

Attachment A
City of Sacramento - Natomas
Schedule of Subject Acreage and Fees Paid
As of December 31, 2021

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
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	

Owner	Project	HCP Fee (Cash)	Posting Date	Area Graded	South Natomas	North Natomas
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
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
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 & 8	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	-		-

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

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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 cre	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
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
Cumulative total through December 31, 2015		48,280,141.68		6,659.63	624.20	6,035.42
2016						

Owner	Project	HCP Fee (Cash)	Posting Date	Area Graded	South Natomas	North Natomas
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						
North 80 - Phase 1 Utilities	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

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) pre-paid fees in 1999, however this property did not receive an urban development permit and is not included in the acreage totals on this table.

Loan to TNBC: April 7, 2020 City Council approved a \$2 million loan to TNBC for land acquisition purposes. May18, 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.

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, 2021

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	3.62	-	3.62	
Inception through 12/31/2021	6,673	624.45	6,048.55	

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, however this property did not receive an urban development permit and is not included in the acreage totals on this table.

City of Sacramento - Natomas
Grading Activity Authorized by Urban Development Permit
As of December 31, 2021

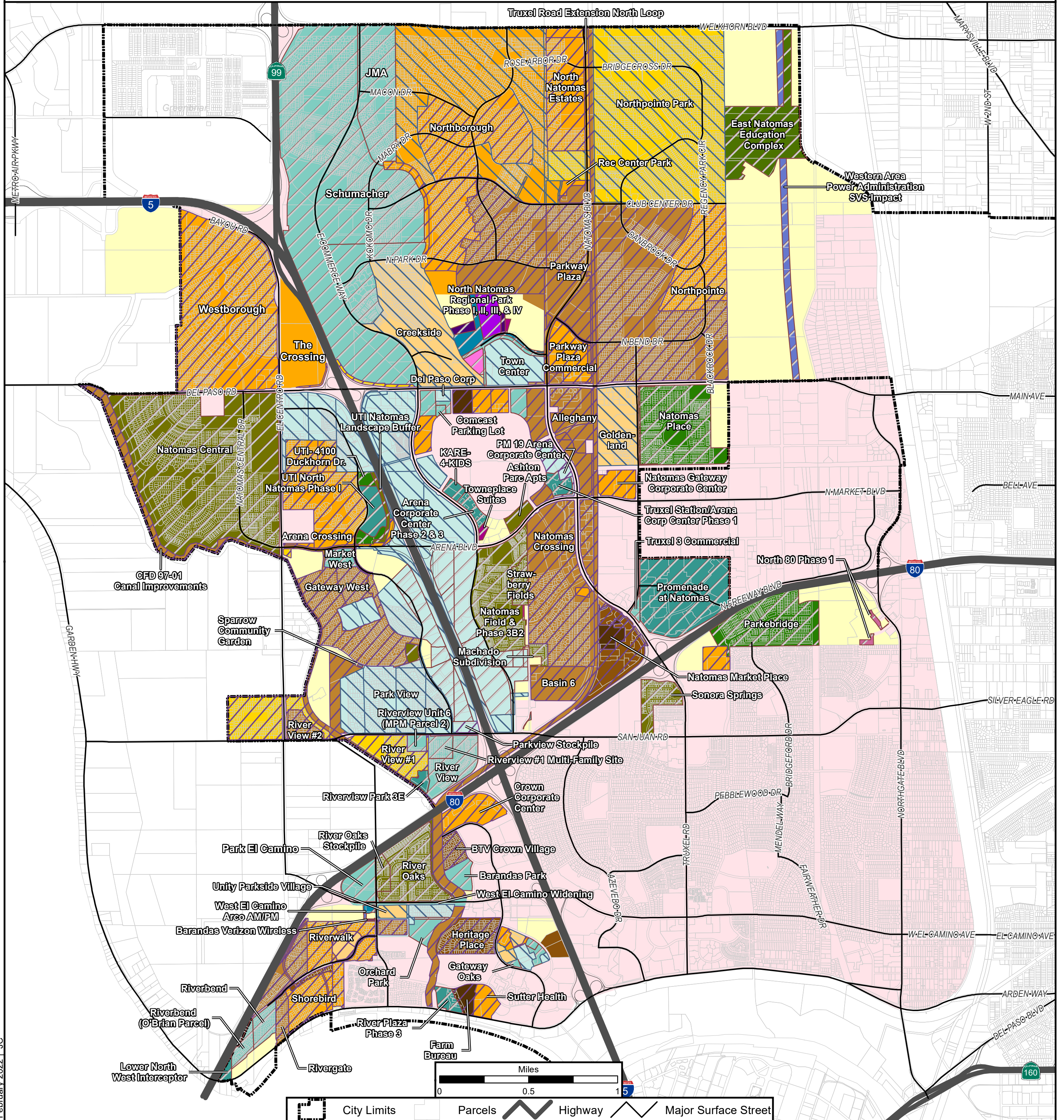
Geographic Area	Total Community Plan Acres	Exempt (Pre- Existing Development)	Grading Permits from HCP inception to 12/31/21
South Natomas	5,041	4,274	624
North Natomas	9,001	1,774	6,049
Total	14,042	6,048	6,673



City of Sacramento

HCP Fees Paid & Grading Permit Status

City of
SACRAMENTO
Community Development



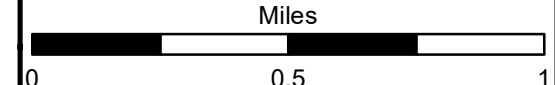
DSD_GIS\Projects\HCP\Annual Reports | February 2022 | JC

Notice To Proceed or Grading Permit Issued

- Before Settlement Agreement
- Under Settlement Agreement
- Post Settlement Agreement

No Fees Collected	Paid in 1999	Paid in 2004	Paid in 2009	Paid in 2018
Exempt From Fees	Paid in 2000	Paid in 2005	Paid in 2010	Paid in 2019
Paid in 1996	Paid in 2001	Paid in 2006	Paid in 2012	Paid in 2020
Paid in 1997	Paid in 2002	Paid in 2007	Paid in 2015	Paid in 2021
Paid in 1998	Paid in 2003	Paid in 2008	Paid in 2016	

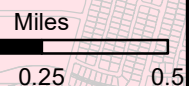
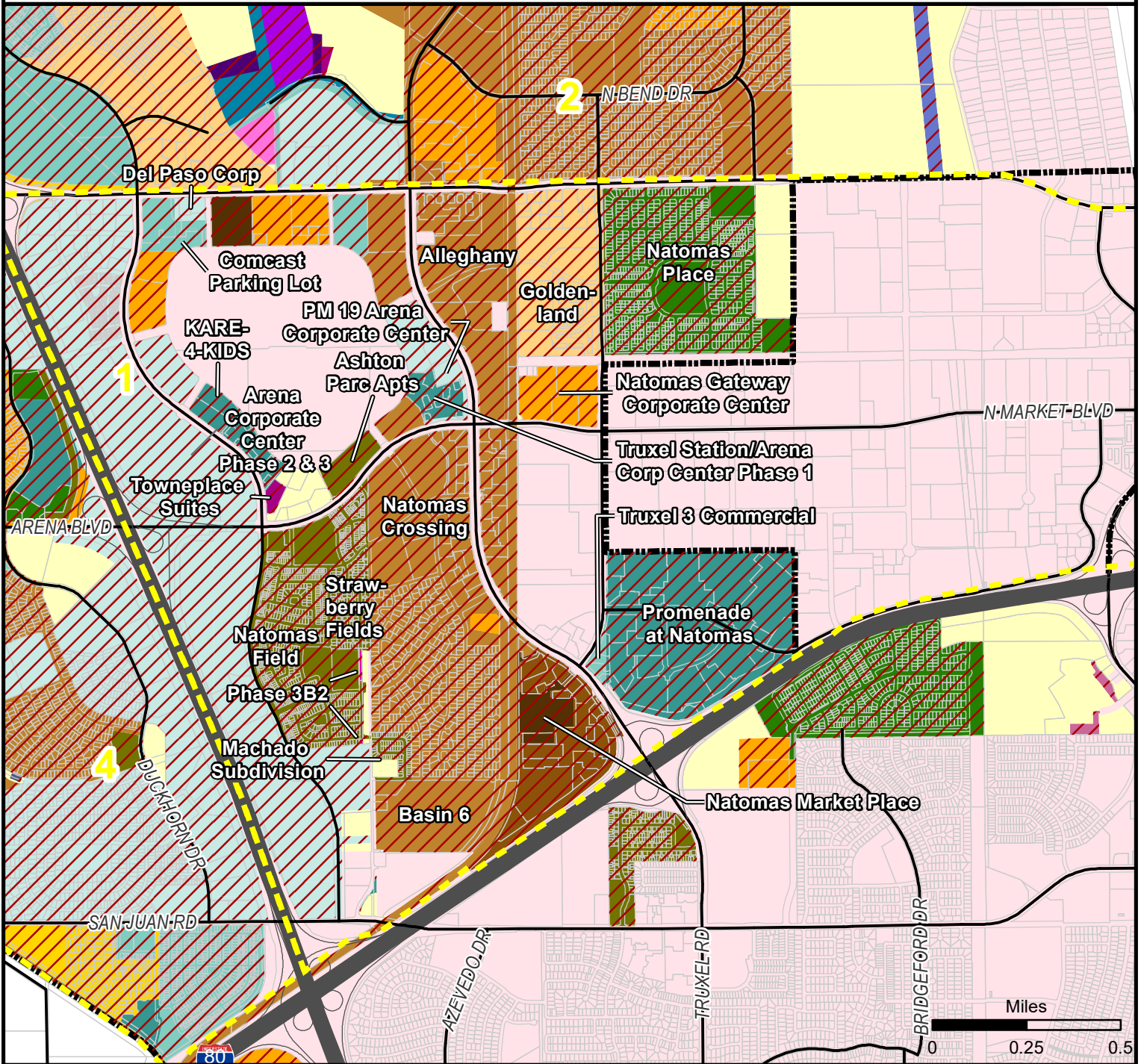
City Limits
 Parcels
 Highway
 Major Surface Street





North Natomas HCP Payment Status Quadrant One

City of
SACRAMENTO
Community Development



HCP Payment Status

Notice to Proceed	Paid in 1996	Paid in 2004	Paid in 2015
No Fees Collected or Grading	Paid in 1997	Paid in 2005	Paid in 2016
Exempt From Fees	Paid in 1998	Paid in 2006	Paid in 2018
	Paid in 1999	Paid in 2007	Paid in 2019
	Paid in 2000	Paid in 2008	Paid in 2020
	Paid in 2001	Paid in 2009	Paid in 2021
	Paid in 2002	Paid in 2010	
	Paid in 2003	Paid in 2012	

Legend

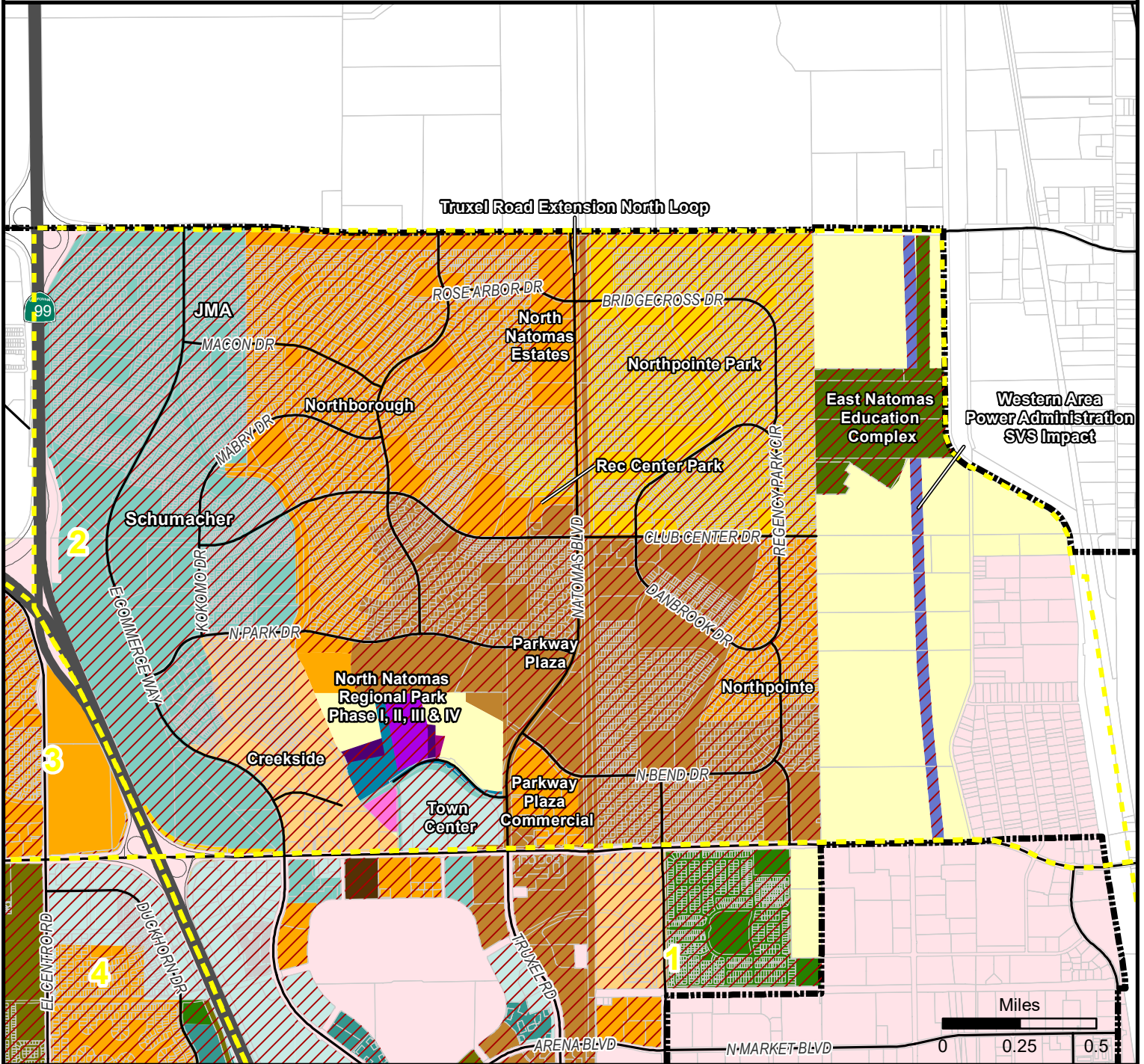
- City Limits
- Quadrant
- Parcels
- Highway
- Major Surface Street





North Natomas HCP Payment Status Quadrant Two

City of
SACRAMENTO
Community Development



HCP Payment Status

Notice to Proceed	Paid in 1996	Paid in 2004	Paid in 2015
No Fees Collected or Grading	Paid in 1997	Paid in 2005	Paid in 2016
Exempt From Fees	Paid in 1998	Paid in 2006	Paid in 2018
	Paid in 1999	Paid in 2007	Paid in 2019
	Paid in 2000	Paid in 2008	Paid in 2020
	Paid in 2001	Paid in 2009	Paid in 2021
	Paid in 2002	Paid in 2010	
	Paid in 2003	Paid in 2012	

Legend

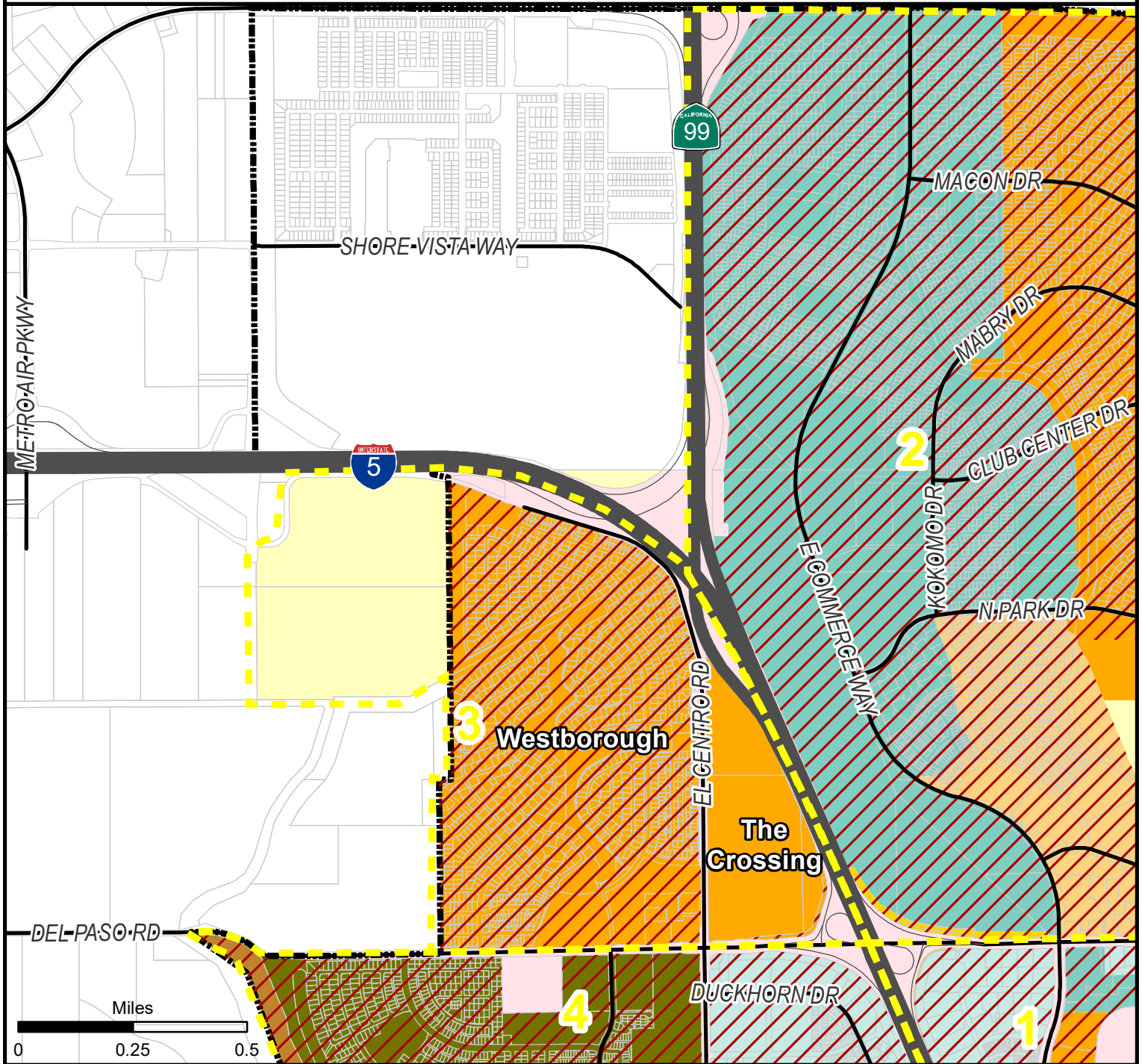
- City Limits
- Quadrant
- Parcels
- Highway
- Major Surface Street





North Natomas HCP Payment Status Quadrant Three

City of
SACRAMENTO
Community Development



HCP Payment Status

Notice to Proceed	Paid in 1996	Paid in 2004	Paid in 2015
No Fees Collected or Grading	Paid in 1997	Paid in 2005	Paid in 2016
Exempt From Fees	Paid in 1998	Paid in 2006	Paid in 2018
	Paid in 1999	Paid in 2007	Paid in 2019
	Paid in 2000	Paid in 2008	Paid in 2020
	Paid in 2001	Paid in 2009	Paid in 2021
	Paid in 2002	Paid in 2010	
	Paid in 2003	Paid in 2012	

Legend

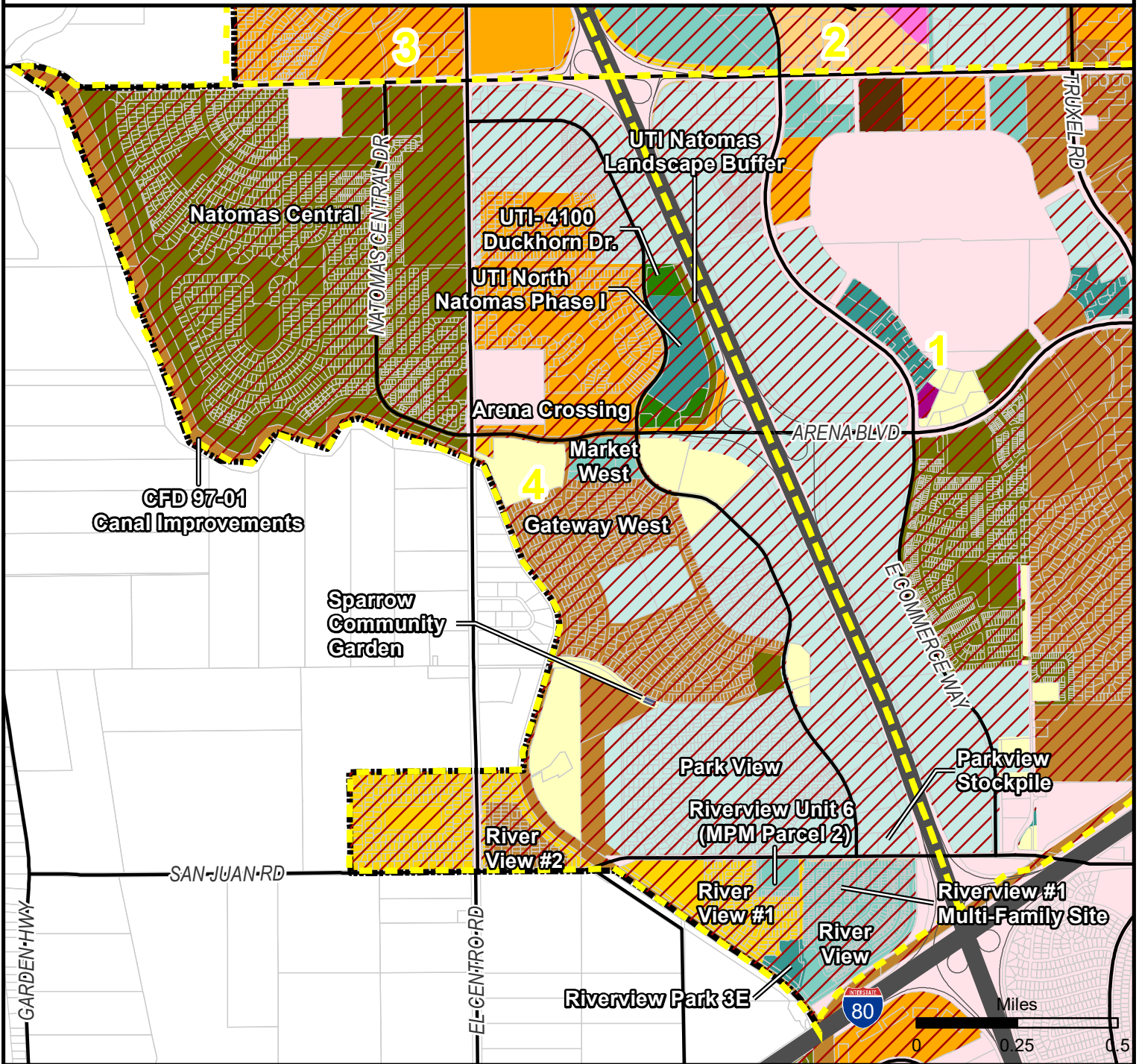
- City Limits
- Quadrant
- Parcels
- Highway
- Major Surface Street





North Natomas HCP Payment Status Quadrant Four

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
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- Paid in 2009
- Paid in 2010
- Paid in 2011
- Paid in 2012
- Paid in 2015
- Paid in 2016
- Paid in 2018
- Paid in 2019
- Paid in 2020
- Paid in 2021

Legend

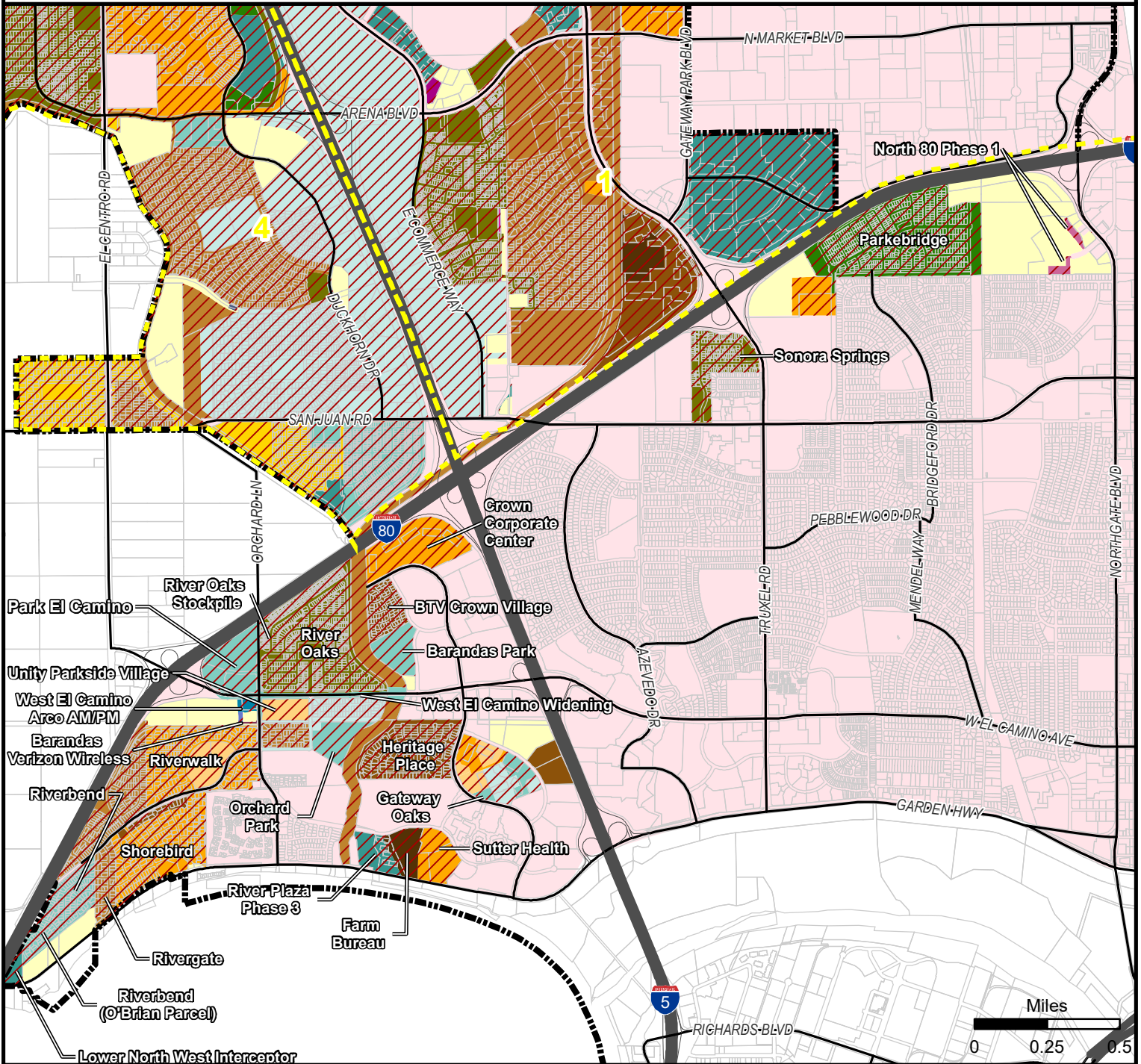
- City Limits
- Quadrant
- Parcels
- Highway
- Major Surface Street





South Natomas HCP Payment Status

City of
SACRAMENTO
Community Development



HCP Payment Status

	Notice to Proceed		Paid in 1996		Paid in 2004		Paid in 2015
	No Fees Collected or Grading		Paid in 1997		Paid in 2005		Paid in 2016
	Exempt From Fees		Paid in 1998		Paid in 2006		Paid in 2018
			Paid in 1999		Paid in 2007		Paid in 2019
			Paid in 2000		Paid in 2008		Paid in 2020
			Paid in 2001		Paid in 2009		Paid in 2021
			Paid in 2002		Paid in 2010		
			Paid in 2003		Paid in 2012		

Legend



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





















**Summary of Habitat Types with
Notice to Proceed or Grading
Permits Issued in 2021**

Land Use	Acres
Non-Rice Crops	3.626
Total:	3.626



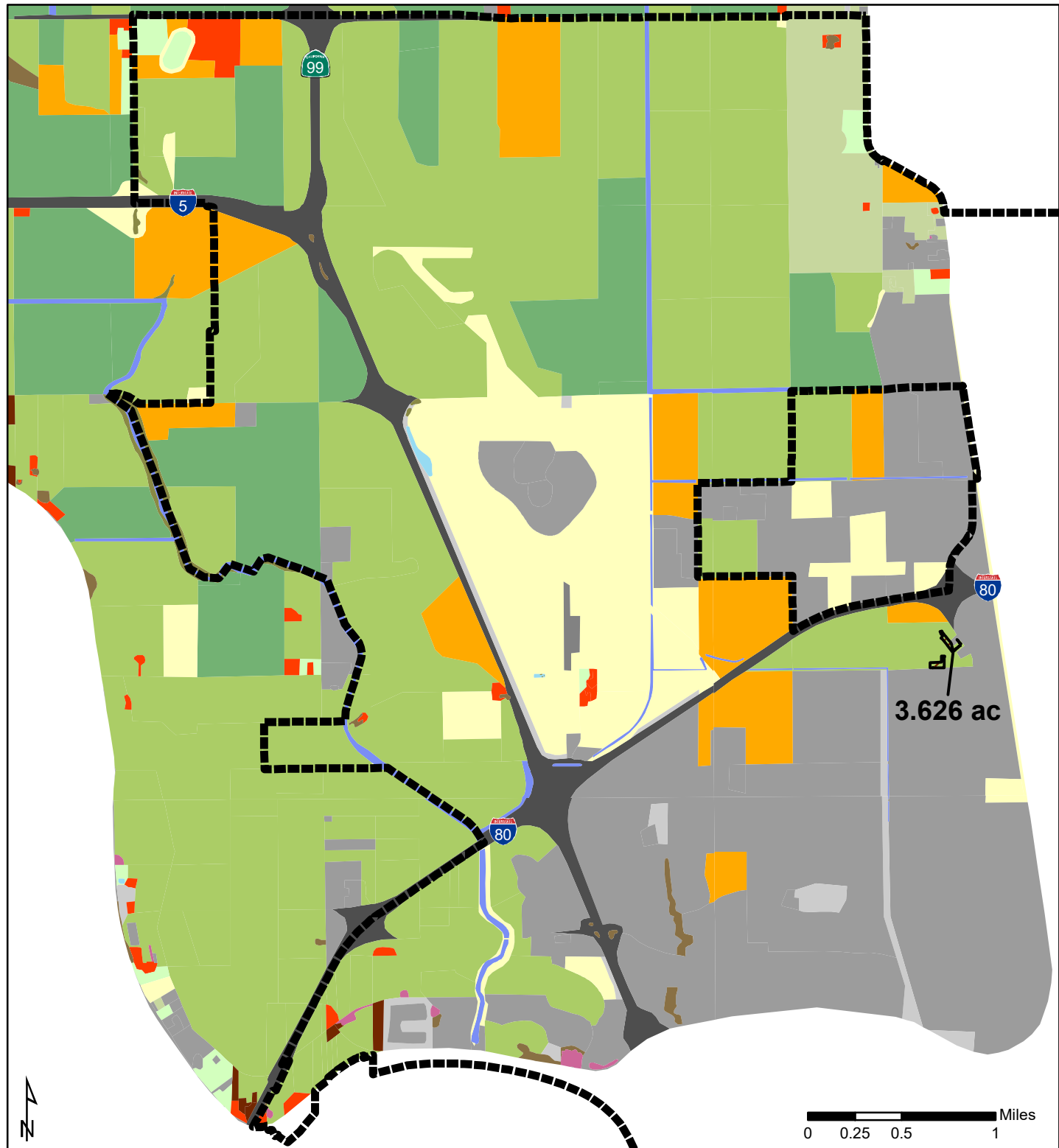
-  City Boundary
-  Notice to Proceed/Grading Permit in 2021

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\...







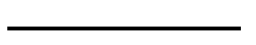

**HCP Area
Summary of HCP Fees Paid
Through 2021**

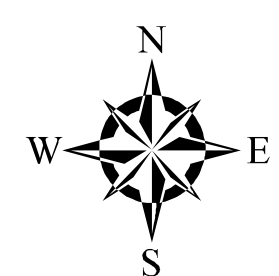
*Total Acres Remaining for Full HCP Fee Payment.....948.638 (+/-) Acres

Total Acres with Partial HCP Fee Payment.....69.5 (+/-) Acres

*40 acres (Natomas 2nd High School) is outside of the NBHCP Permit Area polygon, but counted as part of the 8,050 permitted acreage calculation. The 40-acres is included in the total amount remaining per this exhibit."

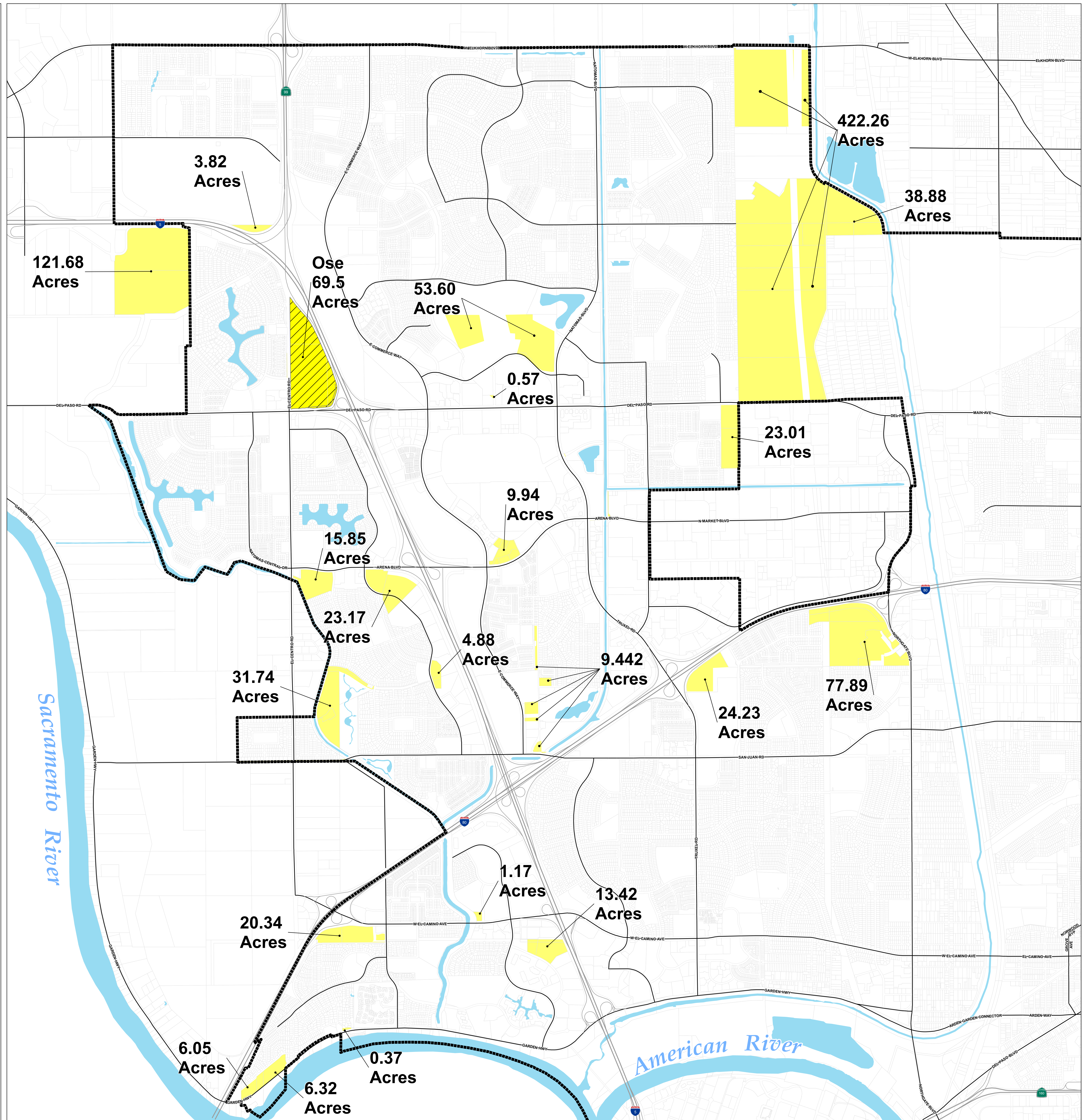
HCP Fee Status

-  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: February 2022



HCP PERMIT ACREAGE REMAINING

	Graded Developed Acres
City of Sacramento ITP - Permitted Acres	8,050.00
Acres for which permits have been issued ¹	(6,673.01)
ITP Acres Remaining, per City Map ²	(978.13)
Floating Site for 2nd High School ³	(40.00)
Difference in Acreage	358.86

**Remaining Ungraded Lands in Natomas as of December 31, 2021
Attachment E (Exhibit of Remaining Acres)**

	Acres Listed On Map ²	Assessors 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; 225-0180-035; 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		

<u>Quad 2: N of Del Paso & E of I-5</u>			
Town Center - (City Portion of NUSD parcel S of	0.572	225-0040-089	
North Natomas Regional Park	53.60	225-0040-090 (portions)	
Panhandle (Krumenacher)	93.06	201-0320-025	
Panhandle (BD Properties)	58.18	201-0540-073	
Panhandle (Richter / Rappaport)	36.71	225-0050-020, 021	
Panhandle (Cononelos)	36.64	225-0050-003	
Panhandle (Brothers Trust)	36.69	225-0050-016	
Panhandle (Richter Farms)	167.84	225-0050-022; 225-0060-021	
less WAPA Corridor already graded	(6.86)		
Avdis / north of Valley View Acres	38.88	214-0010-001, 002, 011	
Subtotal Quad 2	515.31		

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

Scalora/Cayocca/JTS Engineering	121.68	225-0030-023, 045	Outside of NBHCP Urban Development Area 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	

GIS MEASUREMENTS		
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	15.04	167.84
429.12		

Subtotal Quad 3 **125.50**

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

Gateway West LLC (SEC Arena/Duckhorn) 23.17 225-0140-069, 071

Gateway West LLC (SWC Arena/Stemler) 15.85 225-0140-035

Gateway West LLC (e of Duckhorn at Grossbeak C 4.88 225-0140-056, 057

Historic Witter Ranch 31.74 225-0180-049

Cultural resource not likely to be developed

Subtotal Quad 4 **75.64**

SUBTOTAL: NORTH NATOMAS **758.84**

TOTAL SUBJECT TO FUTURE PAYMENT **758.84**

PARTIAL PAYMENT RECEIVED - BALANCE DUE AT GRADING

Ose: Natomas Landing 69.50 225-0030-033, 036, 038

Fees paid 1999, but not graded, catch-up fees applicable

NORTH NATOMAS REMAINING ACRES **828.34**

SOUTH NATOMAS

W of I-5

Barandas Park (undeveloped portion) N of W El C 1.17 225-0230-074

Gateway Center (South Natomas Investors, LLC) 13.42 274-0320-059, 060, 062, 063

West El Camino R-O-W

Camino Station 20.34 274-0030-083, 084

SAFCA 6.05 274-0660-059; 274-0220-017

0.97 acres has been deducted & removed as a result of a mapping correction April 2020

SAFCA 2050 Garden Hwy 6.32 274-0220-073

Garden Hwy property 0.37

Subtotal W of I-5 **47.67**

Graded by SAFCA/ACOE but not under City's ITP approvals

Graded by SAFCA/ACOE but not under City's ITP approvals

E of I-5

City Dept of Utilities (undeveloped portion adj to I 24.23 225-0170-064

Capitol 80 (Bob Cook/Six Bar LLC) 77.89 250-0010-019, 046, 049, 059

Subtotal E of I-5 **102.12**

SUBTOTAL: SOUTH NATOMAS **149.79**

TOTAL REMAINING ACRES **978.13**

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

² - Per map titled, *City of Sacramento HCP Fee Areas Remaining December 2021*.

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
Summary of Mitigation Measures from Pre-Construction Biological Surveys
2021 Grading-Construction Activity

The City is required to comply with the terms of the Natomas Basin Habitat Conservation Plan (HCP) (City of Sacramento, et al. 2003) prior to new grading / habitat disturbance. Pre-Construction Biological Surveys are prepared to document compliance with the pre-construction requirements of the HCP and includes descriptions of the study methodology, results of fieldwork, and conclusions regarding implementation of conservation measures. Prior to authorization of any grading activity, proposed development must meet the requirements set forth in Attachment G (Pre-Construction Survey Checklist).

There was very limited new grading that occurred in 2021. In 2021, there was 3.63 acres grading activity in South Natomas. Although, there was an increase in building construction activity that took place in 2021 it was done so on properties that were previously graded per prior approvals. For properties that experienced limited activity following the initially mass grading, the City required updated biological surveys prior to issuance of building permits. The attached table identifies all of the 2021 biological surveys (including updated/follow-up surveys) in chronological order starting with the most recent.

**NATOMAS BASIN HABITAT CONSERVATION PLAN
INVENTORY OF BIOLOGICAL SURVEYS FOR YEAR 2021**

Resource Agency Notification Date*	Bio Report Date & Survey Date	Project Name & Biologist	Brief Description	Notes
2021 Annual Rpt	12/6/2021	Medley Apartments (P18-070) Staff biologist Zach Carpenter	The 6.4 acre property for the proposed Medley Apartments is located at 4190 E Commerce Way, Sacramento, California.	No SWHA, BUOW, or other nesting birds were observed at the site or within 0.50 mile. No sign (i.e. pellets, feathers, whitewash) or BUOW were observed using the area. Observed species include California scrub-jay, mourning dove, white-crowned sparrow, Nuttall's woodpecker, and black-tailed jackrabbit.
2021 Annual Rpt	10/4/2021 Bio Survey Date On 10/4/ 2021	Duckhorn Advanced Logistics Center Principal: Bruce Barnett Ph.D Barnett Environmental	The 11-acre property is located southwest of the intersection of Interstate 5 and Arena Boulevard in the North Natomas area of the City of Sacramento	Survey findings – no covered HCP species observed.
2021 Annual Rpt	9/24/2021 Bio Survey Date 9/17/2021	Sacramento Aloft Hotel Biologist: Monica Coll	The Project parcel (APN 225-1960-012; ± 4.5 acres) is located west of the intersection of Advantage Court and Benefit Way in the Natomas area of Sacramento, California	No NBHCP-covered species were observed during the September 17, 2021 preconstruction survey. There are no California Natural Diversity Database (CNDDDB) records of any NBHCP-covered species on the Project parcel.
2021 Annual Rpt	7/29/2021 Bio Survey Date 7/27/2021	Natomas II Apartments Biologist: Brian Kearns, Ph.D.	The Survey Area is approximately 19.4 acres in size, and can be generally described as a highly disturbed area that is bounded to the east by East Commerce Way, to the west by Interstate 5, and to the north and south.	No special-status species have been documented within the Survey Area in the CNDDDB2. Specialspecies documented 1 mile of the Survey Area include: burrowing owl (<i>Athene cunicularia</i>), giant gartersnake (<i>Thamnophis gigas</i>), and Swainson's hawk (<i>Buteo</i>

				swainsoni). Given the habitual discing within the Survey Area, no suitable habitat for this species appears to exist there.
2021 Annual Rpt	5/18/2021 Bio Survey Date on 5/14/2021 & 5/17/2021	Greenbriar Northlake – Lone Tree Canal Project Site Pre-construction surveys performed for the Greenbriar Phase 2 Mass Grading Jeff Olberding Regulatory Scientist	The Greenbriar Project Site is located to the northwest of the Interstate 5 and Highway 99 junction in Sacramento County, California. The Property is bounded by West Elkhorn Boulevard to the north, Highway 99 to the east, Interstate 5 to the south, and cropland to the west.	Most of the surveys for the species resulted in negative findings. No giant garter snakes or western pond turtles were observed during the surveys. Although a Swainson’s hawk was observed during surveys, no active nest was observed. There is a Red-tailed hawk nest within 710-feet of the Project Boundary that must be actively monitored by the on-site biologist per CDFW guidelines to ensure Project activities are not disturbing this nest site which could potentially lead to nest abandonment and failure. No other active bird nesting was observed on Property or within 0.5 miles of the perimeter of Property.
2021 Annual Rpt	5/7/2021 Bio Survey Date on 4/9/2021	Hyatt House & Place Jeffrey Little, Vice President Sycamore Environmental Consultants, Inc.	The proposed project will construct a new hotel and parking lot southeast of the intersection of El Centro Road and Del Paso Road in the City of Sacramento. The site consists of an open ruderal field which encompasses a portion of ±4.19-acre assessor’s parcel number (APN) 225-0080-070.	No NBHCP listed species were observed on or near the Project site. No active nests of any bird, raptors, or other special status species were observed on or near the Project site. A list of wildlife species observed is in Attachment A. The 9 April 2021 survey satisfies the NBHCP Preconstruction Protocol condition for a survey a

				minimum of 30 days and a maximum of 6 months prior to grading.
2021 Annual Rpt	3/15/2021 Bio Survey Date On 3/11/2021	Preconstruction Survey Results and an Evaluation of Natomas Basin HCP Covered Species per SMUD MMRP for the Elverta Line 6 Extension Phase 2 Project Biologist: Elliot B. Maldonado,	The Project Study Area (PSA) is the proposed approximately 1.4-mile-long Sacramento Municipal Utility District (SMUD) utility line and species-specific buffers. The survey included a 0.25-mile radius for SWHA, a 300 ft radius for burrowing owl, and a 200-foot buffer giant garter snake around the proposed project footprint.	No special-status species were observed during the preconstruction survey covering the Elverta 6 SMUD Utility Line and surrounding area. The PSA provides foraging habitat for Swainson's hawk and burrowing owl. The PSA provides marginal nesting habitat for ground nesting birds. The PSA provides marginal habitat for giant garter snake. No SWHA, BUOW, GGS, nesting birds, or other special status species were observed during the preconstruction survey. The 11 March 2021 preconstruction survey satisfies BIO Measures listed in the NBHCP for SWHA, BUOW, nesting birds, and GGS.
2021 Annual Rpt	3/ 3/2021 Bio Survey Date on 3/3/2021	Northlake Senior (DR20-134) Principal: Bruce Barnett Ph.D Barnett Environmental	An approximately 8.05-acre parcel (APN 201-0300-180) at 3500 Hammock Ave. at the NW corner of the California Hwy 99 and Interstate 5	No indication of active bird nests in trees or on the ground within this area, including nests of ground nesting burrowing. No other indication of special status amphibian, reptile, bird or mammal activity and, consequently, see no constraints to construction at this time.
2021 Annual Rpt	2/24/2021 Bio Survey Date on 2/24/2021	Serenade Condos Biologist: Tim Nosal, Natural Investigations Inc.	Site is located at 50 Regency Drive and Natalino Circle, consisting of 2 parcels. The parcel sizes are 1.4 acre and 0.2 acre. Site is surrounded by existing residential development and a fire station.	Survey findings – no covered HCP species observed.

2021 Annual Rpt	<p>2/4/2021</p> <p>Bio Survey Date on 1/26/2021, 4/8/2021 & 5/26/2021</p>	<p>Tanzanite Subdivision (P20-009)</p> <p>Biologist: Laurens Kuypers, Gallaway Enterprises</p>	<p>Subdivide 4 lots into 135 residential, 4 common area, 7 pedestrian access, 2 landscape, and 7 private road lots on approximately 20.57 acres</p>	<p>No active avian nests were observed. A western burrowing owl (<i>Athene cunicularia</i>) individual was observed near a burrow approximately 200 feet south of the project boundary. Based on Mr. Kuypers' observations, there may be three (3) occupied winter burrows approximately 200 feet south of the project boundary. One (1) burrow was confirmed by Mr. Kuypers, the other two (2) burrows were unconfirmed due to lack of access to the adjacent parcel.</p>
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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: Michele Havens);
- California Department of Fish and Wildlife (Attn: Dylan Wood);
- Sutter County (Attn: Doug Libby);
- 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.