



OFFICE OF THE
CITY MANAGER

**CITY OF SACRAMENTO
CALIFORNIA**

915 I STREET
CITY HALL
5TH FLOOR
SACRAMENTO, CA
95814-2604

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

April 1, 2026

Kim S. Turner, Acting Field Supervisor
Sacramento Fish and Wildlife Office
2800 Cottage Way, Room W-2605
Sacramento, CA 95821

Morgan Kilgour, Regional Manager
North Central Region
California Department of Fish and Wildlife
1701 Nimbus Road
Rancho Cordova, CA 95670

John Roberts, Executive Director
The Natomas Basin Conservancy
2150 River Plaza Drive, Suite 460
Sacramento, CA 95833

Subject: Annual Report for Calendar Year 2025 of Urban Development for the City of Sacramento

Dear Kim Turner, Morgan Kilgour, and John Roberts:

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

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

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

**ESTIMATE OF ACRES COVERED BY HCP
Through December 31, 2025**

Geographic Area	Grading Permits Issued from HCP inception to 12/31/25 (Attachment A, B)	Undeveloped / Potential Future Grading (Attachment E)	Un-Allocated Acres
North Natomas	6,290.21	583.17*	0
South Natomas	628.50	135.95	0
Sub-Total North & South Natomas	6,918.71	759.12	372.17
Total HCP Authorized Acres	8,050		

*Approximately 121.68 of the 583.17 acres are located outside the City limits but within the North Natomas Community Plan. The 121.68 acres is included in the City's HCP authorized acreage of 8,050 upon annexation into the City limits. The 73.12 acres subject to catchup fees are included within the 583.17 acres. The Undeveloped / Potential Future Grading acres also include the 40-acre floating 2nd NUSD High School.

Starting in 2009, the City's Annual Reports began including a graphic that showed "HCP Fee Areas Remaining." The graphic shows lands remaining to pay fees under the Natomas Basin HCP, including 121.68 acres located with the North Natomas Community Plan boundaries but outside the City limits (Attachment E of this Annual Report). The 121.68 acres are located within the approved Airport South Industrial (ASI) Project Sphere of Influence Amendment and Annexation area currently pending with the Sacramento Local Agency Formation Commission (LAFCo). For information purposes, it's noted that LAFCo approved the ASI annexation on March 4, 2026. The entire ASI area is now located within the City's jurisdiction and within the North Natomas Community Plan boundary. Since 2009, similar attachments to the City's annual reports have shown that the total area graded under the HCP, plus the identified fee areas remaining, totaled less than 8,050 acres. Per a previous City Annual Report covering calendar year 2023, the City's data showed unallocated acreage of approximately 358.86 acres of HCP coverage not attributed to a particular project or parcel. This is referred to as the "unallocated" acreage that is included in the City's 8,050 authorized acres of development per the HCP. The 2024 calendar year annual report reflected an adjustment in this amount due to a correction of 13.42 acres associated with property located at 2370 and 2390 Venture Oaks Way in South Natomas. The subject property had already paid HCP fees in 2003 and was graded at that time. The City's records on the Venture Oaks Way property are consistent with The Natomas Basin Conservancy (TNBC) as verified by TNBC staff on November 19, 2024, per email communications from Kimberli Burns, Chief Financial Officer. The total unallocated acreage remains at 372.17 acres for the 2025 calendar year annual report. The unallocated acreage was intensely reviewed and acreage data confirmed in 2023 by approval of a Minor Revision request that the City of Sacramento initiated.

The City's total remaining acreage of the NBHCP authorized 8,050 acres is 1,131.29 acres. The remaining acreage includes the 121.68 (within the approved Airport South Industrial Project

Annexation), a 40-acre second high school, and the 372.17 acres that are unallocated to any parcel located within the City limits in North Natomas and South Natomas.

Attachment A – Schedule of Subject Acreage and Fees Paid – details the payment of HCP fees from the inception of the HCP to December 31, 2025, in annual increments. The total number of acres for which fees have been fully or partially paid in the City’s portion of the Natomas Basin is **6,918.71 acres**. The total HCP fees paid by developers (*excluding valuation of land dedications*) within the City’s Permit Area since inception is \$56,733,182.29.

Year	Authorized Acres Graded	Fees Paid
2025	54.13	\$1,801,345.34
Since Inception	6,918.71	\$56,773,182.29

Grading Activity Authorized in the City’s HCP Permit Area is shown in the table above. This includes acreage for which an Urban Development Permit (i.e. a grading permit or a notice to proceed) has been issued for private or public development in the City portion of the Natomas Basin, since inception of the HCP. As of December 31, 2025, the total number of acres for which an Urban Development Permit has been issued is **6,918.71 acres**. In 1999, there was a fee payment for 69.5 acres of anticipated land disturbance activity for a property in North Natomas. The City has not issued a grading permit for this property and as such, this property is shown as being subject to applicable NBHCP catch-up fees. Additionally, in 2022, there were 3.62 acres of unauthorized land disturbance activity consisting of 3.62 acres in North Natomas. This property is also subject to payment of future catch-up fees because the City has not issued a grading permit. As such, the total acres subject to catch up fees is 73.12 which is not included in the 6,918.71 acres of authorized acres graded. The total North Natomas remaining acreage subject to NBHCP fees which have not received City grading permits is 583.17 acres (including 73.12 acres subject to catch up fees). The total South Natomas (south of I-80) remaining acreage subject acreage that NBHCP fees that have not yet received a City grading permit is 135.95 acres.

On April 7, 2020, the City of Sacramento approved a \$2 million dollar loan to the Conservancy for the purpose of acquiring habitat lands. As a result of this partnership, TNBC purchased 171.84 acres (Laupe South tract) of which the City of Sacramento has exclusive rights to 66.640 acres for purposes of mitigation for development projects located within the City’s HCP coverage area. To date, approximately 15.081 acres have been drawn down leaving a balance of 53.599 acres.

The Natomas Basin Conservancy
City of Sacramento Line of Credit Payment Ledger

Date	Project	Acres	NBHCP fee charged	Total Fees Paid	Payments made on LOC
Line of Credit (LOC)					\$2,000,000.00
04/23/20	Natomas Unified School District	5,788	\$33,091.00	\$191,530.71	(\$69,456.03)
09/02/21	North 8o HC Phase I	3,626	\$40,032.00	\$145,156.03	(\$57,109.50)
10/04/22	3600 & 3580 Duckhorn Drive	3,000	\$43,968.00	\$131,904.00	(\$51,000.00)
10/04/22	3600 & 3580 Duckhorn Drive	0.620	\$43,968.00	\$27,260.16	(\$10,540.00)
04/15/23	Board approved - \$250,000	-	-	\$0.00	(\$250,000.00)
07/28/23	Panhandle project	59.255	-	\$0.00	(\$88,882.50)
10/25/23	KFC project	0.425	\$45,565.00	\$19,358.88	(\$7,010.24)
03/11/24	Ninos Bridge project	0.060	\$45,565.00	\$2,733.90	(\$990.00)
05/09/24	New Homes Co. Panhandle project	67.150	Split fee payment	\$2,264,504.35	(\$148,675.00)
05/23/24	DPW Stockpile	5.492	\$46,009.00	\$252,688.47	(\$79,636.22)
10/07/24	Board approved - \$250,000	-	-	-	(\$250,000.00)
08/20/25	Panhandle project	54.125	-	-	(\$27,062.67)
12/19/25	Panhandle project*	-	-	-	(\$264,210.89)
Total Land Acquisition fees withheld to apply to City LOC					(\$1,304,573.95)
Total remaining on 2020 \$2,000,000.00 City of LOC					\$695,426.95

* The Panhandle project paid Land Acquisition Fund mitigation fees directly to the Conservancy, that then needed to be applied to the City of Sacramento Line of Credit.

Per the agreement between the City of Sacramento and TNBC, the City is retaining the land acquisition component of the HCP impact fees that are collected to apply towards the repayment of the loan. The project acres listed above are the total acres of each development project. The mitigation ratio is .5 to 1 acre. Projects that are 50 acres in size or larger provide mitigation in land dedication to TNBC. In 2025, the City of Sacramento applied \$291,274 in payments to the loan. The balance of the loan is now \$695,426.95. The table above provided by TNBC provides a listing of the projects and loan payments made to date. On December 3, 2025, TNBC Board of Directors stated its intention to issue payment of the remaining balance of the loan in 2026.

It should be noted that The Natomas Basin Conservancy (the Plan Operator for the City of Sacramento) also collects fees from habitat disturbance in the Metro Air Park, Sutter County, and infrastructure projects (e.g., pipelines and powerlines) outside of the HCP covered area. The fees reported above in this Annual Report represent only those fees generated within the City's NBHCP Permit area and collected by the City.

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

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

Attachment D – is a Habitat Type map. This document is a permit area-wide map and chart that shows the location and acreage of various habitat types disturbed since the approval of the HCP through the 2025 construction season.

Attachment E – identifies the location of properties remaining to be graded that are covered by the NBHCP Permit Area and Incidental Take Permits (ITPs). Additionally, there are 69.5 acres (Ose property) and 3.62 acres (adjacent to Duckhorn Apartments) subject to future partial HCP fee payment (catchup fee provision). The Ose property pre-paid HCP fees in 1999 for 69.5 acres, but no grading permits were issued, and catch-up fees will be required to acquire, restore, and maintain mitigation lands. The 3.62 acres adjacent to Duckhorn Apartments paid fees in 2022 due to unauthorized disturbance of the acreage. The City of Sacramento did not issue a permit for the 3.62 acres and as such this area will be subject to future catch-up fees as applicable.

Attachment F – is a summary of the pre-construction biological surveys completed for each project for calendar year 2025.

Attachment G – provides the pre-construction protocols including the requirements for pre-construction biological surveys.

The City is fully committed to complying with the Endangered Species Act to allow thoughtfully planned development to proceed. We look forward to working cooperatively to continue the great work of The Natomas Basin Conservancy in establishing quality habitat and protecting open space lands throughout the Natomas Basin.

If you should have any questions regarding this annual report, please contact Cheryle Hodge, New Growth Manager at 916-808-5971 (email: chodge@cityofsacramento.org) who serves as our designated liaison for any communications concerning the HCP and Implementation Agreement.

Sincerely,



Ryan Moore
Assistant City Manager

CC: Kevin McCarty, Mayor
Lisa Kaplan, City Council, District 1
Karina Talamantes, City Council, District 3
Tom Pace, Director of Community Development
Greg Sandlund, Planning Director
Cheryle Hodge, Principal Planner/New Growth Manager

Adam Stewart, Senior Fish and Wildlife Biologist, USFWS
Ian Perkins-Taylor, Senior Biologist, USFWS

Dylan Wood, Environmental Scientist, CDFW

Neal Hay, Sutter County, Director, Development Services
Department

**2025 CALENDAR YEAR ANNUAL REPORT OF URBAN DEVELOPMENT
CITY OF SACRAMENTO
TABLE OF CONTENTS**

Contents	Page
Letter from Ryan Moore, Assistant City Manager	1-5
Table of Contents	6
<i>Attachment A</i> – Schedule of Subject Acreage and Fees Paid	7-16
<i>Attachment B</i> – Grading Activity & Remaining Areas	17
<i>Attachment C</i> – Map – HCP Fees Paid and Grading Permit Status	18
<i>Attachment C-1</i> – Map – North Natomas Quadrant 1	19
<i>Attachment C-2</i> – Map – North Natomas Quadrant 2	20
<i>Attachment C-3</i> – Map – North Natomas Quadrant 3	21
<i>Attachment C-4</i> – Map – North Natomas Quadrant 4	22
<i>Attachment C-5</i> – Map – South Natomas	23
<i>Attachment D</i> – Map – Summary of Habitat Types with Notice to Proceed or Grading Permits Issued in 2025	24
<i>Attachment E</i> – Map – HCP Fee Areas Remaining	25
<i>Attachment E-1</i> – <i>Incidental Take Permit Acreage Remaining</i>	26-27
<i>Attachment F</i> – Table of Biological Surveys 2025	28-30
<i>Attachment G</i> – Pre-Construction Protocols	31-34

Attachment A
City of Sacramento - Natomas
Schedule of Subject Acreage and Fees Paid
As of December 31, 2025

Owner	Project	HCP Fee (Cash)	Posting Date	Area Graded	South Natomas	North Natomas
1996						
Buzz Oates Enterprises II	Del Paso Rd. Property Parcel 6	20,886.00	06/20/96	9.32		9.32
AKT	Natomas Market Place	25,011.84	06/25/96	11.17		11.17
AKT	Natomas Market Place	3,851.01	09/06/96	1.72		1.72
Farm Bureau	River Plaza Drive Office (River Plaza Drive)	18,368.00	10/02/96	8.20	8.20	
Subtotal calendar year 1996		68,116.85		30.41	8.20	22.21
1997						
Donahue Schriber	Natomas Market Place	105,817.15	04/10/97	47.24		47.24
EPICK Inc.	Heritage Place	89,600.00	09/12/97	40.00	40.00	
Citation Homes	Shorebird	11,048.96	09/26/97	4.16	4.16	
Regis Homes	BTV Crown Village	35,856.00	10/23/97	13.50	13.50	
Donahue Schriber	Natomas Market Place	19,652.00	10/31/97	-		-
Subtotal calendar year 1997		261,974.11		104.90	57.66	47.24
Cumulative total through December 31, 1997		330,090.96		135.30	65.86	69.44
1998						
EPICK Inc.	Heritage Place I, II & III	16,640.00	04/08/98	-	-	
RD-1000	CFD 97-01 Canal Improvements	478,080.00	05/08/98	180.00		180.00
Lennar	Northpointe	725,141.00	06/01/98	273.02		273.02
Adams Farms Group	Northborough	441,401.00	06/23/98	166.19		166.19
Lennar Winncrest LLC	Parkway Plaza	311,177.00	06/23/98	117.16		117.16
Alleghany Properties	Alleghany Properties	488,704.00	07/06/98	184.00		184.00
City of Sacramento	Drainage Basin 6A / Alleghany Properties	99,068.80	07/06/98	37.30		37.30
Gateway West LLC	Gateway Village #1	55,776.00	07/06/98	21.00		21.00
Gateway West LLC	Gateway Village #1	308,600.64	07/06/98	116.19		116.19
Warmington Rivergate Associates	Rivergate	30,756.48	07/06/98	11.58	11.58	
Gateway South LLC	Witter Ranch	37,449.60	07/13/98	14.10		14.10
Kaufman Broad/Nelson Trust	Natomas West	92,851.10	07/13/98	34.96	34.96	
Gateway West LLC	Gateway West	49,136.00	09/03/98	18.52		18.52
The Cambay Group	Arena Corporate Center Bldg 1	15,936.00	09/18/98	6.00		6.00
City of Sacramento	Drainage Basin 5	51,792.00	09/28/98	19.50		19.50
Gateway West LLC	Stockpile Area	14,422.08	09/28/98	5.43		5.43
Adams Farms	Truxel @ Rec. Center & Del Paso Frontage	9,189.76	10/09/98	3.46		3.46
Del Paso Ventures (Buzz Oates)	Del Paso Rd. Property Parcels 10 & 11	49,136.00	10/09/98	18.50		18.50
Lennar Winncrest	Northpointe Lot I	24,939.84	10/09/98	9.39		9.39
Lennar Winncrest	Northpointe Lot J	22,576.00	10/09/98	8.50		8.50

Owner	Project	HCP Fee (Cash)	Posting Date	Area Graded	South Natomas	North Natomas
Lennar Winncrest	Northpointe Lot K	11,048.96	10/09/98	4.16		4.16
Lennar Winncrest	Northpointe Lot L	24,408.64	10/09/98	9.19		9.19
Lennar Winncrest	Northpointe Lot M	20,451.20	10/09/98	7.70		7.70
Lennar Winncrest	Northpointe Village 17	52,376.32	10/09/98	19.72		19.72
Lennar Winncrest	Northpointe Village 18	43,372.48	10/09/98	16.33		16.33
Lennar Winncrest	Northpointe Village 9	21,805.76	10/09/98	8.21		8.21
Lennar Winncrest	Parkway Plaza	2,204.48	10/09/98	0.83		0.83
Lennar Winncrest	Parkway Plaza	13,651.84	10/09/98	5.14		5.14
Lennar Winncrest	Recreation Center Site	21,248.00	10/09/98	8.00		8.00
Marchbrook Building Co.	Arena Commons	40,105.60	10/09/98	15.10		15.10
Sacramento Properties Holdings	Natomas Crossing Area 1	82,601.60	10/09/98	31.10		31.10
Unity Parkside	Unity Parkside Village #1	25,789.76	10/09/98	9.71	9.71	
Lennar Winncrest	Drainage Basin 1 Outfall	982.72	10/09/98	0.37		0.37
Subtotal calendar year 1998		3,682,820.66		1,380.36	56.25	1,324.11
Cumulative total through December 31, 1998		4,012,911.62		1,515.66	122.11	1,393.55
1999						
Meyers Homes of CA, LLC	Riverwalk Unit # 1	59,149.12	04/05/99	22.27	22.27	
Buzz Oates Enterprises II	Del Paso Rd. Property, Parcel 7	23,800.00	04/06/99	8.96		8.96
Marchbrook Building Co.	Gateway North	138,377.40	04/14/99	52.10		52.10
Citation Northern	Shorebird 1 & 2	82,189.92	05/07/99	30.95	30.95	
The Cambay Group	Cambay West	53,120.00	05/14/99	20.00		20.00
Lennar Winncrest, LLC	Parkway Plaza	107,328.96	05/14/99	40.41		40.41
Lennar Winncrest, LLC	Northborough	174,127.36	05/14/99	65.56		65.56
Lennar Winncrest, LLC	Northpointe	269,424.64	05/14/99	101.44		101.44
Citation Northern	Shorebird 1 & 2	11,938.72	05/19/99	4.50	4.50	
Commercial Investments, Inc	Natomas Gateway Corp. Center	51,665.57	05/19/99	19.45	19.45	
BTV Crown Equities, Inc	Crown Corp Center Phase II	26,294.00	06/14/99	9.90	9.90	
BTV Crown Equities, Inc	Crown Corp Center Phase III	29,295.68	06/14/99	11.03	11.03	
BTV Crown Equities, Inc	Crown Corp Center Phases IA & IB	13,917.44	06/15/99	5.24	5.24	
Meyers Homes of CA, LLC	Riverwalk Unit # 2	73,042.65	06/22/99	27.50	27.50	
Buzz Oates Enterprises II	Del Paso Rd. Prop., Parcels 2-5, 8 & 9	120,157.44	06/22/95	26.80		26.80
Alleghany Properties, Inc.	Natomas Crossing Shed 6	6,108.00	07/14/99	2.30		2.30
City of Sacramento	Truxel Road Ext. North Loop Road	26,684.80	07/15/99	10.80		10.80
Winncrest Natomas, LLC	Westborough	866,652.80	07/19/99	326.30		326.30
Lennar Winncrest, LLC	Northborough II	1,199,184.00	07/19/99	403.30		403.30
Ose Properties, Inc	The Crossing	151,232.64	07/20/99	-		-
Kaufman & Broad	North Natomas Estates	233,728.00	08/13/99	88.00		88.00
Lennar Winncrest, LLC.	AKT Club Center Dr	6,386.48	09/13/99	1.94		1.94
Jon S. Kelly	2399 Gateway Oaks Dr.	19,356.96	09/22/99	5.88	5.88	
Sutter River Plaza, LLC	2200 River Plaza Dr.	15,966.20	09/23/99	4.85	4.85	
Kaufman & Broad	North Natomas Estates detention pond	19,800.00	09/23/99	6.01		6.01
Regis Homes of Northern Calif	Costa Blanca at Swallows Nest	34,598.92	09/24/99	10.51	10.51	
Lennar Winncrest, LLC.	Northborough II (Stockpile for Detention Basin)	49,380.00	09/30/99	15.00		15.00

Owner	Project	HCP Fee (Cash)	Posting Date	Area Graded	South Natomas	North Natomas
Lennar Winncrest, LLC.	Northborough II, detention basin #1	52,672.00	09/30/99	16.00		16.00
Natomas Unified School District	Alternative Education School Site	19,330.62	12/20/99	5.87	5.87	
Subtotal calendar year 1999		3,934,910.32		1,342.87	157.95	1,184.93
Cumulative total through December 31, 1999		7,947,821.94		2,858.53	280.05	2,578.48
2000						
Northpointe Park, LLC	Northpointe Park Phase 2	1,552,178.00	02/25/00	471.50		471.50
Gateway South, LLC	Gateway South/Riverview Villages #1, #2, #3, #4	319,653.20	02/25/00	97.10		97.10
Lennar Winncrest, LLC	The Meadows	78,020.40	04/27/00	23.70		23.70
Winncrest Natomas, LLC	Del Paso Rd/I-5 Water Trans. Main (Schumacher)	19,310.90	09/19/00	4.90		4.90
SMUD	Substation @ El Cenro Rd / Arena Blvd.	3,437.00	11/30/00	0.87		0.87
Subtotal calendar year 2000		1,972,599.50		598.07	-	598.07
Cumulative total through December 31, 2000		9,920,421.44		3,456.60	280.05	3,176.55

Owner	Project	HCP Fee (Cash)	Posting Date	Area Graded	South Natomas	North Natomas
2001						
Gateway South, LLC	San Juan Road water main	2,222.72	03/19/01	0.56		0.56
Natomas Unified School District	Two Rivers School (NUSD)	33,628.55	05/11/01	8.53	8.53	
Coca-Cola/Raley's/Coral	Coca-Cola/Raley's/Coral	257,219.00	06/12/01	-		-
Lewis Investment Co, LLC	Creekside (Lewis Investment)	1,501,145.80	06/12/01	149.80		149.80
Goldenland Partnership	Goldenland Partnership	195,059.80	06/12/01	49.50		49.50
USA Properties Fund, Inc	Terracina Gold	58,326.80	06/12/01	14.80		14.80
Jon S. Kelly	Kelly Properties Phase II	49,904.58	06/15/01	4.98	4.98	
USA Properties Fund, Inc	Terracina Dr / Gateway Park Blvd. (Terracina Gold)	3,854.30	06/15/01	0.98		0.98
Gateway South, LLC	Riverview, San Juan Road	4,532.15	06/29/01	1.15		1.15
Goldenland Partnership	Goldenland Properties	300,929.60	07/17/01	-		-
USA Properties Fund, Inc	Terracina Gold	95,930.23	07/17/01	-		-
Jon S. Kelly	2379 Gateway Parks Dr (Phase 2, Bldg C)	34,973.29	07/26/01	3.49	3.49	
Lennar Winncrest	Northborough II (remainder fee)	51,724.52	09/19/01	-		-
Lennar Winncrest	The Meadows (remainder fee)	3,546.39	09/19/01	-		-
Lennar Winncrest	Northpointe North (remainder fee)	70,487.71	09/19/01	-		-
Danberg Development	The Villas at Riverbend	88,184.80	09/19/01	8.80	8.80	
Subtotal calendar year 2001		2,751,670.24		242.60	25.80	216.79
Cumulative total through December 31, 2001		12,672,091.68		3,699.20	305.86	3,393.34
2002						
Rubicon Partners	Gateway Center Office - 2315 Venture Oaks Wy	13,828.98	03/19/02	-	-	
Natomas-Truxel LLC (EJ Plesko)	Arena Corp Center - Retail	60,617.00	04/04/02	6.05		6.05
Cambay Group	Cambay West	1,004,705.46	05/01/02	100.26		100.26
California Traditions	California Traditions Apartments	110,384.44	05/06/02	11.02		11.02
Cambay Group	Arena Corp Center	2,460.39	05/06/02	0.25		0.25
Natomas Unified School District	Natomas Middle School	100,210.00	05/06/02	10.00		10.00
Fees Transferred	City Eminent Domain Action	(915,000.00)	05/01/02	n/a		
City of Sacramento (DPR)	Witter Ranch Park - Gateway West	107,837.43	08/12/02	9.02		9.02
Regis Homes	Unity Parkside	136,845.00	07/09/02	11.44	11.44	
Rubicon Partners	Gateway Office: 2315 Venture Oaks (catch up)	2,678.58	07/09/02	1.38	1.38	
Alleghany Properties, Inc.	East of I-5 between Del Paso and Arena Blvd	976,748.20	07/12/02	140.60		140.60
Alleghany Properties, Inc.	Drainage outfall and freeway landscape buffer	179,927.30	07/12/02	25.90		25.90
Alleghany Properties, Inc.	Parkview residential land and public ROW	1,174,737.70	07/12/02	169.10		169.10
Alleghany Properties, Inc.	East of I-5, South of Arena	763,475.30	07/12/02	-		-
Alleghany Properties, Inc.	West of I-5, Parkview commercial land	474,480.10	07/12/02	-		-
Alleghany Properties, Inc.	East of I-5 between Del Paso and Arena Blvd	432,204.40	07/12/02	-		-
Alleghany Properties, Inc.	Drainage outfall and freeway landscape buffer	79,616.60	07/12/02	-		-
Alleghany Properties, Inc.	Parkview residential land and public ROW	519,813.40	07/12/02	-		-
Alleghany Properties, Inc.	East of I-5, South of Arena	337,832.60	07/12/02	-		-
Alleghany Properties, Inc.	West of I-5, Parkview commercial land	209,954.20	07/12/02	-		-
Alleghany Properties, Inc.	Credit for Sills property (in excess of mitigation requirement)	(2,017,618.60)	07/12/02	-		-

Owner	Project	HCP Fee (Cash)	Posting Date	Area Graded	South Natomas	North Natomas
City of Sacramento	Arena Blvd Interchange	511,497.51	08/07/02	42.76		42.76
Natomas Unified School Dist	Town Center Education Complex	578,661.75	08/21/02	48.38		48.38
Jon S. Kelly	Natomas West PH-3	82,657.42	09/27/02	6.91	6.91	
City of Sacramento	Orchard Park	5,722.62	09/30/02	0.48	0.48	
Natomas Unified School Dist	North Natomas High School	17,943.00	10/31/02	1.50		1.50
Jon S. Kelly	Natomas West Ph-3 Borrow Pit	17,943.00	10/31/02	1.50	1.50	
Buzz Oates Enterprises II	Del Paso Rd. Property Parcel 6 (catch-up)	30,002.54	11/18/02	3.22		3.22
Natomas Unified School Dist	Witter Ranch Elementary	117,945.32	11/12/02	9.86		9.86
Subtotal calendar year 2002		5,118,111.64		599.61	21.71	577.90
Cumulative total through December 31, 2002		17,790,203.32		4,298.81	327.57	3,971.25
2003						
Refund of Fees Transferred	City Eminent Domain Action-Cancelled	915,000.00	02/26/03	n/a		
Alleghany Properties, Inc.	Natomas Crossing	0.00		178.20		178.20
WoodRogers	Schumacher Natomas Creek Phase 1	1,756,924.10	06/13/03	411.94		411.94
Natomas Creek, LLC	Market West (Gateway West) / Bel Air	131,669.37	06/20/03	10.73		10.731
Buzz Oates	Del Paso Road Property	171,574.72	06/17/03	17.85		17.85
J.D. Diffenbaugh	Comcast Parking Lot	34,033.56	06/18/03	3.54		3.54
Buzz Oates	Del Paso Road Property	5,678.60	06/20/03	0.59		0.59
City of Sacramento	Orchard Park	155,264.58	06/25/03	12.65	12.65	
Tim Lewis Development	Riverbend	177,915.00	06/23/03	14.50	14.50	
Venture Oaks Hotel, LLC	Marriott Spring Hill Suites	23,153.50	06/23/03	1.89	1.89	
Jon S. Kelly	2370 & 2390 Venture Oaks Way	185,154.30	06/23/03	15.09	15.09	
Jon S. Kelly	2329 Gateway Oaks Drive	36,196.50	06/23/03	2.95	2.95	
JMA Corporation	JMA Property	1,215,957.00	06/23/03	99.10		99.10
Natomas Unified School Dist	New Market Dr/Library Way	105,583.35	06/23/03	8.61		8.61
Lewis Investment Company	Creekside Phase 3	71,396.10	06/23/03	16.74		16.74
Lewis Investment Company	Creekside Phase 3	741,844.20	06/23/03	60.46		60.46
WoodRogers	Schumacher-Natomas Creek, Phase 2	705,516.30	06/23/03	165.42		165.42
Gateway South , LLC	Riverview #5 & #6	458,468.55	06/30/03	37.37		37.37
Gateway South , LLC	Riverview #6 - Remainder Parcels	110,380.92	07/10/03	9.00		9.00
City of Sacramento	West El Camino Widening	50,797.80	09/15/03	4.14	4.14	
Lee C. and Joan H. Sammis	Park El Camino	245,130.06	09/16/03	19.98	19.98	
River West Investments	Riverview Multi-family Parcel 1	144,963.92	09/26/03	11.81		11.81
Truxel Property	Truxel 3 Commercial	6,135.00	09/26/03	0.50		0.50
WoodRogers	Truxel 3 Commercial	28,211.00	10/01/03	2.30		2.30
Mark III Engineering Contractors	Riverbend - O'Brian Parcel (JD Dev't)	124,663.20	10/01/03	10.16	10.16	
City of Sacramento	Barandas Park	142,332.00	10/13/03	11.60	11.60	
City of Sacramento	Arena Blvd Interchange-Refund of overpymt	(31,843.00)	10/23/03	(2.66)		(2.66)
City of Sacramento	Arena Blvd Interchange-Additional payment	10,430.00	10/23/03	0.85		0.85
Subtotal calendar year 2003		7,722,530.63		1,125.30	92.96	1,032.34
Cumulative total through December 31, 2003		25,512,733.95		5,424.11	420.52	5,003.59

Owner	Project	HCP Fee (Cash)	Posting Date	Area Graded	South Natomas	North Natomas
2004						
RiverWest Investors	Riverview #1 (City Park 3E)	48,073.86	01/15/04	3.92		3.92
CEMO Commercial	Truxel Station Arena Corp Center Ph 1	151,178.62	06/24/04	9.38		9.38
KSP Arena Coporate Center, LLP	Arena Corporate Center	124,670.77	07/12/04	7.73		7.73
County of Sacramento	NW Interceptor: Sac River crossing portion of Airport	63,496.31	08/12/04	3.94	3.60	0.34
Karen Platver	Kare - 4 - Kids - Parcels 1 & 2 (East Commerce)	103,984.68	08/26/04	6.45		6.45
Gateway West	UTI North Natomas, Phase I	298,294.00	09/20/04	18.50		18.50
Beazer Homes	West El Camino Widening	31,087.07	09/28/00	1.93	1.93	
Opus West Corporation	Promenade (Cash portion - applied from Tufts tract)	1,088,624.77	09/29/04	126.23		126.23
Opus West Corporation	Tufts Tract (Fees Paid on 169.67 acres)	1,463,216.83	09/29/04			
Opus West Corporation	Griffin Industries (applied in 2006 from Tufts Tract)	n/a	09/29/04	0		-
Subtotal calendar year 2004		3,372,626.91		178.07	5.53	172.55
Cumulative total through December 31, 2004		28,885,360.86		5,602.18	426.05	5,176.13
2005						
Allen Development of Sacramento	River Plaza Phase 3	177,847.72	12/29/04	11.03	11.03	
WoodRogers	Schumacher Natomas Creek (Refund overpaid fees)	(124,524.42)	03/02/05	n/a		
Forecast Homes	Natomas Central (Cash portion)	3,725,568.00	04/29/05	423.66		423.66
Beazer Homes	Machado Property (3600 Airport Rd)	165,565.05	05/05/05	6.65		6.65
Beazer Homes	River Oaks (Cash portion)	239,758.11	06/13/05	9.63	9.63	
D.R. Horton	Sonora Springs (SWC Truxel/I-80)	653,297.28	06/29/05	26.24	26.24	
City of Sacramento	Hummingbird Park (payment)	52,393.56	12/01/12	4.38		4.38
City of Sacramento	Hummingbird Park (interest payment)	15,718.07	12/01/12			
Gateway West	UTI Natomas Landscape Buffer	142,161.87	09/19/05	5.71		5.71
Beazer Homes	River Oaks (Cash portion)	926,923.69	09/21/05	74.77	74.77	
Beazer Homes	River Oaks (Cash portion)	(239,758.11)	09/21/05	(9.63)	(9.63)	
Beazer Homes	Natomas Field (Cash portion)	1,236,352.81	09/21/05	99.73		99.73
ASG The Spanos Corp	Ashton Park Apartments	204,902.31	09/21/05	8.23		8.23
Towne Realty, Inc.	Strawberry Fields	349,280.00	09/29/05	14.03		14.03
Total through calendar year 2005		7,525,485.94		674.43	112.04	562.39
Cumulative total through December 31, 2005		36,410,846.80		6,276.61	538.09	5,738.52
2006						
UTI, Inc.	Duckhorn Drive	105,812.25	04/06/06	4.25		4.25
Pardee Homes	Natomas Place	5,027,210.20	06/29/06	122.07		122.07
Griffin Industries	Parke Bridge (cash portion; Tufts land dedication cr	316,969.73	06/29/06	84.01	84.01	
Western Care Construction	Corner Arena Blvd/Duckhorn Drive	146,145.39	06/30/06	5.87		5.87
Subtotal calendar year 2006		5,596,137.57		216.20	84.01	132.19
Cumulative total through December 31, 2006		42,006,984.37		6,492.82	622.10	5,870.71
2007						
Pardee Homes	Natomas Place	108,799.35	09/28/07	2.83		2.83
City of Sacramento	North Natomas Regional Park	-		17.49		17.49

Owner	Project	HCP Fee (Cash)	Posting Date	Area Graded	South Natomas	North Natomas
Grant Joint Union High School District	East Natomas Education Complex	3,856,802.40	10/12/07	100.32		100.32
Subtotal calendar year 2007		3,965,601.75		120.64	-	120.64
Cumulative total through December 31, 2007		45,972,586.12		6,613.46	622.10	5,991.35
2008						
City of Sacramento	North Natomas Regional Park	672,403.05	01/16/08	0.00		0.00
Gurjeet Hundal	Arco AM/PM - 2701 Orchard Lane	61,775.46	09/24/08	2.10	2.10	
Subtotal calendar year 2008		734,178.51		2.10	2.10	-
Cumulative total through December 31, 2008		46,706,764.63		6,615.56	624.20	5,991.35
2009						
Gurjeet Hundal	Arco AM/PM - 2701 Orchard Lane	18,303.84	02/20/09	0	0	
Western Area Power Administration	Sacramento Voltage Support	785,539.80	11/27/09	20.60		20.60
Subtotal calendar year 2009		803,843.64		20.60	-	20.60
Cumulative total through December 31, 2009		47,510,608.27		6,636.16	624.20	6,011.95
2010						
Sparrow Park		12,202.56	04/23/10	0.32		0.32
Subtotal calendar year 2010		12,202.56		0.32	-	0.32
Cumulative total through December 31, 2010		47,522,810.83		6,636.48	624.20	6,012.27
2011						
N/A						
Subtotal calendar year 2011		0.00		-	-	-
Cumulative total through December 31, 2011		47,522,810.83		6,636.48	624.20	6,012.27
2012						
North Natomas Regional Park		575,067.50	05/01/12	17.50		17.50
Subtotal calendar year 2012		575,067.50		17.50	-	17.50
Cumulative total through December 31, 2012		48,097,878.33		6,653.98	624.20	6,029.77
2013						
N/A						
Subtotal calendar year 2013		0.00		-	-	-
Cumulative total through December 31, 2013		48,097,878.33		6,653.98	624.20	6,029.77
2014						
N/A						
Subtotal calendar year 2014		0.00		-	-	-
Cumulative total through December 31, 2014		48,097,878.33		6,653.98	624.20	6,029.77
2015						
North Natomas Regional Park		182,263.35	2/25/2015	5.65		5.65
Subtotal calendar year 2015		182,263.35		5.65	-	5.65

Owner	Project	HCP Fee (Cash)	Posting Date	Area Graded	South Natomas	North Natomas
Cumulative total through December 31, 2015		48,280,141.68		6,659.63	624.20	6,035.42
2016						
Verizon Wireless - West El Camino		8,064.75	7/13/2016	0.25	0.25	
Subtotal calendar year 2016		8,064.75		0.25	0.25	-
Cumulative total through December 31, 2016		48,288,206.43		6,659.88	624.45	6,035.42
2017						
N/A						
Subtotal calendar year 2017		0.00		-	-	-
Cumulative total through December 31, 2017		48,288,206.43		6,659.88	624.45	6,035.42
2018						
North Natomas Regional Park	Dog Park Relocation	33,239.18	10/29/2018	1.00	-	1.00
4090 E. Commerce Way	Towneplace Suites at Arena Blvd	72,738.65	11/27/2018	2.24	-	2.24
Subtotal calendar year 2018		105,977.83		3.24	-	3.24
Cumulative total through December 31, 2018		48,394,184.26		6,663.12	624.45	6,038.66
2019						
Natomas Field, Phase 3	Firestar Way	15,817.50	10/29/2019	0.48	-	0.48
Subtotal calendar year 2019		15,817.50		0.48		0.48
Cumulative total through December 31, 2019		48,410,001.76		6,663.59	624.45	6,039.14
2020						
Natomas Unified School Dist	2600 New Market Dr (Future Parking Lot)	187,700.16	5/6/2020	5.79		5.79
Subtotal calendar year 2020		187,700.16		5.79		5.79
Cumulative total through December 31, 2020		48,597,701.92		6,669.38	624.45	6,044.93
2021						
Northgate 80 - Utilities Work	Northgate Blvd/Rosin Ct. APN 250-0010-114	142,309.62	09/02/21	3.63	3.63	
Subtotal calendar year 2021		142,309.62		3.63	3.63	-
Cumulative total through December 31, 2021		48,740,011.54		6,673.01	628.08	6,044.93
2022						
Duckhorn Apts (Adjacent to)	& ROW (0.62 ac)	159,164.16	10/04/22	-		-
Subtotal calendar year 2022		159,164.16		-	-	-
Cumulative total through December 31, 2022		48,899,175.70		6,673.01	628.08	6,044.93
2023						

Owner	Project	HCP Fee (Cash)	Posting Date	Area Graded	South Natomas	North Natomas
Meritage Homes (Panhandle)		3,533,375.65	9/26/2023	118.51		118.51
KFC		19,358.88	09/19/23	0.42	0.42	
Subtotal calendar year 2023		3,552,734.53		118.93	0.42	118.51
Cumulative total through December 31, 2023		52,451,910.23		6,791.94	628.50	6,163.44
2024						
Ninos Parkway Bridge		2,733.90	3/11/2024	-	-	-
Panhandle New Home		2,264,504.35	5/9/2024	67.15		67.15
Panhandle Stockpile APN 2250050016		252,688.47	5/23/2024	5.49		5.49
Subtotal calendar year 2024		2,519,926.72		72.64	-	72.64
Cumulative total through December 31, 2024		54,971,836.95		6,864.58	628.50	6,236.08
2025						
Panhandle 180 Beachfields Phase 2		1,801,345.34	7/31/2025	54.13		54.13
Subtotal calendar year 2025		1,801,345.34		54.13		54.13
Cumulative total through December 31, 2025		56,773,182.29		6,918.71	628.50	6,290.21

Footnotes:

Settle: Balance of fees due under settlement agreement of 5/18/2001, after contribution of Souza and Natomas Farms Properties

Sills: Balance of fees due after contribution of Sills Property

Alleg: Difference between acquisition fee of \$6,947 per acre for 513.8 acres and the cost of 206.9 acres of land purchased on the conservancy's behalf by Alleghany. Alleghany donated the remaining 50 acre parcel to the Conservancy on November 7, 2002

FEEWLD: Fees abated for land acquisition portion of total fee. Land was dedicated in partial satisfaction for payment of fees.

NCent: Fees paid for Natomas Central were based on 2004 mitigation rates by exception granted by the City of Sacramento

Annex: Projects w/in Panhandle area not yet annexed into the City of Sacramento but included in the NBHCP Permit Area

Ose: Ose property (The Crossing) paid fees in 1999 (69.5 acres); however this property did not receive an urban development permit and is not

Duckhorn Apts: Duckhorn Apartments property paid fees in 2022 (3.62 acres); however, this property did not receive an urban development permit

Loan to TNBC: April 7, 2020 City Council approved a \$2 million loan to TNBC for land acquisition purposes. May 18, 2020 City transferred \$2 million to the Conservancy. City retains the land acquisition component of the HCP fees for the repayment of the loan.

Lag: Fee payment lagged the actual grading activity.

2%: Beginning in 2012, the City retained the 2% administrative fee; thus this schedule shows net proceeds only.

Owner	Project	HCP Fee (Cash)	Posting Date	Area Graded	South Natomas	North Natomas
-------	---------	----------------	--------------	-------------	---------------	---------------

Tufts: In 2004, Opus West paid HCP mitigation fees on 295.9 project acres at the 2004 land dedication mitigation fee rate (\$8,624) and dedicated the Tufts tract, 147.95 acres, to satisfy the land dedication portion of the fee. TNBC carries credits for 32.1075 acres (Brookfield) and 10.7215 acres (unassigned).

Coral: Coke/Raley's non-HCP mitigation fees deposited into the Conservancy's Endowment Fund.

Attachment B
City of Sacramento - Natomas
Grading Activity Authorized by Urban Development Permit
As of December 31, 2025

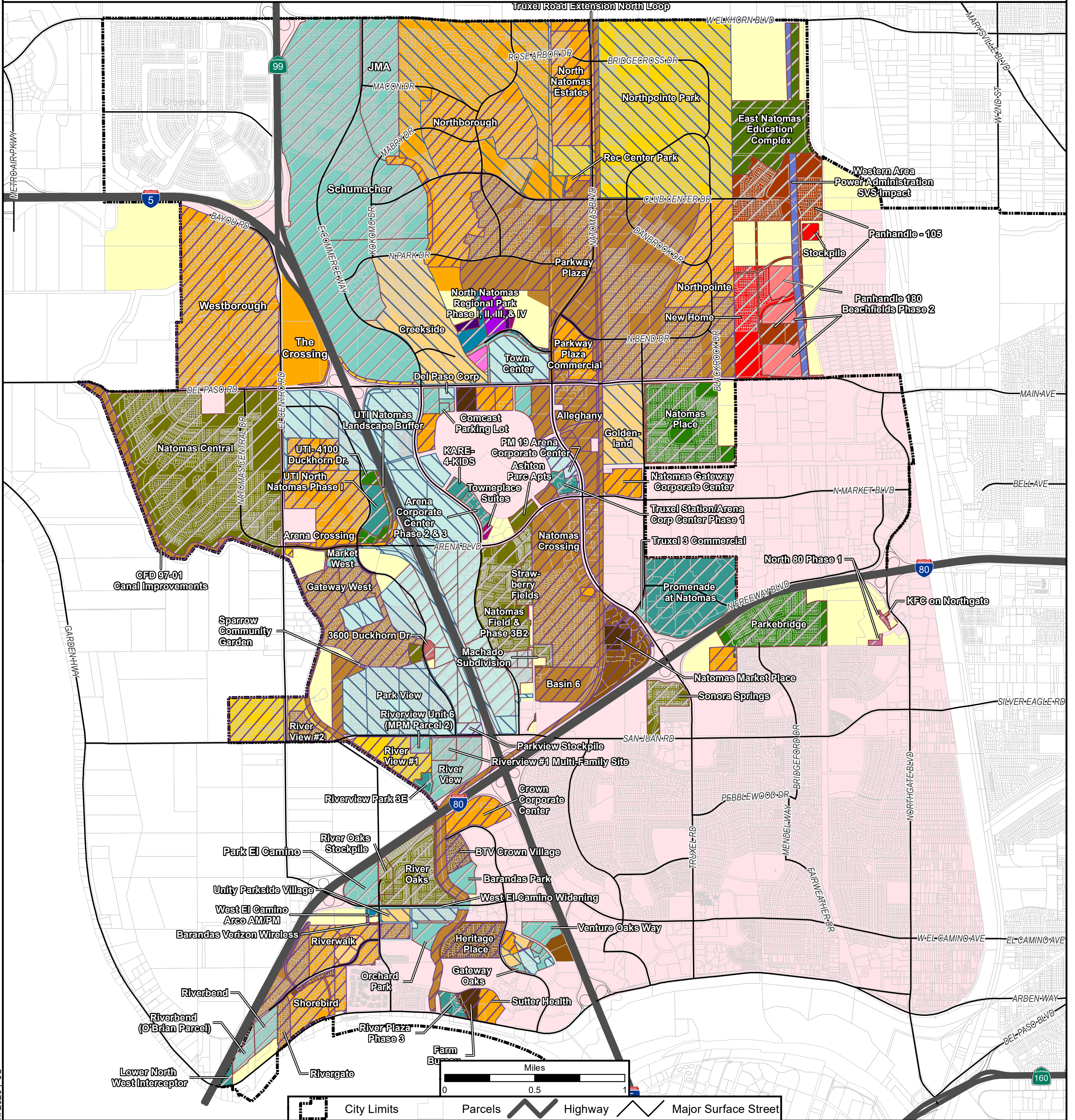
YEAR	Total Acres	South Natomas	North Natomas	Notes
1996	30.41	8.20	22.21	
1997	104.90	57.66	47.24	
1998	1,380.36	56.25	1,324.11	
1999	1,342.87	157.95	1,184.93	
2000	598.07	-	598.07	
2001	242.60	25.80	216.79	
2002	599.61	21.71	577.90	
2003	1,125.30	92.96	1,032.34	
2004	178.07	5.53	172.55	
2005	674.43	112.04	562.39	
2006	216.20	84.01	132.19	
2007	120.64	-	120.64	
2008	2.10	2.10	-	
2009	20.60	-	20.60	
2010	0.32	-	0.32	
2011	-	-	-	
2012	17.50	-	17.50	
2013	-	-	-	
2014	-	-	-	
2015	5.65	-	5.65	
2016	0.25	0.25	-	
2017	-	-	-	
2018	3.24	-	3.24	
2019	0.48	-	0.48	
2020	5.79	-	5.79	
2021	3.63	3.63		
2022	-		-	
2023	118.93	0.42	118.51	
2024	72.64		72.64	
2025	54.13		54.13	
Inception through 12/31/2025	6,918.71	628.50	6,290.21	

Footnotes:

1. The City of Sacramento (North Natomas Regional Park) graded 17.49 acres in 2007; however, the grading permit was issued and the fees were paid in 2008.
2. The West El Camino Arco AM/PM site was issued a grading permit and graded 2.1 acres in 2008; however fees were paid for 1.62 acres in 2008 and for 0.48 acres in 2009.
3. The Ose property (The Crossing) pre-paid fees in 1999 for 69.5 acres, however this property did not receive an urban development permit and is not included in the acreage totals on this table. They will be subject to catch-up fees in the future.
4. The Duckhorn Apartments property pre-paid fees in 2002 for 3.62 acres, however this property did not receive an urban development permit and is not included in the acreage totals on this table. They will be subject to catch-up fees in the future.



City of Sacramento HCP Fees Paid & Grading Permit Status

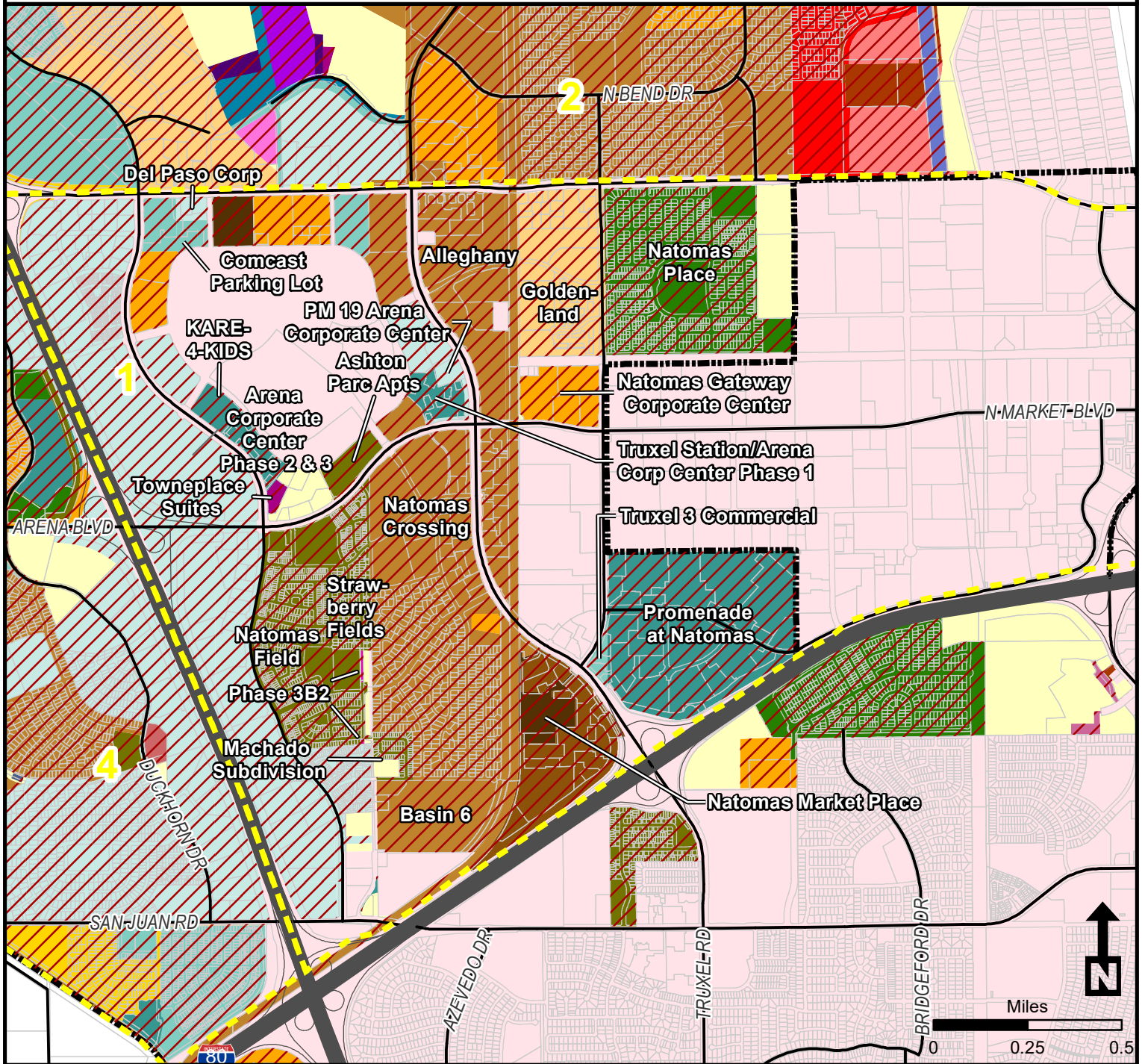


Notice To Proceed or Grading Permit Issued		Paid in 2001		Paid in 2007		Paid in 2016		Paid in 2023	
	Before Settlement Agreement		Paid in 2001		Paid in 2007		Paid in 2016		Paid in 2023
	Under Settlement Agreement		Paid in 2002		Paid in 2008		Paid in 2018		Paid in 2024
	Post Settlement Agreement		Paid in 2003		Paid in 2009		Paid in 2019		Paid in 2025
	No Fees Collected		Paid in 2004		Paid in 2010		Paid in 2020		
	Exempt From Fees		Paid in 2005		Paid in 2012		Paid in 2021		
			Paid in 2006		Paid in 2015		Paid in 2022		



North Natomas HCP Payment Status Quadrant One

City of
SACRAMENTO
Community Development



HCP Payment Status

- Notice to Proceed
- No Fees Collected or Grading
- Exempt From Fees

- Paid in 1996
- Paid in 1997
- Paid in 1998
- Paid in 1999
- Paid in 2000
- Paid in 2001
- Paid in 2002
- Paid in 2003
- Paid in 2004
- Paid in 2005
- Paid in 2006
- Paid in 2007
- Paid in 2008
- Paid in 2009

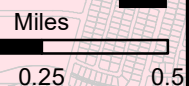
- Paid in 2010
- Paid in 2012
- Paid in 2015
- Paid in 2016
- Paid in 2018
- Paid in 2019
- Paid in 2020

- Paid in 2010
- Paid in 2012
- Paid in 2015
- Paid in 2016
- Paid in 2018
- Paid in 2019
- Paid in 2020

- Paid in 2021
- Paid in 2022
- Paid in 2023
- Paid in 2024
- Paid in 2025

Legend

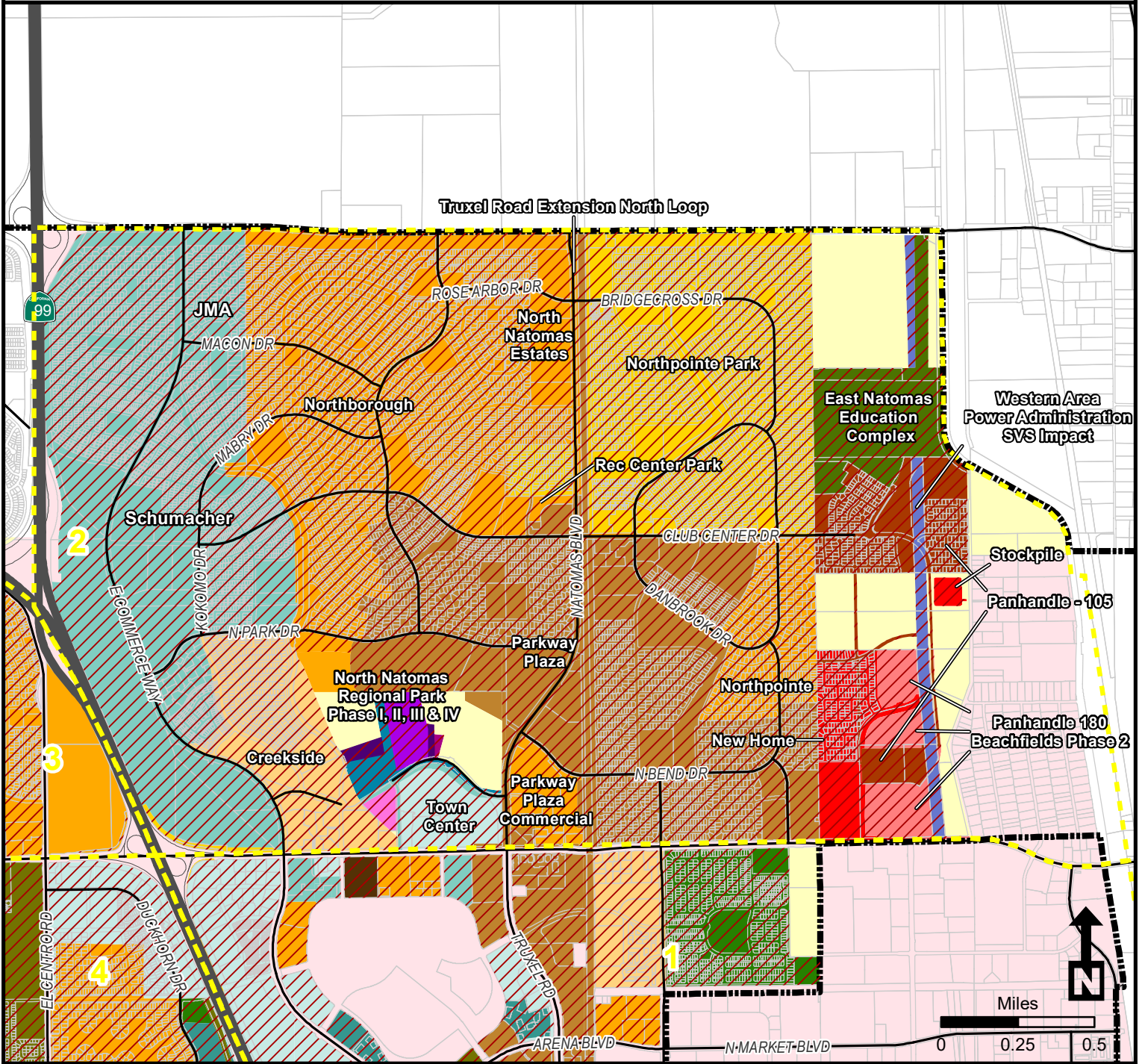
- City Limits
- Quadrant
- Parcels
- Highway
- Major Street





North Natomas HCP Payment Status Quadrant Two

City of
SACRAMENTO
Community Development



HCP Payment Status

- Notice to Proceed
- No Fees Collected or Grading
- Exempt From Fees

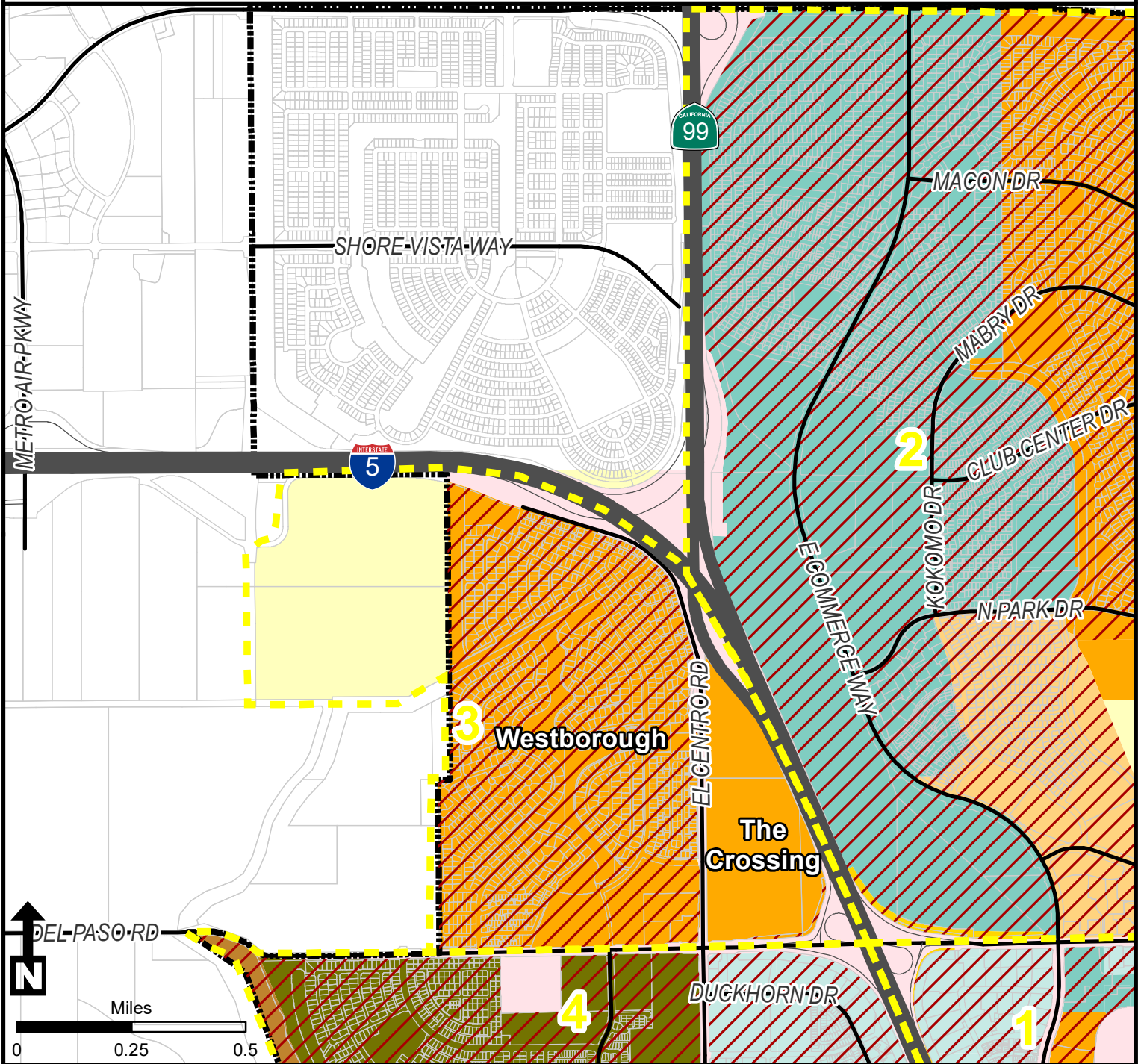
Paid in 1996	Paid in 2003	Paid in 2010	Paid in 2021
Paid in 1997	Paid in 2004	Paid in 2012	Paid in 2022
Paid in 1998	Paid in 2005	Paid in 2015	Paid in 2023
Paid in 1999	Paid in 2006	Paid in 2016	Paid in 2024
Paid in 2000	Paid in 2007	Paid in 2018	Paid in 2025
Paid in 2001	Paid in 2008	Paid in 2019	
Paid in 2002	Paid in 2009	Paid in 2020	

- Legend**
- City Limits
 - Quadrant
 - Parcels
 - Highway
 - Major Street



North Natomas HCP Payment Status Quadrant Three

City of
SACRAMENTO
Community Development



HCP Payment Status

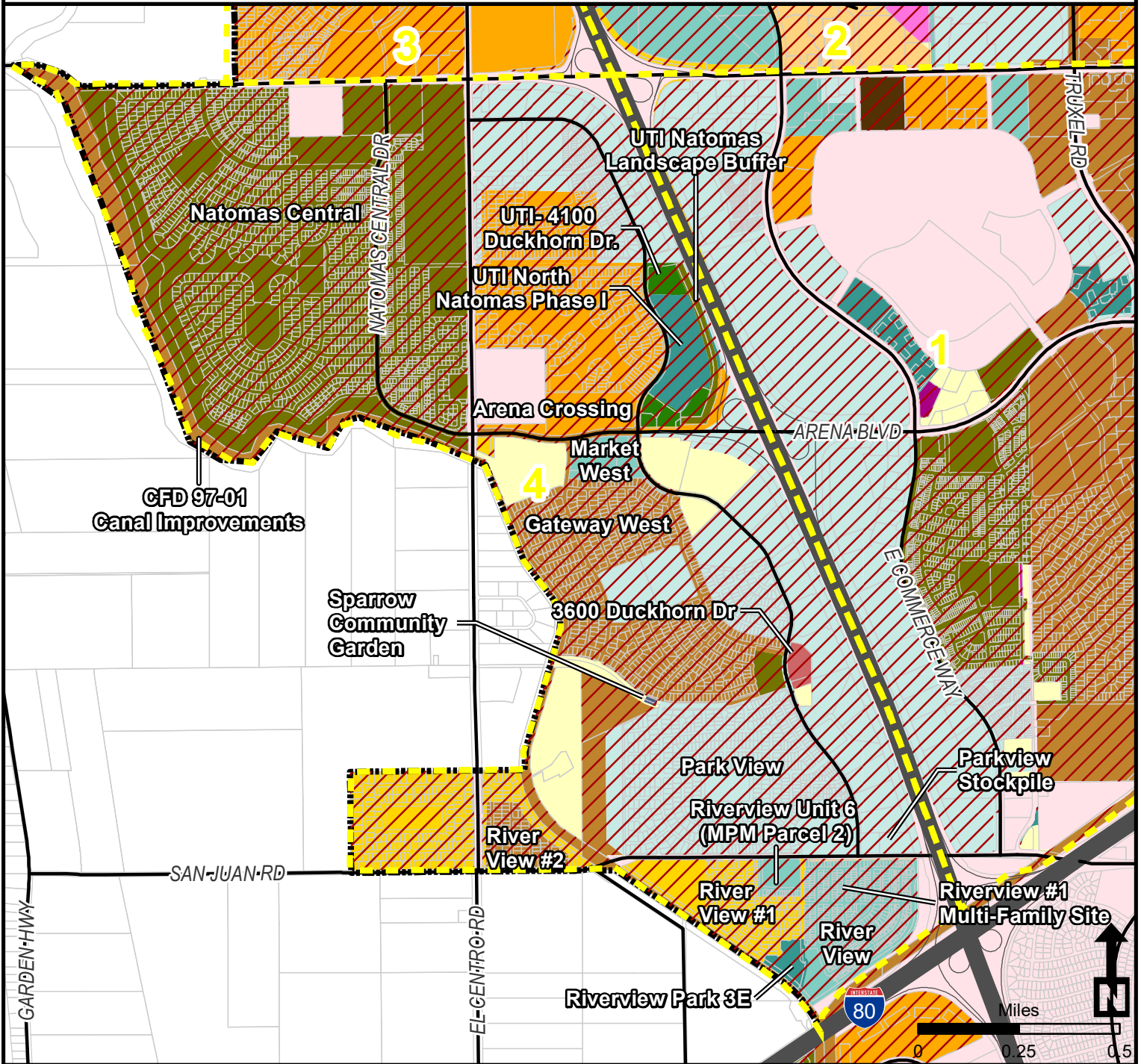
- Notice to Proceed
- No Fees Collected or Grading
- Exempt From Fees

Paid in 1996	Paid in 2003	Paid in 2010	Paid in 2021
Paid in 1997	Paid in 2004	Paid in 2012	Paid in 2022
Paid in 1998	Paid in 2005	Paid in 2015	Paid in 2023
Paid in 1999	Paid in 2006	Paid in 2016	Paid in 2024
Paid in 2000	Paid in 2007	Paid in 2018	Paid in 2025
Paid in 2001	Paid in 2008	Paid in 2019	
Paid in 2002	Paid in 2009	Paid in 2020	

- Legend**
- City Limits
 - Quadrant
 - Parcels
 - Highway
 - Major Street



North Natomas HCP Payment Status Quadrant Four



HCP Payment Status

- Notice to Proceed
- No Fees Collected or Grading
- Exempt From Fees

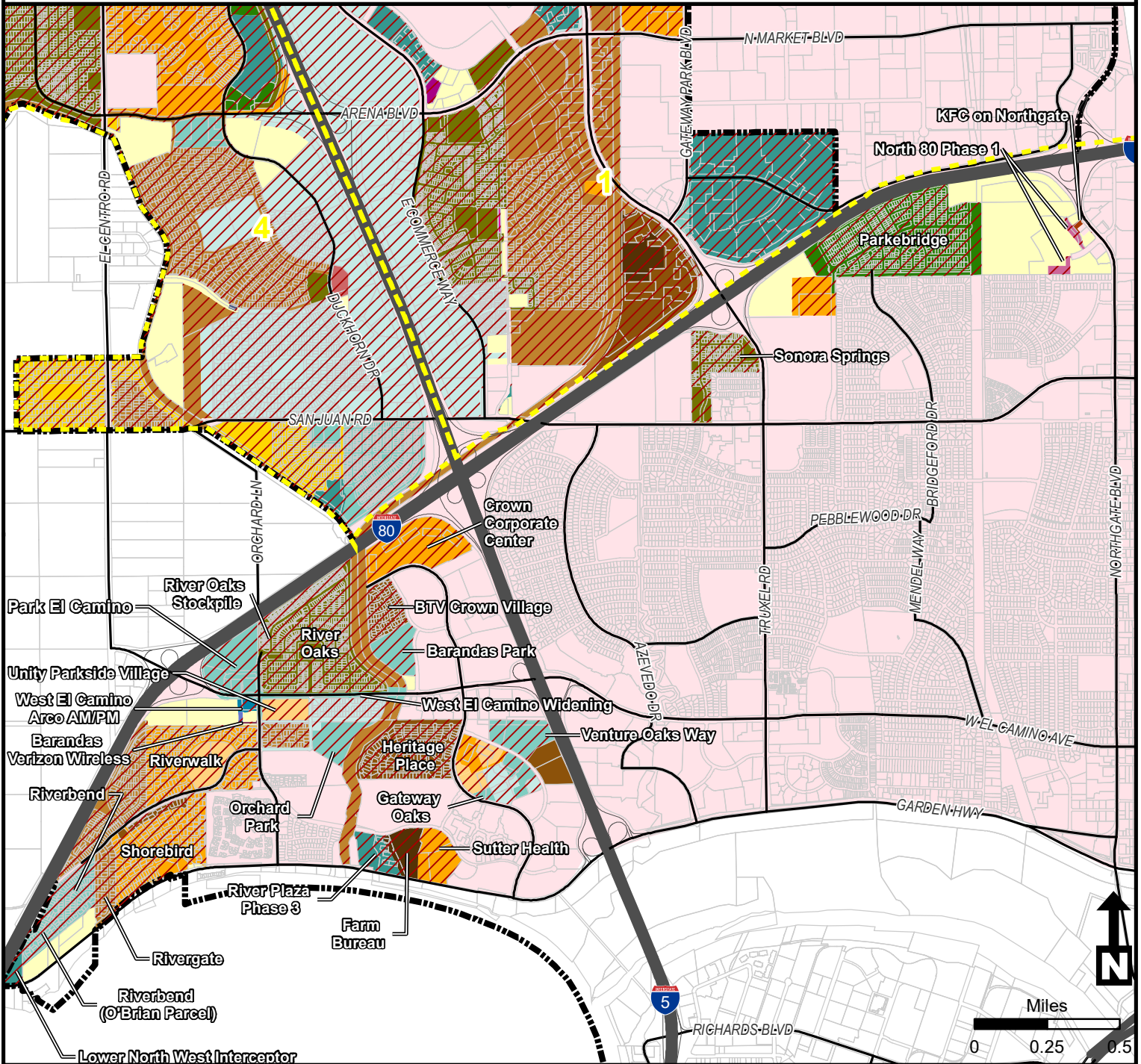
Paid in 1996	Paid in 2003	Paid in 2010	Paid in 2021
Paid in 1997	Paid in 2004	Paid in 2012	Paid in 2022
Paid in 1998	Paid in 2005	Paid in 2015	Paid in 2023
Paid in 1999	Paid in 2006	Paid in 2016	Paid in 2024
Paid in 2000	Paid in 2007	Paid in 2018	Paid in 2025
Paid in 2001	Paid in 2008	Paid in 2019	
Paid in 2002	Paid in 2009	Paid in 2020	

Legend

- City Limits
- Quadrant
- Parcels
- Highway
- Major Street





South Natomas HCP Payment Status





















HCP Payment Status		Paid in 1996		Paid in 2003		Paid in 2010		Paid in 2021		Legend
Notice to Proceed	Paid in 1997	Paid in 2004	Paid in 2012	Paid in 2022	City Limits					
No Fees Collected or Grading	Paid in 1998	Paid in 2005	Paid in 2015	Paid in 2023	Quadrant					
Exempt From Fees	Paid in 1999	Paid in 2006	Paid in 2016	Paid in 2024	Parcels					
	Paid in 2000	Paid in 2007	Paid in 2018	Paid in 2025	Highway					
	Paid in 2001	Paid in 2008	Paid in 2019		Major Street					
	Paid in 2002	Paid in 2009	Paid in 2020							

Summary of Habitat Types with Notice to Proceed or Grading Permits Issued in 2025

Land Use	Acres
Fallow	0.02
Non-Rice Crops	18.03
Rice	36.07
Urban	0.01
Total:	54.13

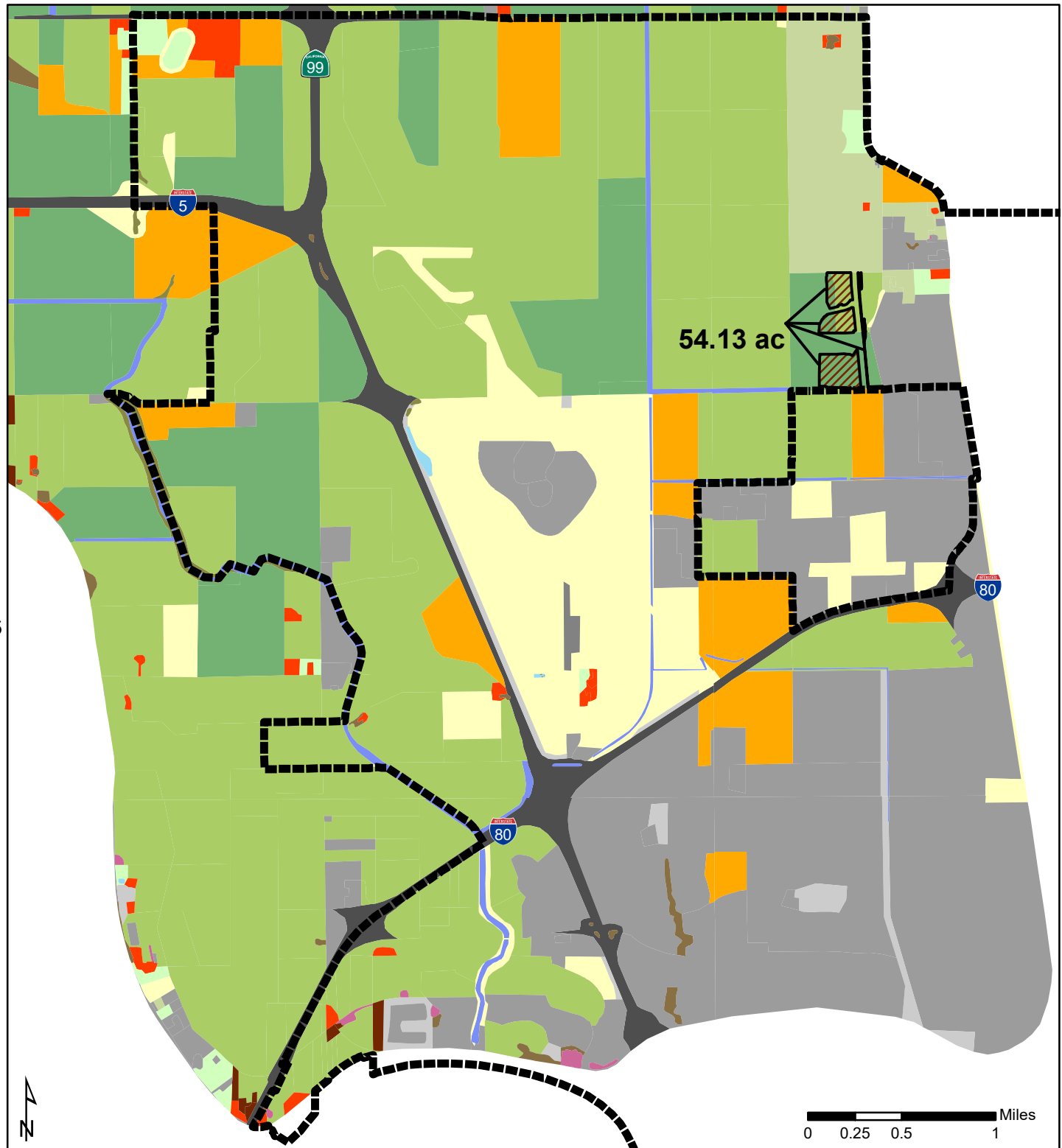
-  City Boundary
-  Notice to Proceed/Grading Permit in 2025

Habitat Types 1997

- | | |
|---|---|
|  Airport |  Pasture |
|  Alfalfa |  Ponds and Wet Areas |
|  Canals |  Rice |
|  Idle |  Riparian |
|  Grassland |  Roads and Highways |
|  Non-Rice Crops |  Ruderal |
|  Oak Groves |  Rural Residential |
|  Orchard |  Tree Groves |
|  Other |  Urban |

Source of Habitat Types:
CH2M Hill, based on 1997 Department of Fish and Game
Land Use Study

...\Projects\HCP\Annual_Reports\...





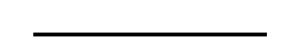



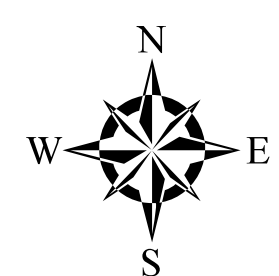
**HCP Area
Summary of HCP Fees
Remaining To Be Paid By
APN Through 2025**

Total APN Acres Remaining for
Full HCP Fee Payment.....646.004 (+/-) Acres

Total Acres with Partial
HCP Fee Payment.....73.12 (+/-) Acres

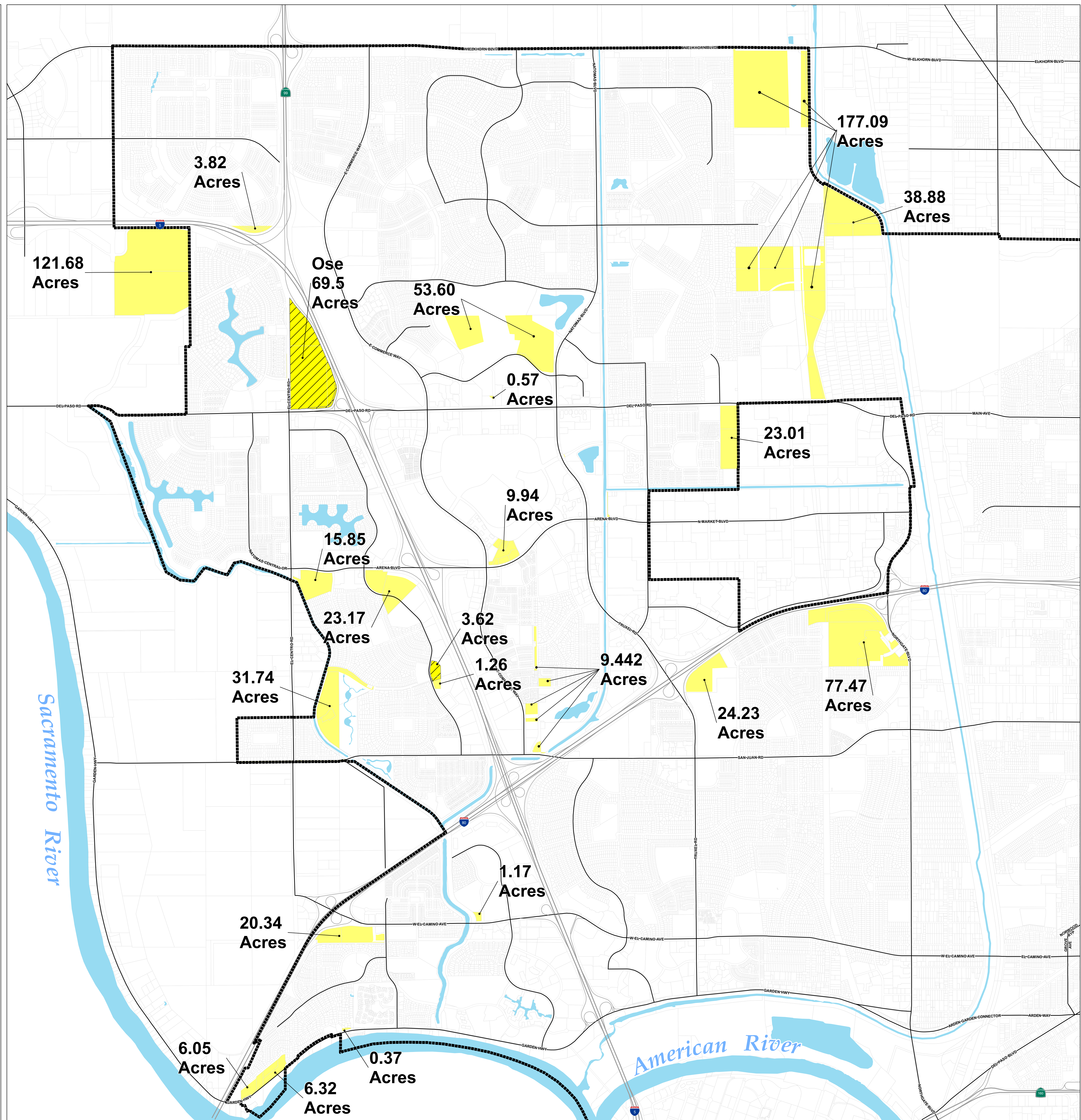
HCP Fee Status

-  Fees Remaining
-  Fees Paid but area not Graded
(Subject to Catch-up Fees)
-  River and Creeks
-  City Limits
-  Major Surface Street
-  Highways



0 1,250 2,500 5,000 Feet

Map created: January 2013
Map revised: April 2026



HCP PERMIT ACREAGE REMAINING 12/31/25

	Graded Developed Acres
City of Sacramento ITP - Permitted Acres	8,050.00
Acres for which permits have been issued ¹	(6,918.71)
ITP APN Acres Remaining, per City Map ²	(646.00)
Acres for which catch-up fees remain	(73.12)
Roating Site for 2nd High School ³	(40.00)
Difference in Acreage	372.17

unallocated & not yet graded acres included in the City's authorized development acres of 8,050

**Remaining Ungraded Lands in Natomas as of December 31, 2025
Attachment E (Exhibit of Remaining Acres)**

	Acres Listed On Map ²	Assessor's Parcel Numbers	Comments
NORTH NATOMAS			
<u>Quad 1: S of Del Paso & E of I-5</u>			
Arena Corporate Center	9.94	225-0070-120 (225-2950-001 thru 007)	9.94 remaining after 2,243 acres graded/paid in 2018
W of Airport Rd	9.442	225-0150-032; 225-0150-055; 225-0180-057	Measurement adjusted in 2014 per Exhibit C-6. In 2019, 0.478 acres were graded (Firestar Way, Natomas Field Ph 3).
Natomas Place (SWC Del Paso / Blackrock Dr)	23.01	225-0060-079, 080	
Subtotal Quad 1	42.392		

Quad 2: N of Del Paso & E of I-5

	Acres	Assessor's Parcel Numbers	Comments
Town Center - (City Portion of NUSD parcel S of Ne	0.572	225-0040-089	
North Natomas Regional Park	53.600	225-0040-090 (portions)	
Panhandle (Krumenacher)	93.060	201-0320-025	
Panhandle (BD Properties)	58.180	201-0540-073	
Panhandle (Richter / Rappaport)	36.710	225-0050-020, 021	
Panhandle (Cononelos)	36.640	225-0050-003	
Panhandle (Brothers Trust)	31.197	225-0050-016	5.49215 ac paid fees for stockpile
Panhandle (Richter Farms)	46.560	225-0050-022; 225-0060-021	67.15 acres graded in 2024 by New Home Co., 54.13 acres graded by Meritage in 2025
less WAPA Corridor already graded	(6.860)		
less Panhandle 105 acreage paid 2023	(118.400)		
Avdis / north of Valley View Acres	38.880	214-0010-001, 002, 011	
Subtotal Quad 2	270.139		

GIS MEASUREMENTS - Panhandle WAPA Corridor Area		
Acres	Area Paid	Area Left
77.70	19.45	58.25
118.40	25.34	93.06
64.22	6.04	58.18
39.74	3.03	36.71
39.68	3.04	36.64
39.73	3.04	36.69
182.88	136.32	46.56
302.35		

Panhandle 105 Project 2023 Paid 118.4 acres	
Panhandle 105 - 95.9 acres	95.9
100 (West of WAPA) Brothers/Cononelos	3.2
100 (East of WAPA) - Beachfields	4.2
Stockpile (Panhandle 105)	15.1
Total:	118.4

Quad 3: N of Del Paso & W of I-5

	Acres	Assessor's Parcel Numbers	Comments
Scalora/Cayoccal/JTS Engineering	121.68	225-0030-023, 045	Outside City Limits. Included in NBHCP Permit Area & Authorized Development as shown in Attachment E. Property would need to first be annexed into City limits.
NN Fwy Buffer (I-5) SE end of Greenbriar	3.82	201-0300-080	
Subtotal Quad 3	125.50		

Quad 4: S of Del Paso Rd & W of I-5

	Acres	Assessor's Parcel Numbers	Comments
Gateway West LLC (SEC Arena/Duckhorn)	23.17	225-0140-069, 071	
Gateway West LLC (SWC Arena/Stamler)	15.85	225-0140-035	
Gateway West LLC (e of Duckhorn at Grossbeak Cr	1.26	225-0140-057 (Remaining Parcel undisturbed)	Fees paid on 3.62 APN 225-0140-056 & ROW due to violation. City did not issue a grading permit.
Historic Witter Ranch	31.74	225-0180-049	Cultural resource not likely to be developed
Subtotal Quad 4	72.02		
SUBTOTAL: NORTH NATOMAS	510.05		

TOTAL SUBJECT TO FUTURE PAYMENT 510.05

PARTIAL PAYMENT RECEIVED - BALANCE DUE AT GRADING

	Acres	Assessor's Parcel Numbers	Comments
Ose: Natomas Landing	69.50	225-0030-033, 036, 038	Fees paid 1999, but not graded, catch-up fees applicable
Gateway West LLC (e of Duckhorn at Grossbeak Cr	3.62	225-0140-056 & ROW	Paid fees 2022 due to violation but grading permit not issued. Catch-up fees applicable.
SUBTOTAL: HCP Fees Remaining Ose & Gateway	73.12		

NORTH NATOMAS REMAINING APN ACRES 583.17

SOUTH NATOMAS

	Acres	Assessor's Parcel Numbers	Comments
<u>W of I-5</u>			
Barandae Park (undeveloped portion) N of W El Ca	1.17	225-0230-074	
Gateway Center (South Natomas Investors, LLC)	274.0320-059, 060, 062, 063		13.42 acres has been deducted & removed to reflect the 2003 HCP fee payment and graded site.
West El Camino R-O-W			0.97 acres has been deducted & removed as a result of a mapping correction April 2020
Camino Station	20.34	274-0030-083, 084	
SAFCA	6.05	274-0660-059; 274-0220-017	Graded by SAFCA/ACOE but not under City's ITP approvals
SAFCA 2050 Garden Hwy	6.32	274-0220-073	Graded by SAFCA/ACOE but not under City's ITP approvals
Garden Hwy property	0.37		
Subtotal W of I-5	34.25		

E of I-5

City Dept of Utilities (undeveloped portion adj to Nat	24.23	225-0170-064	
Capitol 80 (Bob Cook/Six Bar LLC)	77.47	250-0010-019, 046, 049, 059, 113	Deducted 0.4248 for KFC project (2023) - 2022 acres total was 77.89 acres
		250-0010-112	

Subtotal E of I-5 **101.7**

SUBTOTAL: SOUTH NATOMAS **135.95**

REMAINING APN ACRES NO FEES PAID	646.00	Acres total for parcels in North & South Natomas (includes 121.68 acres adjacent to City limits)
REMAINING APN ACRES PARTIAL FEES PAID	73.12	

¹ - Per attached detail sheet, *Schedule of Subject Acreage and Fees Paid*.

² - Per map titled, *City of Sacramento HCP Fee Areas Remaining December 2025*.

³ - 40.00 acres (Natomas 2nd High School) is outside of the NBHCP Permit Area polygon, but counted as part of 8.050 permitted acreage calculation.

ATTACHMENT F

<p align="center">NATOMAS BASIN HABITAT CONSERVATION PLAN INVENTORY OF BIOLOGICAL AND PRECONSTRUCTION SURVEYS FOR YEAR 2025</p>				
Comments	Bio Report Date & Survey Date	Project Name	Brief Description	Survey Summary
	<p>8/8/2025</p> <p>Survey conducted on: 07/09/2025 and 07/16/2025</p> <p>Biologist: Tommy Dryer, Cole Ayton</p> <p>Biological Firm: WRA, Inc</p>	<p>Panhandle 180, Villages 6, 7 & 10 Development (Z22-054)</p>	<p>The Survey Area comprises approximately 96 acres within the larger 180-acre Panhandle 180 project site (APNs 225-0060-021-0000, 225-0050-022-0000), located immediately west of Sorento Road and north of Del Paso Road in the North Natomas portion of the City of Sacramento, Sacramento County.</p>	<p>No special-status species have been documented within the Survey Area in the CNDDDB. Special-status species documented within 1 mile include: burrowing owl, giant garter snake (GGS), Swainson’s hawk, and vernal pool fairy shrimp. The Survey Area is regularly disked and does not support natural burrow sites; no burrowing owl or evidence of occupancy was discovered within 300 feet. The Survey Area is not within 200 feet of any potential GGS aquatic habitat; significant barriers to movement exist. No vernal pools occur within the Survey Area or within 250 feet. No elderberry shrubs were observed within 1,000 feet. One active Swainson’s hawk nest was identified offsite along Steelhead Creek, approximately 0.5 miles from the Survey Area, containing two juveniles. The nest occurs slightly outside the 0.5-mile buffer and is separated from the project site by existing development; no additional avoidance measures are deemed necessary. White-tailed kite was also observed foraging in the vicinity. No other special-status species or nesting activity were observed during the surveys conducted by WRA in 2025. Project activities are planned to occur outside of the nesting season.</p>
<p>NBHCP Exempt.</p>	<p>9/5/2025</p> <p>Survey conducted on: 08/29/2025</p> <p>Biologist: Gavin McGinnis, Andrea Gonzalez</p> <p>Biological Firm: Terracon Consultants, Inc.</p>	<p>2550 Arena Blvd (DR24- 238.)</p>	<p>The project site is located at 2550 Arena Boulevard (APN: 225-2730-002-0000) at the previously landscaped western end of the "Natomas Landing" shopping plaza in the City of Sacramento, Sacramento County.</p>	<p>The survey was conducted due to the planned removal and alteration of trees on site. No active nests or sensitive biological resources were detected during the survey. Plant species observed were primarily ornamental trees and shrubbery due to the landscaped nature of the site. The project area does not contain any habitat value for NBHCP wildlife species. There is no habitat value for NBHCP plant species. If the project is delayed until the following nesting bird season (February 1 through August 31), a new preconstruction nesting bird survey is recommended.</p>

<p>Survey Received in 2025. Commencement of project in 2026.</p>	<p>11/13/2025</p> <p>Surveys conducted on: 11/05/2025 and 11/07/2025</p> <p>Biologist: Bonnie Peterson, Audrey Haverland</p> <p>Biological Firm: Madrone Ecological Consulting, LLC</p>	<p>Panda Express Northgate (DR23-238)</p>	<p>The Project Area is approximately 0.7 acres located east of Northgate Boulevard and south of Interstate 80 in the City of Sacramento, Sacramento County. The Project Area is a subset of the larger 19-acre North Highway 80 Commercial Project, for which initial pre-construction surveys were conducted in March 2021. (APN 250-0010-112-0000).</p>	<p>Initial pre-construction surveys were conducted in March 2021 for the larger commercial project. The Project Area is a previously disked and partially disturbed parcel with ruderal annual vegetation. No special-status species or NBHCP-covered species were observed during the November 2025 surveys. No vernal pools, swales, or seasonal wetlands occur within the 250-foot Survey Area. The site does not support suitable giant garter snake (GGS) aquatic habitat; the closest mapped suitable habitat is approximately 0.8 miles northwest with no direct connectivity. No elderberry shrubs were observed within 1,000 feet. No Swainson's hawk nests occur within 0.5 miles, and no nesting activity was observed. No burrowing owl or sign was observed within 300 feet. No suitable habitat for Sanford's arrowhead or Delta tule pea exists on-site.</p>
<p>Survey Received in 2025. Previously mass graded in 2002.</p>	<p>12/10/2025</p> <p>Surveys conducted on: 12/01/2025 and 12/08/2025</p> <p>Biologist: Gavin McGinnis, Andrea Gonzalez</p> <p>Biological Firm: Terracon Consultants, Inc.</p>	<p>3031 Advantage Way Hotel Development (Z23-011)</p>	<p>The project site is approximately 2.29 acres of vacant land located at 3031 Advantage Way (APN: 225-1960-039-0000), adjacent to Interstate 5 and between two previously developed hotels in the City of Sacramento, Sacramento County.</p>	<p>The site consists of mostly ruderal vegetation with ornamental trees and shrubbery along the boundaries due to the landscaped nature of the surroundings. No sensitive biological resources were detected during the surveys. No suitable aquatic habitat for giant garter snake (GGS) was observed within 250 meters of the project site. Culverts and storm drainages near the site are lined with concrete and lack riparian or wetland vegetation. No burrows were observed on site, so no suitable GGS wintering habitat is present. The project area does not contain habitat value for other NBHCP wildlife. No habitat exists for NBHCP plant species. If the project is delayed until the nesting bird season (February 1 through August 31), a preconstruction nesting bird survey is recommended.</p>

<p>Survey Received in 2025. Previously mass graded in 2004.</p>	<p>12/16/2025</p> <p>Surveys conducted on: 12/08/2025</p> <p>Biologist: Audrey Haverland</p> <p>Biological Firm: Madrone Ecological Consulting, LLC</p>	<p>Natomas 100 Promenade (P24-033)</p>	<p>The Project Area is approximately 13 acres located east of Gateway Park Blvd, south of North Freeway Blvd, and west of Promenade Circle in the Natomas area of the City of Sacramento, Sacramento County. The entire Project Area was previously graded under the NBHCP and impact fees have been paid.</p>	<p>The Project Area is a parcel of disturbed ruderal grassland surrounded by commercial development. One seasonal wetland totaling 0.026 acres was delineated. This wetland appears to have formed incidental to past grading activities, was not ponded during any site surveys, and does not provide suitable habitat for vernal pool-associated species. No vernal pools, swales, or other seasonal wetlands capable of supporting vernal pool species occur within the 250-foot Survey Area. The Project Area and surrounding 250-foot buffer do not support suitable aquatic habitat for giant garter snake. The nearest documented occurrence is approximately 0.25 miles west in the East Main Drainage Canal. No elderberry shrubs were observed within 1,000 feet. No documented Swainson's hawk nests occur within 0.5 mile. The closest documented nest is approximately 1 mile southeast. No burrowing owl or sign was observed within 300 feet; one area of potential refugia (an old concrete structure) was noted but showed no evidence of use. No tricolored blackbird nests were observed within 500 feet. No white-faced ibis or loggerhead shrike nesting sites were observed within required buffers. No bank swallow nest sites were observed within 250 feet. No suitable habitat for Sanford's arrowhead or Delta tule pea exists on-site. No NBHCP-covered species were observed. Construction is proposed to begin outside the nesting season. If work extends into the nesting season, additional avoidance measures may be appropriate.</p>
---	---	--	--	---

Pre-Construction Protocols

Natomas Basin

Habitat Conservation Plan

Attached is a checklist related to preparing a complete pre-construction survey for a proposed urban development project in the Natomas area subject to the 2003 Natomas Basin Habitat Conservation Plan (NBHCP).

Submittal of a pre-construction survey is one of several required steps toward obtaining and Urban Development Permit that allows grading within the Natomas Basin subject to the HCP. For questions about the urban development permitting process -- including pre-construction surveys -- within the City of Sacramento, please contact:

- Cheryle Hodge at (916) 808-5971, chodge@cityofsacramento.org

All pre-construction surveys shall be submitted to the City of Sacramento, Community Development Department.

The City is the point of contact for HCP matters and will provide the completed pre-construction survey to each of the following:

- U.S. Fish and Wildlife Service (Attn: Adam Stewart);
- California Department of Fish and Wildlife (Attn: Dylan Wood);
- Sutter County (Attn: Neal Hay);
- Natomas Basin Conservancy (Attn: John Roberts)

The pre-construction survey will generally include:

- I. Project Description;
- II. Results of the Biological Survey;and
- III. Conservation Measures.

A pre-construction survey is needed a minimum of 30 days and a maximum of 6 months prior to grading or otherwise disturbing the site. The requirement to provide a pre-construction survey applies to both public and private development projects.

If this survey is the first pre-construction survey the biologist has prepared for the NBHCP, a resume of qualifications should be submitted to USFWS and CDFW with the complete pre-construction survey.

For NBHCP, conservation measures are to be implemented as conditions of urban development permits, as well as for projects sponsored by the respective land use agency (NBHCP §V-1).

The purpose of the pre-construction survey is to determine the status, presence of, and likely impacts to covered species. Wildlife Agency-approved biologists shall conduct the surveys and must implement the conservation measures outlined in the NBHCP, unless otherwise approved by the Wildlife Agencies. Because of concerns regarding Swainson's hawk, conducting the pre-construction survey at least 30 days prior to construction activities is especially important for construction projects that are initiated near riparian and tree groves and when work will commence in spring or early summer.

Surveys and recommended conservation measures are provided to the permitting agency (City of Sacramento), Sutter County, CDFW, and the USFWS. Based upon the results of the pre-construction survey, the land-use agencies identify appropriate conservation measures. Reconnaissance level surveys may indicate that species-specific surveys are not necessary. It is the permittee's (i.e., the City and Sutter) responsibility to ensure the appropriate surveys have been conducted and that appropriate conservation measures are being implemented.

Note: Plant surveys must be appropriately timed so that the plants will be identifiable, if present.

The pre-construction survey must include:

1. The name of the project.
2. The exact location and size (acres) of the project within the City/Sutter's permit area. Include a map. Something on the scale of the maps in the Implementation Agreement should be sufficient.
3. The dates and types of survey(s) conducted.
4. A description of the site. Describe current land uses, habitats on site, habitats adjacent to the site such as canals, waterways, trees, riparian areas, and shrub-scrub. Is it grasslands, wetlands (includes both jurisdictional and non-jurisdictional), row crops, pasture, rice, etc.? Are there seasonal wetlands or vernal pools? What are the adjacent land uses? Past land uses should also be described to the extent possible since those uses may have some bearing on the species that could occur on site. Any species observed on site should be described and noted.
5. Recorded special status species occurrences including: a description of known occurrences on the site and on adjacent sites, known California Natural Diversity Database (CNDDDB) records on site and on adjacent sites, occurrences from previous biological monitoring results (contact the Natomas Basin Conservancy for this information), records published in the NBHCP. Be sure to note the nearest localities of Swainson's hawk nest trees, giant garter snake records, even if not on the project site.
6. A statement as to whether or not there are any vernal pools, swales, or other seasonal wetlands capable of supporting vernal pool associated species (i.e. Vernal Pool Fairy Shrimp, Vernal Pool Tadpole Shrimp, Colusa grass, Sacramento Orcutt grass, slender Orcutt grass, Midvalley Fairy Shrimp, Legenere, Bogg's Lake Hedge-Hyssop, western spadefoot toad, and California tiger salamander) within 250 feet of project activities. If so, additional surveys and/or mitigation may be necessary. See sections V.A.4, V.A.5.k-m, and V.A.5.p for further info.

7. A statement as to whether or not the proposed project is within 200 feet of any potential giant garter snake aquatic habitat (i.e., contains water between May 1 and October 1 – does not have to be wet the entire time). This also includes canals and ditches operated by RD 1000 and Natomas Central Mutual Water Company. If so, see NBHCP § V.A.5.a.
8. A statement as to whether or not there are any Swainson's hawk nests within ¼ mile and/or within ½ mile of the project site. If either, see NBHCP §V.A.5.b. If any trees are on site or in the vicinity, the surveys must be timed to detect Swainson's hawk nesting.
9. A statement as to whether or not there are any elderberry shrubs with stems measuring greater than one inch in diameter at ground level within 1000 feet of proposed project activities. If so, see NBHCP §V.A.5.c. The applicant may need to mitigate separately with the Service.
10. A statement as to whether or not there are any tricolor nests within 500 feet of the proposed project. If so, see NBHCP §V.A.5.d.
11. A statement as to whether or not there are any Aleutian Canada geese on-site. If so, see NBHCP §V.A.5.e.
12. A statement as to whether or not there are any white-faced ibis nest sites within ¼ mile of proposed project activities. If so, see NBHCP § V.A.5.f.
13. A statement as to whether or not any loggerhead shrike nest sites are within 100 feet of proposed project activities. If so, see NBHCP § V.A.5.g.
14. A statement as to whether or not any burrowing owl burrows are within 300 feet of proposed project activities. Relocation of affected owls may be necessary. If so, see NBHCP § V.A.5.h.
15. A statement as to whether or not there are any bank swallow nest sites within 250 feet of proposed project activities. If so, see NBHCP § V.A.5.i.
16. A statement as to whether or not there is any Sanford's arrowhead or delta tule pea habitat on-site. If so, see NBHCP § V.A.5.n and V.A.5.o.
17. Conclusions of surveys and research: report those special status species that do occur or could potentially occur on site, as well as those species that could be affected by project activities. For example, birds nesting in proximity (see species-specific information for a definition of proximity) to the site. The report should include a description of activities that may affect covered species. These conclusions should be based upon your responses to items 4-16 above.
18. Recommendations: the consulting biologist should recommend those avoidance and minimization measures appropriate to the habitats on or adjacent to the site, the species that may occur on site, and the types of activities that could affect special status special (dewatering canals prior to filling; installing one-way doors on owl burrows; following timing restrictions near an active nests; etc.). These conclusions should be based upon your responses to items 4-17 above.
19. A statement of how many acres of mitigation will be provided.

Notes: When addressing nesting bird species, consulting biologists must actually survey for the birds. For example item 10 asks if there are any tricolor blackbird nests within 500 feet of the project site. In addition to consulting CNDDDB and other data sources, the biologist should actually look for tricolor blackbirds within 500 feet of the project site. Do not just rely on known localities.

All observations of covered species should be reported to CNDDDB by the consulting biologist.

As stated above and in the NBHCP, it is up to the permitting agency (the City) to ensure that the appropriate surveys are being conducted and therefore, that the appropriate minimization measures will be implemented. The person issuing the urban development permit needs to read the report, ensure that all the necessary information has been included in the report, and ensure that the mitigation and minimization actions are consistent with observations on the property.

All planning staff should rely upon the April 2003 Final Natomas Basin Habitat Conservation Plan and the June 2003 errata to the HCP to assist them in reviewing pre-construction surveys.