	\$2,076
SOU	Fencing	2006	15.00	12.00			\$1,675	\$1,885	\$126
NAF	Well & pump (60 hp)	2005	20.00	16.00	\$95,000	1.00	\$95,000	\$110,131	\$5,507
SOU/NAF	3'x5' Water Control Structure Assembly w/18" Dia Pipe, 40'	2003	50.00	43.00	\$2,500	1.00	\$2,500	\$3,075	\$61
SOU/NAF	3'x5' Water Control Structure Assembly w/18" Dia Pipe, 60'	2003	50.00	43.00	\$2,800	1.00	\$2,800	\$3,444	\$69
SOU/NAF	3'x5' Canal Gate Structure Assembly w/18" Dia Pipe, 20'	2003	50.00	43.00	\$3,075	1.00	\$3,075	\$3,782	\$76
SOU/NAF	3'x5' Canal Gate Structure Assembly w/18" Dia Pipe, 40'	2003	50.00	43.00	\$3,500	3.00	\$10,500	\$12,914	\$258
SOU/NAF	Grates over WCS	2003	10.00	3.00	\$105	6.00	\$630	\$775	\$77
CMS	13' Security Gate with Lock Boxes and Hangars	2002	20.00	13.00	\$450	2.00	\$900	\$1,140	\$57
CMS	Gates (incl Dbl Wide)	2004	15.00	10.00	\$776	4.00	\$3,105	\$3,708	\$247
CMS	Fencing	2004	15.00	10.00		7,400 ft	\$33,300	\$39,762	\$2,651
CMS	3'x3' Water Control Structure Assembly w/24" Dia Pipe, 20'	2004	50.00	45.00	\$2,546	1	\$2,546	\$3,040	\$61
CMS	3'x5' Water Control Structure Assembly w/18" Dia Pipe, 40'	2004	50.00	45.00	\$2,988	4	\$11,952	\$14,271	\$285
CMS	3'x5' Canal Gate Structure Assembly w/24" Dia Pipe, 40'	2004	50.00	45.00	\$3,289	1	\$3,289	\$3,927	\$79
CMS	Grates over WCS 3'x3'	2004	10.00	5.00	\$602	1	\$602	\$719	\$72
CMS	Grates over WCS 3'x5'	2004	10.00	5.00	\$602	5	\$3,012	\$3,597	\$360
CMS	Well & pump (20 hp)	2004	20.00	11.00	\$80,000	1	\$80,000	\$95,524	\$4,776
CMS	Fencing	2006	15.00	12.00			\$1,092	\$1,229	\$82
ALG	Security Gate	2002	20.00	13.00	\$1,131	1	\$1,131	\$1,433	\$72

**Table 9**  
**Natomas Basin HCP**  
**Estimated TNBC Fixed Asset Annual Costs (2010 \$)**

**2010 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 Remaining	Cost Per Item	Items	Total Cost	Total Cost (2009 \$)	Annual Cost
								<i>3% annual inflation</i>	
All properties	Signage	2002	5.00	0.00	\$120	70	\$8,416	\$10,661	\$2,132
All properties	Signage, fencing materials	2006	5.00	2.00			\$8,654	\$9,740	\$1,948
All properties	Signage	2007	10.00	8.00	\$14	100	\$1,446	\$1,580	\$158
All properties	Risers	2007	20.00	18.00	\$275	5	\$1,375	\$1,502	\$75
All properties	Pipes	2007	10.00	8.00	\$13	260	\$3,388	\$3,702	\$370
All properties	Fencing (goat fencing and panels)	2008	15.00	14.00			\$2,539	\$2,694	\$180
All properties	Fencing	2008	15.00	14.00			\$4,192	\$4,447	\$296
BOLS	Well & pump (60 hp)	2004	20.00	16.00	\$95,000	1	\$95,000	\$113,435	\$5,672
BOLN	Gate (Dbl Wide)	2005	20.00	6.00	\$2,500	1	\$2,500	\$2,898	\$145
BOLN	Gate	2005	20.00	6.00	\$1,500	1	\$1,500	\$1,739	\$87
BOLN	Security Gate	2009	20.00	20.00	\$2,740	1	\$2,740	\$2,822	\$141
Rosa	BW Fencing 10-strand	2006	20.00	17.00		2350 ft.	\$16,450	\$18,515	\$926
Rosa	Gates / signs / painting	2006	20.00	17.00	\$1,631	5.00	\$8,155	\$9,179	\$459
VES	Fencing & signs	2006	15.00	12.00			\$1,889	\$2,126	\$142
Elsie	Irrigation supplies - riser boxes	2008	20.00	19.00			\$1,485	\$1,575	\$79
Nestor	Irrigation supplies - drain line, riser box	2008	20.00	19.00			\$1,786	\$1,895	\$95
All Properties	Cultivator (S/N # 1658, Model # GSC8, Soil Conditioner)	2008	15.00	14.00			\$3,488	\$3,701	\$247
	<b>TOTAL</b>						<b>\$2,790,999</b>		<b>\$111,015</b>
	<b>Habitat Acres</b>								<b>4,142</b>
	<b>Cost per Habitat Acre</b>								<b>\$26.80</b>

"fixed assets"

Source: TNBC

**Table 10**  
**Natomas Basin HCP**  
**Estimated Property Taxes (2010-2047)**

**2010 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	Value per Acre	Existing Habitat	Future Habitat		Total Annual Taxes (2010 \$)
			Annual Taxes (2010 \$) [1]	New Taxes (inflated \$)	New Taxes (2010 \$)	
		<i>10% annual inc. after 2011</i>		<i>1% of total value</i>	<i>assumes 3% inflation rate</i>	
1999-2009	4,142.40					
2010	-	\$ 35,000	\$ 184,978	\$ 0	\$ 0	\$ 184,978
2011	-	\$ 35,000	\$ 184,978	\$ 0	\$ 0	\$ 184,978
2012	100.00	\$ 38,500	\$ 184,978	\$ 38,500	\$ 37,379	\$ 222,357
2013	96.33	\$ 42,350	\$ 184,978	\$ 40,796	\$ 38,454	\$ 260,810
2014	374.99	\$ 46,585	\$ 184,978	\$ 174,688	\$ 159,864	\$ 420,675
2015	374.99	\$ 51,244	\$ 184,978	\$ 192,157	\$ 170,729	\$ 591,404
2016	374.99	\$ 56,368	\$ 184,978	\$ 211,373	\$ 182,332	\$ 773,735
2017	374.99	\$ 62,005	\$ 184,978	\$ 232,510	\$ 194,723	\$ 968,459
2018	327.26	\$ 68,205	\$ 184,978	\$ 223,205	\$ 181,486	\$ 1,149,945
2019	274.99	\$ 75,026	\$ 184,978	\$ 206,311	\$ 162,864	\$ 1,312,809
2020	274.99	\$ 82,528	\$ 184,978	\$ 226,942	\$ 173,932	\$ 1,486,741
2021	274.99	\$ 90,781	\$ 184,978	\$ 249,637	\$ 185,753	\$ 1,672,494
2022	274.99	\$ 99,859	\$ 184,978	\$ 274,600	\$ 198,377	\$ 1,870,871
2023	186.68	\$ 109,845	\$ 184,978	\$ 205,053	\$ 143,820	\$ 2,014,691
2024	186.68	\$ 120,829	\$ 184,978	\$ 225,558	\$ 153,594	\$ 2,168,286
2025	186.68	\$ 132,912	\$ 184,978	\$ 248,114	\$ 164,033	\$ 2,332,319
2026	186.68	\$ 146,204	\$ 184,978	\$ 272,926	\$ 175,181	\$ 2,507,499
2027	186.68	\$ 160,824	\$ 184,978	\$ 300,218	\$ 187,086	\$ 2,694,585
2028	186.68	\$ 176,906	\$ 184,978	\$ 330,240	\$ 199,801	\$ 2,894,386
2029	186.67	\$ 194,597	\$ 184,978	\$ 363,264	\$ 213,379	\$ 3,107,765
2030	186.67	\$ 214,057	\$ 184,978	\$ 399,591	\$ 227,881	\$ 3,335,646
2031	173.35	\$ 235,462	\$ 184,978	\$ 408,174	\$ 225,996	\$ 3,561,643
2032	-	\$ 259,009	\$ 184,978	\$ 0	\$ 0	\$ 3,561,643
2033	-	\$ 284,910	\$ 184,978	\$ 0	\$ 0	\$ 3,561,643
2034	-	\$ 313,401	\$ 184,978	\$ 0	\$ 0	\$ 3,561,643
2035	-	\$ 344,741	\$ 184,978	\$ 0	\$ 0	\$ 3,561,643
2036	-	\$ 379,215	\$ 184,978	\$ 0	\$ 0	\$ 3,561,643
2037	-	\$ 417,136	\$ 184,978	\$ 0	\$ 0	\$ 3,561,643
2038	-	\$ 458,850	\$ 184,978	\$ 0	\$ 0	\$ 3,561,643
2039	-	\$ 504,735	\$ 184,978	\$ 0	\$ 0	\$ 3,561,643
2040	-	\$ 555,208	\$ 184,978	\$ 0	\$ 0	\$ 3,561,643
2041	-	\$ 610,729	\$ 184,978	\$ 0	\$ 0	\$ 3,561,643
2042	-	\$ 671,802	\$ 184,978	\$ 0	\$ 0	\$ 3,561,643
2043	-	\$ 738,982	\$ 184,978	\$ 0	\$ 0	\$ 3,561,643
2044	-	\$ 812,880	\$ 184,978	\$ 0	\$ 0	\$ 3,561,643
2045	-	\$ 894,168	\$ 184,978	\$ 0	\$ 0	\$ 3,561,643
2046	-	\$ 983,585	\$ 184,978	\$ 0	\$ 0	\$ 3,561,643
2047	-	\$ 1,081,944	\$ 184,978	\$ 0	\$ 0	\$ 3,561,643
<b>Total [2]</b>	<b>8,932.64</b>		<b>\$ 7,029,159</b>	<b>\$ 4,823,857</b>	<b>\$ 3,376,665</b>	<b>\$ 85,674,198</b>
						<b>\$ 92,703,357</b>

*prop taxes*

[1] Actual property tax amount in 2009 of \$160,850 (excluding RD 1000 of \$58,354) + 15% contingency.

[2] Includes supplemental mitigation acres and taxes.



**Table 11**  
**Natomas Basin HCP**  
**Species and Habitat Monitoring Cost Assumptions (2010 \$)**

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**2010 Update**  
*17,500 acres of development*  
*1/2 acre of mitigation land per gross acre of developed land*  
*25% marsh, 50% rice, 25% other*

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<b>Task</b>	<b>Amount</b>
<b>BIOLOGICAL EFFECTIVENESS MONITORING (ICF International 2010 contract costs)</b>	
Project Management	\$24,500
Vegetation Management	\$21,060
Other Covered Species Monitoring	\$52,880
Giant Garter Snake Monitoring	\$3,200
Swainson's Hawk Monitoring	\$1,600
Draft Annual Report	\$46,400
Final Annual Report	\$9,960
Direct Expenses	\$163,802
<b>Total</b>	<b>\$323,402</b>
<b>Other Costs</b>	
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
<b>Total</b>	<b>\$17,120</b>
<b>TOTAL SPECIES AND HABITAT MONITORING COSTS</b>	<b>\$340,522</b>
Midpoint Program Reviews [1]	<b>\$135,000</b>

*"monitoring assumps"*

Source: ICF International, TNBC

[1] Overall program review (\$125,000) plus support for Sutter County midpoint review (\$10,000). These midpoint reviews are projected for 2014.

**Table 12**  
**Natomas Basin HCP**  
**Estimated Administrative Costs**

**2010 Update**  
*17,500 acres of development*  
*1/2 acre of mitigation land per gross acre of developed land*  
*25% marsh, 50% rice, 25% other*

	2010 Annual Cost	2008 Annual Cost	Notes
<u>Administrative Expenses</u>			
Staff	\$346,480	\$298,673	
Benefits and Charges	\$114,339	\$107,522	
Board Expense	\$10,000	\$10,000	
<b>Subtotal</b>	<b>\$470,819</b>	<b>\$416,195</b>	
<u>Office Expense</u>			
Rent	\$68,000	\$65,000	
Telephone	\$20,000	\$20,000	
Copying and Printing	\$25,000	\$25,000	
Office Supplies	\$20,000	\$20,000	
Postage	\$3,000	\$3,000	
Equipment	\$10,000	\$10,000	
Auto Expense	\$18,000	\$18,000	
<b>Subtotal</b>	<b>\$164,000</b>	<b>\$161,000</b>	
<u>Miscellaneous Expense</u>			
Insurance	\$40,000	\$40,000	Liability, Directors & Officers, Boiler & Machinery, and Auto
Accounting	\$35,000	\$20,000	
Legal	\$65,000	\$60,000	
Fees and Taxes	\$100,000	\$100,000	
<b>Subtotal</b>	<b>\$240,000</b>	<b>\$220,000</b>	
<u>Contract Work</u>			
Contract Work, Public Education, and Publications [1]	\$42,500	\$125,000	
<b>Subtotal Costs</b>	<b>\$917,319</b>	<b>\$922,195</b>	
Contingency	\$137,598	\$138,329	15% Contingency
<b>Total Administration</b>	<b>\$1,054,917</b>	<b>\$1,060,524</b>	

*"admin\_assumps"*

Source: TNBC FY 2009 budget estimate

[1] Excludes: Land management contract amount, which is included in the O&M costs in **Table 7** and monitoring costs, which are included in **Table 12**.

**Table 13**  
**Natomas Basin HCP**  
**Supplemental Endowment Cost Assumptions**

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**2010 Update**  
*17,500 acres of development*  
*1/2 acre of mitigation land per gross acre of developed land*  
*25% marsh, 50% rice, 25% other*

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Item	Amount
<b>200-Acre Reserve or Purchase of Final 200 Acres</b>	
Total Cost per Acre	\$35,000
Acres	200
<b>Total Estimated Acquisition Cost</b>	<b>\$7,000,000</b>
Less Supplemental Endowment Fund Balance (excluding Changed Circum. portion)	(\$937,158)
<b>Total Remaining Cost</b>	<b>\$6,062,842</b>
Remaining Development (acres)	10,578
Total Cost per Developed Acre	\$573
<b>Total Cost per Habitat Acre</b>	<b>\$1,146</b>
<b>Changed Circumstance Contingency</b>	
<b>Total Cost per Habitat Acre</b>	<b>\$500</b>
<b>TOTAL COST PER HABITAT ACRE</b>	<b>\$1,646</b>

*"supp\_endow\_assumps"*

Source: The Natomas Basin Conservancy and EPS

**Table 14**  
**Natomas Basin HCP**  
**Development Projections**

**2010 Update**  
*17,500 acres of development*  
*1/2 acre of mitigation land per gross acre of developed land*  
*25% marsh, 50% rice, 25% other*

<b>Year</b>	<b>City of Sacramento</b>	<b>Metro Air Park</b>	<b>Sutter County</b>	<b>Total Acres</b>	<b>Adjustment for Acres with Prepaid Fees</b>	<b>Acres for Fee Calculations</b>
<b>Actual Acres</b>						
1996	30.41			<b>30.41</b>		<b>30.41</b>
1997	104.90			<b>104.90</b>		<b>104.90</b>
1998	1,380.36			<b>1,380.36</b>		<b>1,380.36</b>
1999	1,465.47			<b>1,465.47</b>		<b>1,465.47</b>
2000	598.07			<b>598.07</b>		<b>598.07</b>
2001	242.09			<b>242.09</b>		<b>242.09</b>
2002	777.81			<b>777.81</b>		<b>777.81</b>
2003	[1] 925.22	116.75		<b>1,041.96</b>		<b>1,041.96</b>
2004	178.08			<b>178.08</b>	169.67	<b>347.74</b>
2005	848.06			<b>848.06</b>	(169.67)	<b>678.39</b>
2006	132.27			<b>132.27</b>		<b>132.27</b>
2007	103.15			<b>103.15</b>		<b>103.15</b>
2008	19.11			<b>19.11</b>		<b>19.11</b>
2009	0.48			<b>0.48</b>		<b>0.48</b>
<b>Subtotal</b>	<b>6,805.46</b>	<b>116.75</b>	<b>-</b>	<b>6,922.21</b>	<b>-</b>	<b>6,922.21</b>
<b>Projected Acres</b>						
2010	20.00			<b>20.00</b>		<b>20.00</b>
2011	20.00			<b>20.00</b>		<b>20.00</b>
2012	100.00	100.00		<b>200.00</b>		<b>200.00</b>
2013	200.00	176.63	373.35	<b>749.98</b>		<b>749.98</b>
2014	200.00	176.63	373.35	<b>749.98</b>		<b>749.98</b>
2015	200.00	176.63	373.35	<b>749.98</b>		<b>749.98</b>
2016	200.00	176.63	373.35	<b>749.98</b>		<b>749.98</b>
2017	200.00	176.63	373.35	<b>749.98</b>		<b>749.98</b>
2018	104.54	176.63	373.35	<b>654.51</b>		<b>654.51</b>
2019		176.63	373.35	<b>549.98</b>		<b>549.98</b>
2020		176.63	373.35	<b>549.98</b>		<b>549.98</b>
2021		176.63	373.35	<b>549.98</b>		<b>549.98</b>
2022		176.63	373.35	<b>549.98</b>		<b>549.98</b>
2023			373.35	<b>373.35</b>		<b>373.35</b>
2024			373.35	<b>373.35</b>		<b>373.35</b>
2025			373.35	<b>373.35</b>		<b>373.35</b>
2026			373.35	<b>373.35</b>		<b>373.35</b>
2027			373.35	<b>373.35</b>		<b>373.35</b>
2028			373.35	<b>373.35</b>		<b>373.35</b>
2029			373.35	<b>373.35</b>		<b>373.35</b>
2030			373.35	<b>373.35</b>		<b>373.35</b>
2031			373.35	<b>373.35</b>		<b>373.35</b>
2032			373.35	<b>373.35</b>		<b>373.35</b>
2033				<b>-</b>		<b>-</b>
2034				<b>-</b>		<b>-</b>
2035				<b>-</b>		<b>-</b>
2036				<b>-</b>		<b>-</b>
2037				<b>-</b>		<b>-</b>
2038				<b>-</b>		<b>-</b>
2039				<b>-</b>		<b>-</b>
2040				<b>-</b>		<b>-</b>
2041				<b>-</b>		<b>-</b>
2042				<b>-</b>		<b>-</b>
2043				<b>-</b>		<b>-</b>
2044				<b>-</b>		<b>-</b>
2045				<b>-</b>		<b>-</b>
2046				<b>-</b>		<b>-</b>
2047				<b>-</b>		<b>-</b>
2048				<b>-</b>		<b>-</b>
<b>Subtotal</b>	<b>1,244.54</b>	<b>1,866.25</b>	<b>7,467.00</b>	<b>10,577.79</b>	<b>-</b>	<b>10,577.79</b>
<b>TOTAL</b>	<b>8,050.00</b>	<b>1,983.00</b>	<b>7,467.00</b>	<b>17,500.00</b>	<b>0.00</b>	<b>17,500.00</b>

"development"

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

**Table 15**  
**Natomas Basin HCP**  
**Habitat Status**

**2010 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	2008 (end of year)				2009 (end of year)				2010+ (end of year)			
				Rice	Marsh	Other	Total	Rice	Marsh	Other	Total	Rice	Marsh	Other	Total
<b>Regular Mitigation</b>															
Betts/Kismat/Silva	1999	338.49	338.5	0.0	192.5	146.0	338.5	0.0	192.5	146.0	338.5	0.0	192.5	146.0	338.5
Lucich North [1]	1999	267.99	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	351.89	0.0	315.9	16.5	19.5	351.8	315.9	16.5	19.5	351.8	315.9	16.5	19.5	351.8
Bennett North	1999	226.68	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 [3]	1999	132.49	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
Brennan [5]	2000	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Frazer	2000	92.60	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 [2]	2001	40.00	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 [2]	2001	96.46	0.0	0.0	51.7	44.8	96.5	0.0	51.7	44.8	96.5	0.0	51.7	44.8	96.5
Ayala [6]	2002	0.00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sills [4]	2002	436.06	218.0	416.1	0.0	20.0	436.1	416.1	0.0	20.0	436.1	416.1	0.0	20.0	436.1
Cummings [2]	2002	66.83	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 [2]	2002	50.26	0.0	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 [3]	2003	198.83	0.0	49.4	0.0	155.9	205.3	49.4	0.0	149.4	198.8	49.4	0.0	149.4	198.8
Ruby Ranch [3]	2003	91.08	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	116.75	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	147.95	148.0	137.2	0.0	10.8	148.0	137.2	0.0	10.8	148.0	137.2	0.0	10.8	148.0
Bolen North	2005	113.62	0.0	103.3	0.0	10.3	113.6	103.3	0.0	10.3	113.6	103.3	0.0	10.3	113.6
Bolen South	2005	102.38	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 [3]	2005	106.28	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 [3]	2005	100.02	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	94.95	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	233.16	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	155.14	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	110.37	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	110.16	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	158.03	0.0	150.0	0.0	8.0	158.0	150.0	0.0	8.0	158.0	150.0	0.0	8.0	158.0
<b>Easements</b>															
Sills South-West border	2005	12.58	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 border	2005	5.20	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 North	2006	3.54	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
<b>Subtotal</b>		<b>3,959.76</b>	<b>1,023.7</b>	<b>2,292.9</b>	<b>714.3</b>	<b>959.0</b>	<b>3,966.2</b>	<b>2,292.9</b>	<b>714.3</b>	<b>952.5</b>	<b>3,959.7</b>	<b>2,292.9</b>	<b>714.3</b>	<b>952.5</b>	<b>3,959.7</b>
			26%												
<b>Supplemental Mitigation</b>															
Huffman East	2003	19.00	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	157.88	0.0	0.0	0.0	181.0	181.0	0.0	0.0	157.9	157.9	0.0	0.0	157.9	157.9
<b>Easements</b>															
RD1000 @ LUCS	2003	4.64	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	1.12	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
<b>Subtotal</b>		<b>182.64</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>205.8</b>	<b>205.8</b>	<b>0.0</b>	<b>0.0</b>	<b>182.6</b>	<b>182.6</b>	<b>0.0</b>	<b>0.0</b>	<b>182.6</b>	<b>182.6</b>
<b>Total Mitigation</b>		<b>4,142.4</b>	<b>1,023.7</b>	<b>2,292.9</b>	<b>714.3</b>	<b>1,164.8</b>	<b>4,172.0</b>	<b>2,292.9</b>	<b>714.3</b>	<b>1,135.2</b>	<b>4,142.4</b>	<b>2,292.9</b>	<b>714.3</b>	<b>1,135.2</b>	<b>4,142.4</b>

"habitat status"

- [1] Hunting lease assigned to seller of property for extended term as a condition of property sale.
- [2] Hunting precluded by Sacramento County "No Shoot Zone" ordinance.
- [3] Not hunted for safety reasons.
- [4] Sills acreage reduced by 139.15 acres in 2005 as a result of a land trade for Rosa East and Rosa Central.
- [5] Brennan traded in 2006 for Nestor and Bolen West.
- [6] Ayala traded in 2006 for Frazer South, Bianchi West, and Elsie.

**Table 16**  
**Natomas Basin HCP**  
**TNBC 2010 Budget Proposal**  
**Budget Line Item Information**

Amount	Line item	Discussion	Table in NBHCP Fee Update Model
<b>I. Revenue</b>			
\$794,817	Mitigation fees-Sacramento	<p>Estimate zero acres in the City for which HCP fees will be paid. The fees paid do not necessarily correlate to the number of acres of mitigation lands budgeted for acquisition within the budget year. The Conservancy often will acquire mitigation lands in the next fiscal year. Therefore, mitigation land acquisition costs may extend to the future year's budget.</p> <p>The budgeted fee amount is calculated based on the proposed 2010 per acre fee adjusted to account for the many cases in which the entire fee is not paid, but rather, the land is dedicated and all but the Land Acquisition Fund portion of the fee is paid. To adjust for these cases, it is assumed that only 20% of the fee payers will pay the Land Acquisition portion of the fee, whereas 100% of the fee payers will pay all other portions of the fee. In addition, the fee collection administration portion is excluded from the budget since this amount is not available for habitat use.</p>	<p><b>Table 2:</b> proposed fee per acre by fee component.</p> <p><b>Table 15:</b> annual development projections.</p>
\$0	Mitigation fees-Sutter County	<p>Estimate zero acres for Sutter County mitigation in 2010.</p> <p>The same comments as shown for Sacramento mitigation fees would apply if any fees were projected.</p>	<p><b>Table 2:</b> proposed fee per acre by fee component.</p> <p><b>Table 15:</b> annual development projections.</p>
\$0	Mitigation fees-Metro Air Park	<p>Estimate zero acres for Metro Air Park mitigation in 2010.</p> <p>The same comments as shown for Sacramento mitigation fees would apply if any fees were projected.</p>	<p><b>Table 2:</b> proposed fee per acre by fee component.</p> <p><b>Table 15:</b> annual development projections.</p>
\$101,139	Investment income-land acquisition fund	<p>Interest is accrued on 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 2010, assumes interest earned at rates of 1.5% for City of Sacramento investments and 2% for Wells Fargo investments. Please see current financial statement to derive "corpus" amounts upon which interest income will be accrued. In future years, subject to model assumptions that interest earned equals 3% of prior year ending balance.</p>	<p><b>Table A-4:</b> estimated annual interest earnings</p>
\$123,797	Investment income-admin/o&m fund	<p>Interest is accrued on 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 2010, assumes interest earned at annual rates of 1.5% for City of Sacramento investments and 2% for Wells Fargo investments. Please see current financial statement to derive "corpus" amounts upon which interest income will be accrued. In future years, subject to model assumptions that interest earned equals 3% of prior year ending balance.</p>	<p><b>Table A-6:</b> estimated annual interest earnings</p>

**Table 16**  
**Natomas Basin HCP**  
**TNBC 2010 Budget Proposal**  
**Budget Line Item Information**

<b>Amount</b>	<b>Line item</b>	<b>Discussion</b>	<b>Table in NBHCP Fee Update Model</b>
\$5,803	Investment income-restoration and enhancement fund	Interest is accrued on 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 2010, assumes interest earned at annual rates of 1.5% for City of Sacramento investments and 2% for Wells Fargo investments. Please see current financial statement to derive "corpus" amounts upon which interest income will be accrued. In future years, subject to model assumptions that interest earned equals 3% of prior year ending balance.	<b>Table A-5:</b> estimated annual interest earnings
\$271,492	Investment income-endowment fund	Interest is accrued on 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 2010, assumes interest earned at annual rate of 3% for endowment investments. Please see current financial statement to derive "corpus" amounts upon which interest income will be accrued. In future years, subject to model assumptions that interest earned equals 3% of prior year ending balance	<b>Table A-7:</b> estimated annual interest earnings
\$46,989	Investment income-supplemental endowment fund	Interest is accrued on 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 2010, assumes interest earned at annual rate of 3% for supplemental endowment investments. Please see current financial statement to derive "corpus" amounts upon which interest income will be accrued. In future years, subject to model assumptions that interest earned equals 3% of prior year ending balance.	<b>Table A-8:</b> estimated annual interest earnings
\$518,790	Farm rent	Projected cash rent for 2010 for farms currently under contract.  In future years, rice rent is based on the model assumptions of \$125 per acre on 90% of rice acres and rent for other crops is based on \$15 per acre on 50% of upland acres.	<b>Table 7:</b> assumptions for years after 2009. <b>Table A-6:</b> estimated annual rice acres.
\$125,000	Miscellaneous income	Includes projected gross rent from residence, grazing, hunting, etc. and other mitigation fees from one-time projects that surface from time-to-time.  In future years, the model assumes \$10 per acre on all hunting acres.	<b>Table 7:</b> per acre revenue assumptions <b>Table A-6:</b> estimated annual upland and hunting acres.
<b>\$1,987,826</b>	<b>Subtotal</b>		
\$16,559	Fee Collection Administration		
<b>\$2,004,385</b>	<b>Total revenue</b>		

**Table 16**  
**Natomas Basin HCP**  
**TNBC 2010 Budget Proposal**  
**Budget Line Item Information**

<b>Amount</b>	<b>Line item</b>	<b>Discussion</b>	<b>Table in NBHCP Fee Update Model</b>
<b>II. Expenditures</b>			
<b>Administration</b>			
<b>Administrative</b>			
\$346,480	Staff	This includes four staff members: Executive Director, Manager of Finance and Accounting, Office Manager and a new position for 2010, Habitat Land Supervisor for second half of the year. (Does not include anticipated compensation adjustments for 2009)	<b>Table 13</b>
\$114,339	Benefits and charges	Includes statutory payments and fringe benefits. Includes basic retirement plan and group health insurance plan (employer-sponsored health savings account with a high deductible group health insurance plan). Retirement plan 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 (a Simplified Employee Pension-Individual Retirement Account, or SEP-IRA) at 13% of gross salary begins after completion of 12 months employment.	<b>Table 13</b>
\$10,000	Board expense	Includes \$100/meeting fee; anticipates 10 Board members for entire year. Includes small amount for miscellaneous Board expenses.	<b>Table 13</b>
<b>Office expense</b>			
\$68,000	Rent	Includes use of break room, security, certain telecommunications facilities and certain tenant improvements in addition to basic office space (\$5,490 per month for 2,542 square feet).	<b>Table 13</b>
\$20,000	Telephone	For basic telecommunications service.	<b>Table 13</b>
\$25,000	Copying & printing	For oversize photocopying, surveys, aerial photos and non-project associated printing.	<b>Table 13</b>
\$20,000	Office supplies	Essential and common office supplies.	<b>Table 13</b>
\$3,000	Postage	General postage for TNBC business.	<b>Table 13</b>
\$10,000	Equipment	For basic office equipment, furniture, and a special field equipment acquisition.	<b>Table 13</b>
\$18,000	Vehicle expense	For vehicle allowance and mileage expenses for TNBC staff as well as Board and TAC as needed.	<b>Table 13</b>



**Table 16**  
**Natomas Basin HCP**  
**TNBC 2010 Budget Proposal**  
**Budget Line Item Information**

<b>Amount</b>	<b>Line item</b>	<b>Discussion</b>	<b>Table in NBHCP Fee Update Model</b>
<b>Miscellaneous expense</b>			
\$40,000	Insurance	Basic business insurance for TNBC.	<b>Table 13</b>
\$35,000	Accounting	For general accounting work and fiscal year-end audit.	<b>Table 13</b>
\$65,000	Legal	General legal work. Budgeted amount will likely decrease in future years.	<b>Table 13</b>
\$100,000	Fees & taxes	These are general corporation fees, property taxes on equipment at TNBC headquarters and Endowment Fund management fees.	<b>Table 13</b>
<b>Contract work, monitoring, and contingency</b>			
\$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.	<b>Table 13</b>
\$137,598	Contingency	15% contingency on all above administration items.	<b>Table 13</b>
\$299,250	Land Management	Estimated amount based on 2010 total estimated costs.	<b>Table 7</b>
\$340,522	Biological monitoring	2010 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.	<b>Table 12</b>
\$150,000	SSMP Preparation and Revision	Estimated amount by TNBC for SSMP revision. In future years, subject to model assumptions.	<b>Table 7:</b> estimated cost per acquired acre.
<b>Mitigation land</b>			
\$0	Mitigation land	For 2010 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 for this. Even if the dedication is not required, since the Conservancy has 12 months to mitigate fee-paid land, there is a good deal of fungibility.	<b>Table 5:</b> estimated cost per acre. <b>Table A-4:</b> estimated annual acres acquired
<b>Loan repayment</b>			
\$0	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 2009 so no loan repayments are forecast for 2010. When repayments are made, they are made at a rate of 75 percent of non-Endowment Fund fee income.	

**Table 16**  
**Natomas Basin HCP**  
**TNBC 2010 Budget Proposal**  
**Budget Line Item Information**

Amount	Line item	Discussion	Table in NBHCP Fee Update Model
	<b>Operations</b>		
\$482,254	Property taxes	This estimate is based on the 2009-2010 property taxes. Actual property tax equals \$160,850 (excluding \$58,354 for RD 1000). The remainder represents a contingency based on future property tax assumptions.	<b>Table 10</b>
\$328,374	Water -- RD 1000 and NCMWC	Estimate of water costs based on rate and acres assumptions in Financing Model.  For Reclamation District 1000, the actual 2009 costs paid were used to estimate an average amount of \$14.09 per acre. The Natomas Mutual Water Company's assessment rate is projected to be \$121.00 per acre, but Conservancy farm tenants pay up to \$65.00 per acre leased. Adjustments are made for marsh watering, fallow ground and winter water.	<b>Table 7:</b> estimated cost per acre <b>Table A-6:</b> estimated annual acres including supplemental mitigation.
\$277,495	Property maintenance	General property maintenance items, including fences, signs, road maintenance, weed control, field leveling (Vestal Property) and general repairs. Also includes electricity costs for lights and irrigation pumps (\$30,000).  For 2010, estimate is based on general maintenance and planned projects. In subsequent years, estimate is based on assumptions in Financing Model.  Estimate includes contingency.	<b>Table 8:</b> estimated cost per acre. <b>Table A-6:</b> estimated annual acres including supplemental mitigation.
<b>\$2,932,812</b>	<b>Subtotal</b>		
\$0	<b>Restoration and enhancement</b>	There is no planned restoration and enhancement in 2010.	<b>Table 6:</b> estimated costs per acre <b>Table A-5:</b> estimated annual acres for restoration and enhancement.
<b>\$2,932,812</b>	<b>Total expenses</b>		

"budget"