

FINAL MEMORANDUM

To: John Roberts, *The Natomas Basin Conservancy*

From: Allison Shaffer and Tim Youmans

Subject: NBHCP Fee Update—2008; EPS #17599

Date: December 4, 2007

INTRODUCTION

Economic & Planning Systems, Inc., (EPS) has updated the cash flow model used to estimate the Natomas Basin Habitat Conservation Plan (NBHCP) mitigation fee (fee). This memorandum details the updated budget and related assumptions used to derive the 2008 proposed fee and discusses the proposed fee change.

The fee contains components for the following five funds:

- Land Acquisition;
- Restoration and Enhancement (R&E);
- Administration/Operations and Maintenance (Admin/O&M);
- O&M Endowment; and
- Supplemental Endowment (for Land Acquisition).

Table 1 illustrates the purpose of and interaction among the five fee components. **Table 2** summarizes the cost per acre of habitat and the proposed fee for each of the five fee components. The proposed fee level continues to assume the current NBHCP mitigation requirement of one-half acre of mitigation land for each gross acre of developed land. **Table 3** estimates the impact of each fee component and subcomponent on the 2008 proposed fee change.

The cash flows for each fund are summarized in **Table 4**. The assumption tables used in the cash flow analysis are presented in **Tables 5** through **16**. **Table 17** shows TNBC's Proposed 2008 Budget (2008 Budget). The 2008 amounts in the cash flow tables reflect



the amounts shown in the 2008 Budget. In most cases, the 2008 Budget amounts are based on model assumptions, but for some costs, the budgeted amounts are based on actual experience by TNBC with particular activities, as well as expected land acquisitions. The 2008 Budget contains a discussion of the source of each revenue and cost estimate. The detailed cash flow tables are provided in **Appendix A**.

PROPOSED 2008 FEE

The table below shows the fee history and the proposed 2008 fee.

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

[1] Under the current land dedication requirement, most developers must dedicate land in lieu of paying the land cost portion of the fee. The total fee excluding the land cost portion includes land transaction costs and contingencies. Current land cost is estimated at \$35,000 per acre.

The fee currently charged by the City of Sacramento (City) is \$38,445 per acre of development. The proposed fee is \$38,133 per acre. Nearly all mitigation land, however, is acquired by The Natomas Basin Conservancy (TNBC) through land dedication because all but a few small-acreage developers are required to dedicate land in lieu of paying the Land Acquisition Fund portion of the fee. It is anticipated that the City Council will re-authorize this land dedication requirement. The proposed balance of the fee to fee payers in this respect is \$20,633 per acre, as compared to the current 2007 fee amount of \$18,445 per acre.

Table 3 estimates the change in the fee for each fee component and various subcomponents of the Admin/O&M component. The proposed 2008 fee represents a small decrease from the 2007 fee level. As shown in **Table 3**, the majority of the fee decrease can be attributed to an anticipated reduction in the cost of mitigation land that

is caused by a decline in real estate development activity in the area. The lower land values more than compensate for increases in the non-land related fee components, resulting in an overall fee decrease.

Based on an assessment of market conditions in the Natomas Basin, the estimated value of mitigation land is expected to decline from approximately \$40,000 per acre to \$35,000 per acre. This decrease in land value not only causes a decrease in the Land Acquisition component of the fee, but also causes a decrease in the Supplemental Endowment component. The purpose of the Supplemental Endowment fee component is to provide sufficient funds to purchase a 200-acre reserve or the final 200 acres of habitat. As land values decline, fewer funds need to be set aside to ensure adequate funding for the 200 acres. In total, the \$5,000-per-acre decrease in habitat land value leads to a decrease of approximately \$2,600 per acre in the land-related fee components.

As shown in **Table 3**, there is also a small decrease in the R&E fee component. This decrease occurs because the cost of preparing and revising site-specific management plans (SSMPs) was transferred from the R&E fund to the Admin/O&M fund. Likewise, this transfer causes a small increase in the Admin/O&M fee component.

The majority of the fee increase for the non-land related fee components is due to an increase in the Admin/O&M fee component. The Admin/O&M fee component increases by almost \$2,400 per acre. Most of this increase is caused by a significant increase in the estimated cost for channel clearing. The new estimated channel-clearing cost is based on actual channel clearing performed by TNBC this year. Further, although water costs increased only a small amount this year, these costs continue to constitute a significant portion of the Admin/O&M costs. The assumptions concerning the Natomas Central Mutual Water Company (NCMWC) rates and the ability of the farmers to reimburse TNBC for the NCMWC assessments are summarized below:

- The basic rate for 2008 is estimated at \$121 per acre for rice. It is assumed that 15 percent of the acres will be excluded from NCMWC assessments¹.

¹ TNBC's Finance Model factors in the NCMWC cost of \$121 per acre (and \$20 per acre for fall/winter flood-up). TNBC's Finance Model now contemplates that 15 percent of TNBC land holdings will not be assessed the NCMWC tariff rate of \$121 per acre. The 15-percent factor is used in this calculation because not all land owned by TNBC lies in the NCMWC service area, and therefore, the acreage outside the NCMWC service area would not incur NCMWC charges. This 15-percent factor for excluded land is used as an approximation in lieu of attempting to calculate and accurately predict many dynamic variables. To attempt to account for all variables could subject the Finance Model to risk levels believed, by TNBC management, to be unacceptable. These variables include the fact that decisions often are made late to fallow crop land or change from one crop to another, which would influence the amount of charges assessed

- It is assumed that TNBC will pay all of the NCMWC costs and subsequently be reimbursed by farmers for \$65 per acre of these costs. This assumption rests on the inability of TNBC's contract rice farmers to bear the full water cost and TNBC's requirement, as stated in the 2003 NBHCP, to ensure that rice is produced on mitigation lands. TNBC pays the full cost of water applied to managed marsh complexes.
- TNBC has included a bad debt allowance of 5 percent of the NCMWC costs to cover the situation in which farmers fail to reimburse TNBC for their portion of the costs.

UPDATED MODEL ASSUMPTIONS

The updated fee amount was estimated using a revised cash flow analysis prepared by EPS for each of the five funds. Many of the changes reflect new estimated costs based on recent experience and input from TNBC. The updated assumptions are described below.

CASH FLOW ADJUSTMENTS

The cash flow tables for all funds except the Admin/O&M fund were updated such that the beginning balances in 2008 matched TNBC fund balances as of October 31, 2007. The October account statements were used because they were the most current statements available. For the Admin/O&M fund, the costs through October were adjusted to more accurately estimate costs that would be incurred through the end of the year. These adjustments were made since there are substantial ongoing Admin/O&M costs each month, as compared to the costs associated with the other funds. In addition, the 2008 cash flow amounts for all funds were obtained from the 2008 Budget (see **Table 17**),

by NCMWC. The Finance Model also does not reflect any late-year demand for water because of precipitation and other hydrological conditions, which are largely unpredictable. The Finance Model does not account for as-yet-made determinations regarding ground water well substitution (from TNBC wells) over NCMWC-supplied water, which is somewhat dependent on the ultimate NCMWC-approved tariffs and the breakdown between water usage charges and other components of the NCMWC fee structure. Moreover, a substantial portion of the total water costs assessed by NCMWC is assessed on shareholders of the NCMWC regardless of whether they purchase irrigation water or not, and this variable has not yet been published by the NCMWC Board of Directors but is expected to be different from those in recent years. It is assumed that the generalized approach noted above (85 percent of total landholdings are assessed the budgeted \$121 per acre per year) is adequate to estimate future water cost-recovery needs.

while the cash flow amounts for all remaining years were based on model assumptions presented in **Tables 1** through **16** and discussed in the remainder of this memorandum.

LAND ACQUISITION COSTS

Land Acquisition costs decreased from \$40,000 per acre to a projected \$35,000 per acre (a 12.5-percent decrease). The decrease in costs reflects overall declining land values in the Sacramento area in the last year. The updated 2008 Land Acquisition cost of \$35,000 per acre was based on TNBC's knowledge of confirmed recent land transactions, available parcels, and asking prices for land currently on the market.

R&E COSTS

R&E costs decreased somewhat from \$2,550 per habitat acre to approximately \$2,280 per habitat acre (a 10.5-percent decrease). This decrease is due mainly to the transfer of the preparation and update of SSMPs to the Admin/O&M fund. The remaining three components composing the R&E costs are described below.

Base R&E Costs

The cost to convert rice acres into managed marsh was estimated at \$6,700 per acre. This cost reflects a small increase from the 2007 estimate of \$6,500 per acre, based on recent actual R&E costs for the Bennett North tract. Because managed marsh will represent 25 percent of the total acquired acres, the conversion cost was weighted by 25 percent to arrive at a cost of \$1,675 per acquired acre (i.e., 25 percent of \$6,700 = \$1,675).

Biological Site Assessment and Preconstruction Survey Costs

The cost to conduct a formal biological site assessment and preconstruction survey for acquired mitigation land, as required by the 2003 NBHCP, was estimated at \$150 per acre, based on information provided by TNBC.

Contingency Costs

This fee update continues to assume a contingency cost of 25 percent of all other R&E costs, which translates into \$456 per habitat acre. The contingency component is essential to ensure adequate funding for R&E, particularly given the lag time between when the fee is paid (and the habitat preserves are acquired) and when the R&E actually occurs. TNBC has 3 years to restore and enhance the designated preserves after approval of the SSMP, which comes 1 year after acquisition. In that time frame, biological studies also need to be completed. There is significant risk that the cost of restoring and enhancing a project will increase between the time the land has been acquired and the R&E construction begins (typically 2 to 3 years). An example is the

cost of fencing, which increased dramatically before completion of the last R&E construction project, largely because of steel price increases.

ADMIN/O&M COST ESTIMATES

Admin/O&M cost estimates were revised. The Admin/O&M costs increased from approximately \$18,430 per acre to \$21,470 per habitat acre (a 16.5-percent increase). As discussed earlier, this increase is largely attributable to a significant increase in the estimated cost for channel clearing. Cost estimates for each of the Admin/O&M cost components are discussed below.

O&M Costs

O&M costs are divided into the following three categories:

1. O&M costs included in the land management contract for managing the marsh portion of the mitigation land;
2. Annual O&M costs not included in the land management contract; and
3. Estimated TNBC costs for the replacement of fixed assets.

For the second year, TNBC included a full accounting of its fixed assets in this report. The fixed assets-replacement costs are included in this report separately from the remaining TNBC annual O&M costs (see **Tables 8 and 9**). The original costs of the fixed assets were updated to 2008 levels by using a 3-percent annual inflation rate to estimate the current replacement costs for the fixed assets. The remaining O&M costs were updated based on the estimates from TNBC.

Property Tax Costs and Special Assessments

Over the past year, land acquisition costs decreased from an estimated \$40,000 per acre to an estimated \$35,000 per acre. Although land values are believed to have decreased in the past year because of a general decline in real estate activity, it is anticipated that land values generally will increase over time. The method of estimating property taxes was changed in 2005 to adequately capture the increasing cost and assessed value of habitat land. This method is described below.

Existing Habitat Properties

The assessed value for each existing habitat property was estimated as the land acquisition cost of the property, adjusted by 2 percent a year to 2008 levels. The average assessed value per acre then was calculated across all habitat acres. Annual property taxes for existing habitat acres were estimated as 1 percent of this average assessed value per acre multiplied by the number of habitat acres.

Future Habitat Properties

For future habitat acres, it was assumed that mitigation land acquisition costs would escalate by 10 percent a year on average and that the assessed value per acre of these new land acquisitions would track this 10-percent escalation. These assessed values were discounted back to real dollars by assuming a 3-percent inflation rate. Annual property taxes on new properties were estimated at 1 percent of the average assessed value per acre multiplied by the number of habitat acres.

Property Tax Adjustment

Each year, the total estimated property tax has been adjusted downward by a declining percentage (beginning at 95 percent in 2008 and declining to 50 percent in 2030 and thereafter) to account for various factors anticipated to result in reduced property taxes. First, some properties receive Williamson Act tax reductions. It is uncertain to what degree these tax reductions will continue, but it is assumed that some level of tax reductions will continue. Second, TNBC staff believe that the habitat land values will not continue to increase indefinitely at the same levels they have been increasing recently. In addition, the value of the land on the property tax rolls likely will decrease after all habitat has been acquired and development in the Natomas Basin is finished. This probable decrease will occur for two reasons. First, the real value of land on the property rolls will decrease because the average annual inflation rate is likely to be around 3 percent, whereas the assessed value will increase by a maximum of 2 percent annually after all habitat is acquired. Second, once the 17,500 acres of development authorized by the federal- and State-issued Incidental Take Permit granted to the City, Metro Air Park, and Sutter County have been exhausted, there will be no more development potential on land in the Natomas Basin. It is difficult to envision a scenario in which the Sacramento and Sutter County tax assessors could continue to assess TNBC's habitat lands at commercial values. Therefore, TNBC believes that appeals to assessors for valuation reductions are likely to result in lower property taxes over time.

In addition to the property tax assumptions, Reclamation District 1000 and NCMWC assessment assumptions were updated based on current rates (see footnote 1 for a further discussion on this point). There was a small increase in the fee caused by these updates.

Mitigation Monitoring and Adaptive Management

Mitigation monitoring and adaptive management costs were updated to reflect revised cost estimates from the biological effectiveness—monitoring contractor² to perform the monitoring work. The original contract costs were increased to reflect the 2008

² Currently, Jones & Stokes is conducting all the biological effectiveness monitoring on behalf of TNBC.

biological effectiveness—monitoring contract amount. Other than the costs associated with the NBHCP-required midpoint program reviews, the pre-acquisition biological reconnaissance (included as a Land Acquisition cost), and the SSMPs, all mitigation monitoring costs were inflated by 3 percent annually to reflect both likely cost increases as mitigation land acreage increases to 8,750 acres (the ultimate buildout level of the 2003 NBHCP) and anticipated increases in labor and related monitoring costs throughout the life of the NBHCP.

Site Specific Management Plan Costs

The cost of preparing the SSMPs for acquired mitigation land was estimated at \$225 per acre, based on information provided by TNBC staff and its land management contractor. An additional cost of \$40 per acre was estimated for updates of the SSMPs. This cost was based on the average cost per acre of updating the SSMP for the Bennett North tract as well as on trend data from previous updates.

Administration Costs

Administration costs were revised based on the current budget estimates of TNBC. These estimated costs decreased a small amount from approximately \$1,130,600 in 2007 to \$1,089,274 in 2008.

RICE- AND OTHER CROP-REVENUE ESTIMATES

Rice Revenue

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

1. Begin with the previous year's estimated rice acres.
2. Add the rice acres assumed to be acquired during the year (see **Table A-3**). The rice acres acquired annually are assumed to be 75 percent of the total mitigation acres acquired. Further, the model assumes that the annual number of mitigation acres acquired will equal the number of acres needed to achieve the annual habitat size required by the NBHCP (one-half of the number of acres for which fees have been paid plus a 200-acre surplus).

3. Deduct the rice acres assumed to be converted to marsh (see **Table A-3**). TNBC estimates that no acquired land that has historically produced rice will be converted to marsh in 2008, that 80 rice acres will be converted in 2009, and that no rice acres will be converted in 2010. For all other years, the model is based on the assumption that enough rice acres will be converted to marsh so that the mitigation land use allocation required by the NBHCP (25 percent marsh, 50 percent rice, and 25 percent other land) will be achieved by the time fees have been paid for 9,000 acres of development and will be maintained thereafter.
4. Multiply the resulting number of acres by 90 percent to arrive at the estimated number of rice acres on which revenue will be earned.³

Other Crop Revenue

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

1. Begin with the previous year's estimated upland acres (referred to as "other" acres in the model).
2. Add the upland acres assumed to be acquired during the year (see **Table A-3**). The upland acres acquired annually are assumed to be 25 percent of the total habitat acres acquired. Further, the model is based on the assumption that the annual number of acres acquired will equal the number of acres needed to achieve the annual mitigation land size required by the NBHCP (one-half of the number of acres for which fees have been paid plus a 200-acre surplus).
3. Deduct the upland acres assumed to be converted to marsh (see **Table A-3**). TNBC estimates that no upland acres will be converted to marsh in 2008 or 2009 and that 110 upland acres will be converted in 2010. For all other years, the model is based on the assumption that enough acres will be converted to marsh so that the mitigation land use allocation required by the NBHCP (25 percent marsh, 50 percent rice, and 25 percent other land) will be achieved by the time fees have been paid for 9,000 acres of development and will be maintained thereafter.
4. Multiply the resulting number of acres by 50 percent to arrive at the estimated number of upland acres on which revenue will be earned, as only one-half of uplands are committed to commercial farming land uses.

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

HUNTING REVENUES

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

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

SUPPLEMENTAL ENDOWMENT COST ESTIMATES

The decrease in supplemental endowment costs, from \$1,817 per acre to \$1,605 per acre (an 11.6-percent decrease), was due to the decrease expected in the land acquisition cost from \$40,000 per acre to \$35,000 per acre.

HABITAT ACQUISITION AND CONVERSION

The projected habitat acquisition schedule was updated to reflect habitat acquisitions made through the end of 2006. There were no habitat acquisitions in 2007. The projected habitat conversion schedule also was updated to reflect current estimates from TNBC of the number of acres to be converted to marsh in 2008 through 2010. TNBC assumes that no acres will be converted to marsh in 2008, 80 rice acres will be converted to marsh in 2009, and 110 upland acres will be converted to marsh in 2010.

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Table 1
Natomas Basin HCP
Cash Flow Model and Interaction of Funds

NBHCP Cash Flow Funds	Primary Purpose	Revenue Source(s)	Expenditure Categories	Interaction of Funds
Land Acquisition	<ul style="list-style-type: none"> Land Acquisition 	<ul style="list-style-type: none"> Fee Revenues Interest Earned 	<ul style="list-style-type: none"> Land Purchase Transaction Costs Contingency 	
Restoration and Enhancement	<ul style="list-style-type: none"> Restore and/or Enhance Acquired Mitigation Land 	<ul style="list-style-type: none"> Fee Revenues Interest Earned 	<ul style="list-style-type: none"> Restoration, Enhancement, or Conversion of Acquired Mitigation Lands to Habitat Suitable for Protected Species Preparation of Site Specific Plans 	
Admin./O&M	<ul style="list-style-type: none"> Administration of TNBC 	<ul style="list-style-type: none"> Fee Revenues Farming Revenues Hunting Revenues Interest Earned Interest from O&M Endowment Fund (in Later Years) 	<ul style="list-style-type: none"> Administration of TNBC O&M of Acquired Mitigation Land Property Tax and Special Assessments Mitigation Monitoring Species Monitoring Adaptive Management 	
O&M Endowment Fund	<ul style="list-style-type: none"> Provide Supplemental Revenue for Admin./O&M Fund 	<ul style="list-style-type: none"> Fee Revenues Interest Earned 	<ul style="list-style-type: none"> Interest Earnings Transferred to Admin./O&M Fund in Later Years of NBHCP 	
Supplemental Endowment Fund	<ul style="list-style-type: none"> Provide Supplemental Revenue for Land Acquisition <ul style="list-style-type: none"> --for advance purchase --in the case that land costs spike dramatically in any given year Provide a "Changed Circumstances" Fund <ul style="list-style-type: none"> --to provide revenue in the event of changed habitat circumstances such as fire, flood, or the listing of new species. 	<ul style="list-style-type: none"> Fee Revenues Interest Earned 	<ul style="list-style-type: none"> Land Purchase After Completion of Land Purchases, Remaining Funds (Excluding Changed Circumstances Portion) Transferred to Operating or Endowment Fund 	<p>Balances can be transferred among these three funds:</p> <ul style="list-style-type: none"> --To correct short-term cash flow imbalances and take advantage of opportunities; --If revenues could be better utilized in one of the other funds and are not needed in the existing fund. <p>Interest earnings can be transferred to Admin./O&M fund to supplement revenues.</p> <p>Supplemental fee revenue can be used to purchase mitigation land.</p>

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Table 2
Natomas Basin HCP
Estimation of Habitat Mitigation Fee

2008 Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Item	Cost per Acre of Habitat <i>a</i>	Mitigation Fee per Acre of Development <i>b=a x .5</i>	Percentage of Base Fee	Notes:
BASE FEE				
Land Acquisition Cost (LA)				
Land Cost	\$35,000	\$17,500		
Transaction Costs and Contingency	\$1,500	\$750		
Total Land Acquisition Cost (LA)	\$36,500	\$18,250	48%	See Table 5
Restoration/Enhancement (RE)				
RE Cost	\$1,825	\$913		
RE Contingency	\$456	\$228		
Total Restoration/Enhancement (RE)	\$2,281	\$1,141	3%	See Table 6
Administration/O&M [1]	\$21,473	\$10,737	28%	
O&M Endowment Fund [1]	\$12,880	\$6,440	17%	
Supplemental Endowment Fund	\$1,605	\$803	2%	See Table 14
Total Mitigation Fee	\$74,739	\$37,370		
Fee Collection Administration		\$763	2%	2% of fee for collection
Total Base Fee		\$38,133	100%	
FEE EXCLUDING LAND COST PORTION OF LAND ACQUISITION		\$20,633		[2]

"fee_sum_1"

[1] Administration/O&M and Endowment Fund costs are set based on the cash flow analysis, ensuring that fund balances are positive in year 50 and that annual interest earnings in endowment fund exceed drawdown by Admin/O&M fund. See **Tables 7-13** for cost assumptions.

[2] In some cases developers may dedicate land to satisfy the land acquisition component of the NBHCP. Any land dedication will be subject to the terms of the NBHCP.

Table 3
Natomas Basin HCP
Habitat Mitigation Fee Component Changes (2007-2008)

2008 Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Fee Component	2007 Fee	2008 Proposed Fee	Fee Increase/ (Decrease)	Percentage Increase/ (Decrease)
Land Acquisition				
Land	\$20,000	\$17,500	(\$2,500)	(12.5%)
Transaction	\$375	\$375	\$0	0.0%
Contingency	\$375	\$375	\$0	0.0%
Total Land Acquisition	\$20,750	\$18,250	(\$2,500)	(12.0%)
Restoration/Enhancement				
Base Fee	\$1,020	\$913	(\$108)	(10.5%)
Contingency	\$255	\$228	(\$27)	(10.5%)
Total Restoration/Enhancement	\$1,275	\$1,141	(\$134)	(10.5%)
Administration/O&M and O&M Endowment				
Administration/O&M	\$9,213	\$10,737	\$1,524	16.5%
O&M Endowment Fund	\$5,530	\$6,440	\$910	16.5%
Total Admin/O&M and O&M Endowment	\$14,743	\$17,177	\$2,434	16.5%
Fee Subcomponent Estimates				
O&M	\$3,433	\$4,693	\$1,260	36.7%
Administration	\$3,559	\$3,777	\$218	6.1%
Species and Habitat Monitoring	\$1,464	\$2,346	\$882	60.2%
Special Districts	\$1,973	\$2,116	\$142	7.2%
Property Taxes	\$5,536	\$5,564	\$28	0.5%
Crop and Hunting Revenue Offset	(\$1,224)	(\$1,320)	(\$96)	7.8%
Total Admin/O&M and O&M Endowment	\$14,743	\$17,177	\$2,434	16.5%
Supplemental Endowment Fund	\$908	\$803	(\$105)	(11.6%)
Fee Collection Administration	\$769	\$763	(\$6)	(0.8%)
Total Mitigation Fee	\$38,445	\$38,133	(\$312)	(0.8%)
Summary of Land-Related Fee Components				
Land Acquisition	\$20,750	\$18,250	(\$2,500)	(12.0%)
Property Taxes	\$5,536	\$5,564	\$28	0.5%
Supplemental Endowment	\$908	\$803	(\$105)	(11.6%)
Fee Collection Administration for Land Components	\$555	\$502	(\$53)	(9.5%)
Subtotal of Land-Related Components	\$27,749	\$25,120	(\$2,630)	(9.5%)
All Other Fee Components				
Special Districts (Water)	\$1,973	\$2,116	\$142	7.2%
O&M, Administration, Species and Habitat Monitoring	\$8,457	\$10,816	\$2,360	27.9%
Crop and Hunting Revenue Offset	(\$1,224)	(\$1,320)	(\$96)	7.8%
Restoration and Enhancement	\$1,275	\$1,141	(\$134)	(10.5%)
Fee Collection Administration for All Other Component:	\$214	\$260	\$46	21.5%
Subtotal of All Other Fee Components	\$10,695	\$13,013	\$2,318	21.7%
Total Mitigation Fee	\$38,445	\$38,133	(\$313)	(0.8%)

fee increase

Table 4
Natomas Basin HCP
Cash Flow Summary (2007\$)

2008 Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Assumes:
0.0% Inflation
3.0% Interest Rate

	Total 1996-2047	1 1996	2 1997	3 1998	4 1999	5 2000	6 2001	7 2002
		[1]	[1]	[1]	[2]			
LAND ACQUISITION								
Beginning Balance		\$0	\$55,641	\$247,608	\$2,773,665	\$750,754	\$563,113	\$2,225,278
Total Revenues	\$232,227,236	\$55,641	\$191,966	\$2,526,057	\$2,696,904	\$1,287,471	\$3,198,070	\$2,569,079
Total Expenditures	(\$198,458,357)	\$0	\$0	\$0	(\$4,924,998)	(\$1,475,112)	(\$1,535,905)	(\$8,854,102)
Transfers to/from Admin/O&M, R&E, Endow.	(\$33,974,062)	\$0	\$0	\$0	\$0	\$0	\$0	\$4,061,520
Balance Adjustments	\$205,183	\$0	\$0	\$0	\$205,183	\$0	\$0	\$0
Reserved Amounts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$55,641	\$247,608	\$2,773,665	\$750,754	\$563,113	\$2,225,278	\$1,775
RESTORATION AND ENHANCEMENTS								
Beginning Balance		\$0	\$4,257	\$19,070	\$292,954	\$592,052	\$582,058	\$268,280
Total Revenues	\$16,131,921	\$4,257	\$14,814	\$273,883	\$299,098	\$150,713	\$146,644	\$363,017
Total Expenditures	(\$13,845,959)	\$0	\$0	\$0	\$0	\$0	(\$1,060,422)	(\$490,041)
Transfers to/from O&M/Admin, LA, Endowment	(\$2,125,256)	\$0	\$0	\$0	\$0	\$0	\$600,000	(\$153,500)
Balance Adjustments	(\$160,706)	\$0	\$0	\$0	\$0	(\$160,706)	\$0	\$0
Ending Balance	\$0	\$4,257	\$19,070	\$292,954	\$592,052	\$582,058	\$268,280	(\$12,244)
ADMINISTRATION/O&M								
Beginning Balance		\$0	\$4,561	\$70,261	\$621,109	\$1,243,082	\$1,549,539	\$1,154,659
Total Revenues	\$176,680,151	\$4,561	\$65,700	\$657,778	\$827,478	\$624,234	\$816,275	\$1,624,402
Drawdown on Endowment Fund	\$49,841,316	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$226,022,547)	\$0	\$0	(\$106,930)	(\$205,505)	(\$388,815)	(\$611,155)	(\$876,281)
Transfers to/from Land Acq. and R&E	\$0	\$0	\$0	\$0	\$0	\$0	(\$600,000)	(\$3,908,020)
City of Sac. Loan for 200-Acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,111,959
Balance Adjustments	\$71,038	\$0	\$0	\$0	\$0	\$71,038	\$0	\$0
Reserved Amounts	(\$569,957)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$4,561	\$70,261	\$621,109	\$1,243,082	\$1,549,539	\$1,154,659	\$106,719
O&M ENDOWMENT								
Beginning Balance		\$0	\$3,041	\$13,622	\$152,066	\$323,846	\$463,981	\$966,753
Total Revenues	\$227,633,287	\$3,041	\$10,581	\$138,445	\$157,704	\$140,135	\$502,772	\$764,050
Total Expenses	(\$261,892)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Land Acq. and R&E	\$36,099,318	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	(\$49,841,316)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$14,076	\$0	\$0	\$0	\$14,076	\$0	\$0	\$0
Ending Balance	\$213,643,474	\$3,041	\$13,622	\$152,066	\$323,846	\$463,981	\$966,753	\$1,730,803
SUPPLEMENTAL ENDOWMENT								
Beginning Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$36,314
Total Revenues	\$21,377,572	\$0	\$0	\$0	\$0	\$0	\$36,314	\$147,318
Total Expenditures	(\$3,441,885)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$17,935,687	\$0	\$0	\$0	\$0	\$0	\$36,314	\$183,631
Changed Circumstances Fund Balance	\$8,900,896	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Table 4
Natomas Basin HCP
Cash Flow Summary (2007\$)

2008 Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

	8 2003	9 2004	10 2005	11 2006	12 2007	13 2008	14 2009	15 2010	16 2011
LAND ACQUISITION									
Beginning Balance	\$1,775	\$80,655	\$418,988	\$437,164	\$2,943,551	\$5,321,907	\$6,394,064	\$6,571,561	\$6,214,915
Total Revenues	\$9,072,846	\$469,564	\$1,002,010	\$3,418,052	\$2,396,279	\$1,072,157	\$2,016,822	\$3,329,285	\$6,968,585
Total Expenditures	(\$6,411,966)	(\$81,231)	(\$220,786)	(\$345,607)	(\$17,923)	\$0	(\$1,825,000)	(\$3,132,138)	(\$6,782,138)
Transfers to/from Admin/O&M, R&E, Endow.	(\$2,582,000)	(\$50,000)	\$100,414	(\$1,429,520)	\$0	\$0	(\$14,325)	(\$553,793)	(\$30,902)
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	\$0	\$0	(\$863,462)	\$863,462	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$80,655	\$418,988	\$437,164	\$2,943,551	\$5,321,907	\$6,394,064	\$6,571,561	\$6,214,915	\$6,370,460
RESTORATION AND ENHANCEMENTS									
Beginning Balance	(\$12,244)	\$384,545	(\$20,841)	\$481,611	\$683,244	\$345,982	\$413,392	\$10,682	\$10,682
Total Revenues	\$1,123,471	\$334,400	\$653,695	\$202,113	\$174,391	\$67,411	\$126,464	\$196,079	\$424,204
Total Expenditures	(\$880,182)	(\$739,786)	(\$40,344)	(\$480)	(\$511,654)	\$0	(\$543,500)	(\$749,872)	(\$455,106)
Transfers to/from O&M/Admin, LA, Endowment	\$153,500	\$0	(\$110,899)	\$0	\$0	\$0	\$14,325	\$553,793	\$30,902
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$384,545	(\$20,841)	\$481,611	\$683,244	\$345,982	\$413,392	\$10,682	\$10,682	\$10,682
ADMINISTRATION/O&M									
Beginning Balance	\$106,719	\$2,924,393	\$3,443,813	\$5,681,309	\$7,048,874	\$5,766,854	\$3,606,391	\$2,030,277	\$1,118,381
Total Revenues	\$3,949,924	\$2,207,942	\$4,117,856	\$2,166,883	\$1,551,224	\$1,044,294	\$1,378,285	\$2,105,341	\$4,235,422
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$1,448,791)	(\$1,738,522)	(\$1,890,845)	(\$2,228,838)	(\$2,833,244)	(\$3,204,758)	(\$2,954,398)	(\$3,017,237)	(\$3,161,183)
Transfers to/from Land Acq. and R&E	\$2,428,500	\$50,000	\$10,485	\$1,429,520	\$0	\$0	\$0	\$0	\$0
City of Sac. Loan for 200-Acre Reserve	(\$2,111,959)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	\$0	\$0	(\$267,256)	(\$499,925)	(\$569,957)	(\$569,957)	(\$569,957)	(\$569,957)	(\$569,957)
Ending Balance	\$2,924,393	\$3,443,813	\$5,414,053	\$6,548,949	\$5,196,897	\$3,036,434	\$1,460,320	\$548,424	\$1,622,663
O&M ENDOWMENT									
Beginning Balance	\$1,730,803	\$4,424,499	\$5,803,065	\$8,148,581	\$9,926,631	\$11,383,078	\$12,046,571	\$13,051,968	\$14,548,785
Total Revenues	\$2,718,367	\$1,378,566	\$2,438,050	\$1,868,942	\$1,510,242	\$663,492	\$1,005,397	\$1,496,818	\$2,829,722
Total Expenses	(\$24,671)	\$0	(\$92,534)	(\$90,892)	(\$53,795)	\$0	\$0	\$0	\$0
Transfer from Land Acq. and R&E	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$4,424,499	\$5,803,065	\$8,148,581	\$9,926,631	\$11,383,078	\$12,046,571	\$13,051,968	\$14,548,785	\$17,378,508
SUPPLEMENTAL ENDOWMENT									
Beginning Balance	\$183,631	\$456,252	\$558,086	\$784,549	\$980,463	\$1,144,783	\$1,206,776	\$1,298,280	\$1,432,136
Total Revenues	\$533,115	\$202,734	\$443,136	\$313,624	\$261,086	\$74,493	\$116,503	\$176,762	\$341,378
Total Expenditures	(\$260,495)	(\$100,899)	(\$216,673)	(\$117,710)	(\$96,766)	(\$12,500)	(\$25,000)	(\$42,906)	(\$92,906)
Ending Balance	\$456,252	\$558,086	\$784,549	\$980,463	\$1,144,783	\$1,206,776	\$1,298,280	\$1,432,136	\$1,680,608
Changed Circumstances Fund Balance	\$260,495	\$361,394	\$563,086	\$668,015	\$760,491	\$795,806	\$844,680	\$912,926	\$1,033,220

Table 4
Natomas Basin HCP
Cash Flow Summary (2007\$)

2008 Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

	17 2012	18 2013	19 2014	20 2015	21 2016	22 2017	23 2018	24 2019	25 2020
LAND ACQUISITION									
Beginning Balance	\$6,370,460	\$17,228,985	\$17,874,138	\$18,597,613	\$19,269,910	\$19,848,007	\$20,443,447	\$21,056,751	\$21,688,453
Total Revenues	\$19,708,102	\$20,033,858	\$15,490,712	\$14,857,721	\$12,795,085	\$12,812,428	\$12,830,291	\$12,848,691	\$9,735,504
Total Expenditures	(\$8,918,280)	(\$19,516,988)	(\$14,954,488)	(\$14,299,793)	(\$12,216,988)	(\$12,216,988)	(\$12,216,988)	(\$12,216,988)	(\$9,084,850)
Transfers to/from Admin/O&M, R&E, Endow.	\$68,704	\$128,283	\$187,252	\$114,368	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$17,228,985	\$17,874,138	\$18,597,613	\$19,269,910	\$19,848,007	\$20,443,447	\$21,056,751	\$21,688,453	\$22,339,107
RESTORATION AND ENHANCEMENTS									
Beginning Balance	\$10,682	\$10,682	\$10,682	\$10,682	\$75,382	\$230,356	\$389,979	\$554,390	\$723,734
Total Revenues	\$1,220,132	\$1,220,132	\$934,976	\$894,058	\$765,823	\$770,472	\$775,261	\$780,193	\$589,515
Total Expenditures	(\$561,914)	(\$1,091,849)	(\$747,724)	(\$714,990)	(\$610,849)	(\$610,849)	(\$610,849)	(\$610,849)	(\$454,242)
Transfers to/from O&M/Admin, LA, Endowment	(\$658,219)	(\$128,283)	(\$187,252)	(\$114,368)	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$10,682	\$10,682	\$10,682	\$75,382	\$230,356	\$389,979	\$554,390	\$723,734	\$859,007
ADMINISTRATION/O&M									
Beginning Balance	\$2,192,620	\$11,221,019	\$19,529,314	\$25,184,807	\$30,386,616	\$34,326,109	\$38,172,801	\$41,921,195	\$45,565,769
Total Revenues	\$11,772,647	\$12,070,848	\$9,656,180	\$9,460,028	\$8,407,283	\$8,541,994	\$8,673,921	\$8,802,899	\$7,081,871
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$3,333,763)	(\$3,762,552)	(\$4,000,688)	(\$4,258,220)	(\$4,467,789)	(\$4,695,302)	(\$4,925,527)	(\$5,158,325)	(\$5,302,440)
Transfers to/from Land Acq. and R&E	\$589,515	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City of Sac. Loan for 200-Acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	(\$569,957)	(\$569,957)	(\$569,957)	(\$569,957)	(\$569,957)	(\$569,957)	(\$569,957)	(\$569,957)	(\$569,957)
Ending Balance	\$10,651,062	\$18,959,357	\$24,614,850	\$29,816,659	\$33,756,152	\$37,602,844	\$41,351,238	\$44,995,812	\$46,775,242
O&M ENDOWMENT									
Beginning Balance	\$17,378,508	\$24,786,953	\$32,417,653	\$38,667,273	\$44,873,355	\$50,530,646	\$56,357,656	\$62,359,476	\$68,541,351
Total Revenues	\$7,408,446	\$7,630,699	\$6,249,620	\$6,206,082	\$5,657,291	\$5,827,010	\$6,001,820	\$6,181,875	\$5,262,073
Total Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Land Acq. and R&E	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$24,786,953	\$32,417,653	\$38,667,273	\$44,873,355	\$50,530,646	\$56,357,656	\$62,359,476	\$68,541,351	\$73,803,424
SUPPLEMENTAL ENDOWMENT									
Beginning Balance	\$1,680,608	\$2,322,418	\$2,983,482	\$3,526,128	\$4,065,215	\$4,557,363	\$5,064,275	\$5,586,395	\$6,124,179
Total Revenues	\$909,166	\$928,420	\$747,502	\$734,975	\$659,504	\$674,268	\$689,476	\$705,139	\$583,459
Total Expenditures	(\$267,356)	(\$267,356)	(\$204,856)	(\$195,888)	(\$167,356)	(\$167,356)	(\$167,356)	(\$167,356)	(\$124,450)
Ending Balance	\$2,322,418	\$2,983,482	\$3,526,128	\$4,065,215	\$4,557,363	\$5,064,275	\$5,586,395	\$6,124,179	\$6,583,187
Changed Circumstances Fund Balance	\$1,331,573	\$1,638,876	\$1,892,898	\$2,145,573	\$2,377,296	\$2,615,971	\$2,861,806	\$3,115,016	\$3,332,916

Table 4
Natomas Basin HCP
Cash Flow Summary (2007\$)

2008 Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

	26 2021	27 2022	28 2023	29 2024	30 2025	31 2026	32 2027	33 2028	34 2029
LAND ACQUISITION									
Beginning Balance	\$22,339,107	\$23,009,280	\$23,699,558	\$24,410,545	\$25,142,861	\$25,897,147	\$0	\$0	\$0
Total Revenues	\$9,755,023	\$9,775,128	\$9,795,837	\$9,817,166	\$9,839,136	\$9,861,764	\$0	\$0	\$0
Total Expenditures	(\$9,084,850)	(\$9,084,850)	(\$9,084,850)	(\$9,084,850)	(\$9,084,850)	(\$1,784,850)	\$0	\$0	\$0
Transfers to/from Admin/O&M, R&E, Endow.	\$0	\$0	\$0	\$0	\$0	(\$33,974,062)	\$0	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$23,009,280	\$23,699,558	\$24,410,545	\$25,142,861	\$25,897,147	\$0	\$0	\$0	\$0
RESTORATION AND ENHANCEMENTS									
Beginning Balance	\$859,007	\$998,338	\$1,141,849	\$1,289,665	\$1,441,915	\$1,598,733	\$0	\$0	\$0
Total Revenues	\$593,573	\$597,753	\$602,059	\$606,493	\$611,061	\$615,765	\$0	\$0	\$0
Total Expenditures	(\$454,242)	(\$454,242)	(\$454,242)	(\$454,242)	(\$454,242)	(\$89,242)	\$0	\$0	\$0
Transfers to/from O&M/Admin, LA, Endowment	\$0	\$0	\$0	\$0	\$0	(\$2,125,256)	\$0	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$998,338	\$1,141,849	\$1,289,665	\$1,441,915	\$1,598,733	\$0	\$0	\$0	\$0
ADMINISTRATION/O&M									
Beginning Balance	\$47,345,199	\$49,021,699	\$50,590,611	\$52,047,341	\$53,387,404	\$54,606,456	\$55,928,252	\$52,014,536	\$48,039,432
Total Revenues	\$7,147,543	\$7,210,127	\$7,269,484	\$7,325,476	\$7,377,967	\$7,416,953	\$2,111,936	\$1,994,525	\$1,875,272
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$5,471,043)	(\$5,641,216)	(\$5,812,754)	(\$5,985,413)	(\$6,158,915)	(\$6,095,157)	(\$6,025,652)	(\$5,969,629)	(\$5,914,144)
Transfers to/from Land Acq. and R&E	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City of Sac. Loan for 200-Acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	(\$569,957)	(\$569,957)	(\$569,957)	(\$569,957)	(\$569,957)	(\$569,957)	(\$569,957)	(\$569,957)	(\$569,957)
Ending Balance	\$48,451,742	\$50,020,654	\$51,477,384	\$52,817,447	\$54,036,499	\$55,358,295	\$51,444,579	\$47,469,475	\$43,430,603
O&M ENDOWMENT									
Beginning Balance	\$73,803,424	\$79,223,358	\$84,805,891	\$90,555,900	\$96,478,409	\$102,578,593	\$144,961,101	\$149,309,934	\$153,789,232
Total Revenues	\$5,419,935	\$5,582,533	\$5,750,009	\$5,922,509	\$6,100,184	\$6,283,190	\$4,348,833	\$4,479,298	\$4,613,677
Total Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Land Acq. and R&E	\$0	\$0	\$0	\$0	\$0	\$36,099,318	\$0	\$0	\$0
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$79,223,358	\$84,805,891	\$90,555,900	\$96,478,409	\$102,578,593	\$144,961,101	\$149,309,934	\$153,789,232	\$158,402,909
SUPPLEMENTAL ENDOWMENT									
Beginning Balance	\$6,583,187	\$7,055,966	\$7,542,929	\$8,044,500	\$8,561,118	\$9,093,235	\$9,641,316	\$9,930,555	\$10,228,472
Total Revenues	\$597,229	\$611,412	\$626,021	\$641,068	\$656,567	\$672,530	\$289,239	\$297,917	\$306,854
Total Expenditures	(\$124,450)	(\$124,450)	(\$124,450)	(\$124,450)	(\$124,450)	(\$124,450)	\$0	\$0	\$0
Ending Balance	\$7,055,966	\$7,542,929	\$8,044,500	\$8,561,118	\$9,093,235	\$9,641,316	\$9,930,555	\$10,228,472	\$10,535,326
Changed Circumstances Fund Balance	\$3,557,354	\$3,788,525	\$4,026,630	\$4,271,879	\$4,524,486	\$4,784,670	\$4,928,210	\$5,076,057	\$5,228,338

Table 4
Natomas Basin HCP
Cash Flow Summary (2007\$)

2008 Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

	35 2030	36 2031	37 2032	38 2033	39 2034	40 2035	41 2036	42 2037	43 2038
LAND ACQUISITION									
Beginning Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers to/from Admin/O&M, R&E, Endow.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RESTORATION AND ENHANCEMENTS									
Beginning Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers to/from O&M/Admin, LA, Endowment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ADMINISTRATION/O&M									
Beginning Balance	\$44,000,560	\$39,895,452	\$35,684,562	\$31,327,140	\$26,818,183	\$22,152,523	\$17,324,813	\$12,329,531	\$7,160,967
Total Revenues	\$1,754,106	\$1,630,952	\$1,504,626	\$1,373,903	\$1,238,634	\$1,098,665	\$953,833	\$803,975	\$648,918
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	(\$5,859,214)	(\$5,841,843)	(\$5,862,048)	(\$5,882,859)	(\$5,904,295)	(\$5,926,374)	(\$5,949,115)	(\$5,972,539)	(\$5,996,665)
Transfers to/from Land Acq. and R&E	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City of Sac. Loan for 200-Acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	(\$569,957)	(\$569,957)	(\$569,957)	(\$569,957)	(\$569,957)	(\$569,957)	(\$569,957)	(\$569,957)	(\$569,957)
Ending Balance	\$39,325,495	\$35,114,605	\$30,757,183	\$26,248,226	\$21,582,566	\$16,754,856	\$11,759,574	\$6,591,010	\$1,243,263
O&M ENDOWMENT									
Beginning Balance	\$158,402,909	\$163,154,996	\$168,049,646	\$173,091,135	\$178,283,869	\$183,632,385	\$189,141,357	\$194,815,597	\$200,660,065
Total Revenues	\$4,752,087	\$4,894,650	\$5,041,489	\$5,192,734	\$5,348,516	\$5,508,972	\$5,674,241	\$5,844,468	\$6,019,802
Total Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Land Acq. and R&E	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$163,154,996	\$168,049,646	\$173,091,135	\$178,283,869	\$183,632,385	\$189,141,357	\$194,815,597	\$200,660,065	\$206,679,867
SUPPLEMENTAL ENDOWMENT									
Beginning Balance	\$10,535,326	\$10,851,386	\$11,176,927	\$11,512,235	\$11,857,602	\$12,213,330	\$12,579,730	\$12,957,122	\$13,345,836
Total Revenues	\$316,060	\$325,542	\$335,308	\$345,367	\$355,728	\$366,400	\$377,392	\$388,714	\$400,375
Total Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$10,851,386	\$11,176,927	\$11,512,235	\$11,857,602	\$12,213,330	\$12,579,730	\$12,957,122	\$13,345,836	\$13,746,211
Changed Circumstances Fund Balance	\$5,385,188	\$5,546,744	\$5,713,146	\$5,884,541	\$6,061,077	\$6,242,909	\$6,430,197	\$6,623,103	\$6,821,796

Table 4
Natomas Basin HCP
Cash Flow Summary (2007\$)

2008 Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

	44 2039	45 2040	46 2041	47 2042	48 2043	49 2044	50 2045	51 2046	52 2047
LAND ACQUISITION									
Beginning Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers to/from Admin/O&M, R&E, Endow.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RESTORATION AND ENHANCEMENTS									
Beginning Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers to/from O&M/Admin, LA, Endowment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ADMINISTRATION/O&M									
Beginning Balance	\$1,813,220	\$569,957	\$569,957	\$569,957	\$569,957	\$569,957	\$569,957	\$569,957	\$569,957
Total Revenues	\$488,485	\$451,188	\$451,188	\$451,188	\$451,188	\$451,188	\$451,188	\$451,188	\$451,188
Drawdown on Endowment Fund	\$4,289,767	\$5,595,923	\$5,622,286	\$5,649,440	\$5,677,409	\$5,706,217	\$5,735,889	\$5,766,452	\$5,797,931
Total Expenditures	(\$6,021,515)	(\$6,047,110)	(\$6,073,474)	(\$6,100,628)	(\$6,128,597)	(\$6,157,405)	(\$6,187,077)	(\$6,217,639)	(\$6,249,119)
Transfers to/from Land Acq. and R&E	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City of Sac. Loan for 200-Acre Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserved Amounts	(\$569,957)	(\$569,957)	(\$569,957)	(\$569,957)	(\$569,957)	(\$569,957)	(\$569,957)	(\$569,957)	(\$569,957)
Ending Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
O&M ENDOWMENT									
Beginning Balance	\$206,679,867	\$208,590,496	\$209,252,288	\$209,907,571	\$210,555,357	\$211,194,609	\$211,824,230	\$212,443,067	\$213,049,907
Total Revenues	\$6,200,396	\$6,257,715	\$6,277,569	\$6,297,227	\$6,316,661	\$6,335,838	\$6,354,727	\$6,373,292	\$6,391,497
Total Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from Land Acq. and R&E	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown on Endowment Fund	(\$4,289,767)	(\$5,595,923)	(\$5,622,286)	(\$5,649,440)	(\$5,677,409)	(\$5,706,217)	(\$5,735,889)	(\$5,766,452)	(\$5,797,931)
Balance Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$208,590,496	\$209,252,288	\$209,907,571	\$210,555,357	\$211,194,609	\$211,824,230	\$212,443,067	\$213,049,907	\$213,643,474
SUPPLEMENTAL ENDOWMENT									
Beginning Balance	\$13,746,211	\$14,158,597	\$14,583,355	\$15,020,856	\$15,471,481	\$15,935,626	\$16,413,695	\$16,906,106	\$17,413,289
Total Revenues	\$412,386	\$424,758	\$437,501	\$450,626	\$464,144	\$478,069	\$492,411	\$507,183	\$522,399
Total Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$14,158,597	\$14,583,355	\$15,020,856	\$15,471,481	\$15,935,626	\$16,413,695	\$16,906,106	\$17,413,289	\$17,935,687
Changed Circumstances Fund Balance	\$7,026,449	\$7,237,243	\$7,454,360	\$7,677,991	\$7,908,331	\$8,145,581	\$8,389,948	\$8,641,647	\$8,900,896

"cash flow"

Table 5
Natomas Basin HCP
Land Acquisition Cost

2008 Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Item	Cost per Acre	Permitted by Plan	Assumed in Financial Analysis	Notes
In-Basin Lands	\$35,000	100%	100%	Price based on information from recent sales transactions and consultations with landowners and real estate brokers.
Out-of-Basin Lands	NA			
Average Land Value	\$35,000			Assumes all acquisition occurs at the average in-basin land value.
Plus Transaction Costs and Contingency	\$1,500			Includes pre-acquisition field reconnaissance, surveys, Phase 1 environmental report, legal fees, and closing costs. Transaction costs assumed at 1/2 of total, contingency at 1/2 of total. This cost was restored to its 2003 level because of the increased complexity of real estate transactions.
Average Land Acquisition Cost per Acquired Acre	\$36,500			Beginning 2008

"land_acq_assumps"

Source: The Natomas Basin Conservancy

Table 6
Natomas Basin HCP
Restoration and Enhancement Assumptions

2008 Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

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

Item	Estimated Cost per Acquisition	Estimated Cost per Habitat Acre	Note
NBHCP Biological Site Assessment	\$15,000 per Acquisition	\$83 Per-Acquired-Acre assumes an average of 180 acres per acquisition.	Baseline Biological site assessments for: -Tri-Colored Blackbird -Valley Elderberry Longhorn Beetle -Delta Tule Pea -Sanford Arrowhead Assessment for Species Introduction: -Delta Tule Pea -CTS -ST -Pond Turtle -Sanford Arrowhead -Vernal Pool Plant Species, -Other Covered Plant Species
NBHCP Pre-Construction Survey	\$12,000 per Acquisition	\$67 Per-Acquired-Acre assumes an average of 180 acres per acquisition.	Formal pre-construction site survey for restoration and enhancement, including: -Assessment of Swainsons Hawk nest disturbance -Assessment of Other Avian Species nest disturbance -Assessment of Valley Elderberry Longhorn Beetle
Subtotal Biological Site Assess. & Pre-Construction Survey		\$150 per acre	Note [1]

Restoration and Enhancement Conversion Costs

	Use of Land	Initial Costs	Weighted Cost [5]	
Expended at Time Land Is Acquired				
Marsh	0%	\$0	\$0	Note [2], [3]
Existing Rice	75%	\$0	\$0	Note [3]
Dry Converted to Rice	0%	\$0	\$0	Note [3]
Other Upland	25%	\$0	\$0	Note [3]
Subtotal	100%		\$0	
Expended at Time Land Is Converted				
Rice/Other Converted to Marsh	25.00%	\$6,700	\$1,675	Note [4], [5]
Rice Converted to Upland/Other	0.00%	\$500	\$0	Note [5], [6]
Subtotal Restoration and Enhancement Conversion Costs			\$1,675	
Subtotal of All Restoration and Enhancement Costs per Acre			\$1,825	
Restoration and Enhancement Contingency per Acre (25%)			\$456	
Total Restoration and Enhancement Costs per Acre			\$2,281	

"RE_Assumps"

Source: The Natomas Basin Conservancy

- [1] The addition of a formal biological site assessment and pre-construction survey are required by the Draft HCP -- July 2002.
- [2] Initial marsh land estimated at 0% because TNBC estimates that little to no marshland is available for acquisition. Rice land will be converted to marsh, however.
- [3] Initial costs of all types of habitat land have been set to zero as no initial restoration or enhancement costs are anticipated.
- [4] As of 2006, the cost of converting acquired acres to marshes was approximately \$5,200 per acre, but re-plantings of tule, post-construction deepening of channels, and additional fencing raises the cost to \$6,700 per acre (including incidentals such as increased fuel costs, cost of steel, etc.)
- [5] The cost of restoration and enhancement is weighted by the percentage of acres assumed to be converted or used for that particular land use.
- [6] The percentage of rice converted to upland is based on the acres purchased through 2006 that are planned to be converted to upland.

Table 7
Natomas Basin HCP
Operations and Maintenance Assumptions

2008 Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Item	Amount	Notes:
Operations and Maintenance Costs		
Land Management Contract	\$68.31 per acre	Land Management annual contract of \$285,000 divided by the current habitat size of 4,177 acres (including supplemental mitigation) See Table 8 Based on TNBC's inventory of fixed asses (see Table 9)
TNBC Costs	\$79.39 per acre	
Fixed Assets	\$22.65 per acre	
Subtotal	\$170.34 per acre	
Special Assessments		
Reclamation District #1000	\$13.79 per acre	2007-08 amount of \$54,550 / 3,957 habitat acres. Excludes Bianchi West and Frazier South because of an error in the assessment for these properties. Based on published tariffs and rates. Assumptions: 1) 15% of acres are not in the NCMWC area 2) On all acres except marsh (75% of acres), TNBC pays all of the \$121 per acre average costs, then gets reimbursed by farmers for \$65 per acre, so TNBC pays a net amount of \$56 per acre. On marsh acres (25% of acres), TNBC pays the full \$121 per acre average costs. 3) Bad debt allowance of 5% 4) <i>Estimate = 85% * (\$56 per acre*75% + \$121 per acre*25% + \$65 per acre*75%* 5%)</i>
NCMWC	\$63.48 per acre	
Subtotal	\$77.27 per acre	
Federal Marsh Water	\$7.51 per marsh acre	Additional assessment on all marsh acres in excess of 960 marsh acres. Marsh acres up to 960 acres are assessed \$19 per acre, and all additional marsh acres are assessed \$26.51 per acre (\$26.51 - \$19.00 = \$7.51)
Property Taxes for Existing Habitat (1%)	\$111.87 per acre	Based on the estimated average cost per acre, adjusting the cost per acre for each acquisition by 2% per year through 2007 (see Table 11 for detail)
Preparation of Site Specific Management Plan	\$225 per acquired acre	Based on information from contracts regarding cost of SSMPs prepared to date.
Update of Site Specific Management Plan	\$40 per acquired acre	Based on past experience.
Mitigation Monitoring and Adaptive Management		
<u>2008 +</u>		
One-Time/Fixed Costs	\$2,900 per year	See Table 12 for detail, increases by 3% per year until habitat buildout
On-Going Monitoring	\$341,262 per year	
Subtotal	\$344,162 per year	
Administrative Costs		
During Development	\$1,089,274 per year	See Table 13 for detail
After All Land Acquired	\$1,089,274 per year	
Operations and Maintenance Revenues		
Crop Land Leases		
Planted Rice Base Acreage	\$100 per acre	Estimate of average revenue per rice acre; revenue on 90% of rice acres
Other Crops	\$15 per acre	Estimate of average revenue per upland/other acre; revenue on 50% of other/upland acres
Hunting Revenue	\$10 per acre	Revenue on a maximum of 1/4 of the acres

Source: The Natomas Basin Conservancy

"om_assumps"

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

2008 Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Task	Comments	Expenditure			Recurrence Interval	Total Annual Cost
		Type	Cost/Item	Items		
Water Management						
berm maintenance	Land Management Contract	annual				
water-control structure maintenance/repair	Land Management Contract	annual				
water-control structure replacement						
pump maintenance						
lift pump	Land Management Contract	annual				
well pump	Land Management Contract	annual				
electricity	Land Management Contract	annual				
water management operation						
water cost						
summer water	TNBC (see Table 7 -- NCMWC)	annual				
winter water [1]	TNBC (additional water cost, 40% of habitat)	annual	\$20	834	\$16,690	1 \$16,690
electricity/fuel for wells	TNBC (added by TNBC in 2005)	annual	\$4,000	5	\$20,000	1 \$20,000
channel and outlet siltation control	TNBC	accrued			\$1,100,000	8 \$137,500
reclamation district fee	TNBC (See Table 7)	annual				\$0
well reserve	TNBC (added by TNBC in 2004)	accrued			\$9,600	1 \$9,600
Subtotal Water Management						\$183,790
Vegetation Management						
marsh-plant management						
labor	Land Management Contract	annual				
marsh water level management labor	Land Management Contract	annual				
upland-plant management						
mowing perimeter	TNBC (amt not incl. in Land Management Contract)	annual			\$10,000	1 \$10,000
round-up, remedy	TNBC (amt not incl. in Land Management Contract)	annual	\$125	32	\$4,000	1 \$4,000
labor for spraying	TNBC (amt not incl. in Land Management Contract)	annual			\$8,800	1 \$8,800
Subtotal Vegetation Management						\$22,800

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

2008 Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

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

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

2008 Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Task	Comments	Expenditure			Total Cost	Recurrence Interval	Total Annual Cost
		Type	Cost/Item	Items			
Miscellaneous							
mosquito and vector control [2]	TNBC	annual	\$10	1,323 acres	\$13,231	1	\$13,231
trespass management	TNBC	annual			\$4,968	1	\$4,968
site security	TNBC	annual			\$18,000	1	\$18,000
trash clean-up	TNBC	annual			\$5,084	1	\$5,084
truck	Land Management Contract						
atv	Land Management Contract						
trailer for atv	Land Management Contract						
hand tools	Land Management Contract						
backpack sprayer	Land Management Contract						
weed eater	Land Management Contract						
fuels and oils	Land Management Contract						
tractor with implements	Land Management Contract						
trailer for tractor	Land Management Contract						
misc. equipment maintenance	Land Management Contract						
road maintenance	Land Management Contract						
access gate (heavy duty)	Land Management Contract						
access gate (light duty)	Land Management Contract						
perimeter fence (6 strand barbed wire)	Land Management Contract						
perimeter fence (mesh + 2 strand barbed wire)	Land Management Contract						
fence maintenance	TNBC	accrued	\$10,000	1	\$10,000	2	\$5,000
signage	TNBC	annual			\$504	1	\$504
burrowing owl boxes	TNBC	accrued	\$180	4	\$720	15	\$48
insurance	TNBC (see Table 13)	annual					\$0
winter bird management	TNBC	annual			\$7,700	1	\$7,700
project management/administration/misc.							
project coordination (10% of work year)	Land Management Contract	annual					
Subtotal Miscellaneous							\$54,535
Subtotal All Costs							\$301,125
Contingency						10%	\$30,113
Total Costs							\$331,238
Acre Allocation							4,172
Estimated Cost per Acre							\$79.39

o&m tnbc

Source: Wildlands, Inc. and TNBC

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

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

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Table 9
Natomas Basin HCP
Estimated TNBC Fixed Asset Annual Costs (2008 \$)

2008 Update
 17,500 acres of development
 1/2 acre of mitigation land per gross acre of developed land
 25% marsh, 50% rice, 25% other

Property	Description	Year Acquired	Recurrence Interval	Years Remaining	Cost		Total Cost	Total Cost (2008 \$)	Annual Cost
					Per Item	Items			
									3% annual inflation
SLV	House - 9055 E. Levee Road *	1999	n/a	n/a			\$170,000		
SLV	Pole Barn *	1999	n/a	n/a			\$15,000		
SLV	Large Dairy Barn *	1999	n/a	n/a			\$172,700		
SLV	Quonset Hut *	1999	n/a	n/a			\$50,000		
BTS	House - 8701 E. Levee Road *	1999	n/a	n/a			\$90,000		
BTS	Betts Barn *	1999	n/a	n/a			\$30,000		
BTS	Well & Pump (residential)	1995	20	8.00	\$12,500	1	\$12,500	\$18,357	\$918
BTS	Pump (irrigation pump)	1995	20	3.00	\$80,000	1	\$80,000	\$117,483	\$5,874
BTS	Well (not in use)	1995	n/a	n/a			\$80,000		
SLV	Northern Barn	1995	n/a	n/a			\$30,000		
SLV	Maint. Shed (milking parlor?)	1995	n/a	n/a			\$45,000		
SLV	Well & Pump (Quonset hut - domestic)	1995	20	8.00	\$12,500	1	\$12,500	\$18,357	\$918
SLV	Well & Pump (Northern barn - well collapsed & pump destroyed)	2005	n/a	18.00			\$80,000		
SLV	Well & Pump (Northern barn - new well & pump)	2006	20	19.00	\$78,563	1	\$78,563	\$83,348	\$4,167
SLV	Pump (abandoned, north property line)	1995	n/a	n/a			\$80,000		
SLV	Pump (abandoned, south property line)	1995	n/a	n/a			\$80,000		
KSM	Lift pump (pond)	2003	20	16.00	\$42,000	1	\$42,000	\$48,690	\$2,434
* These assets had no value assigned at date of acquisition. Two houses were appraised on 02/05/04. Those appraised values are used here. The other barns and out buildings were quantified by John Roberts based on replacement costs for insurance purposes. Those values are used here.									
BKS Fencing**									
BKS	BW Fencing 5-strand	2000	20	13		9,632.59 ft	\$18,302	\$23,184	\$1,159
BKS	16' Stock Gates	2000	20	13	\$115	4	\$460	\$583	\$29
BKS	BW Fencing 5-strand	2001	20	14		3,959 ft	\$7,522	\$9,251	\$463
BKS	16' Stock Gates	2001	20	14	\$123	3	\$370	\$455	\$23
BKS	16' Stock Gate and setup	2001	20	14	\$275	1	\$275	\$338	\$17
BKS	BW Fencing 5-strand	2001	20	14		2,293.3 ft	\$4,365	\$5,368	\$268
BKS	BW Fencing 2-strand	2001	15	9		621 ft	\$2,329	\$2,864	\$191
BKS	BW Fencing 5-strand	2001	20	14		1,749 ft	\$1,185	\$1,457	\$73
BKS	Stock Gates	2001	20	14	\$100	2	\$200	\$246	\$12
SLV	BW Fencing	2001	20	14		730 ft	\$1,643	\$2,020	\$101
BTS	BW Fencing 5-strand	2002	20	15		1,340 ft	\$3,015	\$3,600	\$180
SLV	BW Fencing 3-strand	2003	15	11		350 ft	\$1,365	\$1,582	\$105
SLV	BW Fencing 1-strand	2003	15	11		526 ft	\$2,051	\$2,378	\$159

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Table 9
Natomas Basin HCP
Estimated TNBC Fixed Asset Annual Costs (2008 \$)

2008 Update
 17,500 acres of development
 1/2 acre of mitigation land per gross acre of developed land
 25% marsh, 50% rice, 25% other

Property	Description	Year Acquired	Recurrence Interval	Years Remaining	Cost Per Item	Items	Total Cost	Total Cost (2008 \$)	Annual Cost
SLV	Security Gates	2003	25	20	\$450	6	\$2,700	\$3,130	\$125
BKS	Goat fencing	2007	20	20			\$11,155	\$11,489	\$574
** Minor repairs and maintenance may extend reoccurrence interval period									
BKS Water Control Structures									
BKS	3'x4' Water Control Structure Assembly w/24" Dia Pipe	2001	50	44	\$2,500	9	\$22,500	\$27,672	\$553
BKS	New gates over WCS 3x4	2001	10	4	\$105	11	\$1,155	\$1,421	\$142
BKS	4'x4' Water Control Structure Assembly w/30" Dia Pipe	2001	50	44	\$2,750	9	\$24,750	\$30,439	\$609
BKS	New gates over WCS 4x4	2001	10	4	\$130	10	\$1,300	\$1,599	\$160
BKS	4'x5' Water Control Structure Assembly w/36" Dia Pipe	2001	50	44	\$4,200	2	\$8,400	\$10,331	\$207
BKS	75'x15'x1' rock pad with Geotech Fabric	2001	15	9	\$3,000	1	\$3,000	\$3,690	\$246
BKS	Spillway Assembly	2001	20	14	\$4,850	18	\$87,300	\$107,368	\$5,368
BKS	Soil cover over 15 spillways (sealing)	2001	10	4	\$150	15	\$2,250	\$2,767	\$277
KSM	Water lift pump, standpipe, pipeline assembly (barn area)	2001	25	19	\$57,753	1	\$57,753	\$71,029	\$2,841
BKS	30" Dia Corrugated Polyethylene pipe, Installed	2001	20	14	\$65	90	\$5,850	\$7,195	\$360
BKS	Canal Gate & Pipe Assembly	2001	20	14	\$6,000	1	\$6,000	\$7,379	\$369
BKS	12" water slides in diversion structure	2001	15	9	\$1,100	2	\$2,200	\$2,706	\$180
LUCN/FRZ	Gates (incl Dbl Wide)	2003	20	16		5	\$2,473	\$2,867	\$143
FRZ	Well & pump (50 hp)	2004	20	17		1	\$80,000	\$90,041	\$4,502
LUCN	Well & pump (75 hp)	1999	20	10		1	\$95,000	\$123,953	\$6,198
LUCN/FRZ	3'x5' Water Control Structure Assemblies w/18" dia pimp, 40'	2004	50	47	\$2,350	9	\$21,150	\$23,805	\$476
LUCN/FRZ	3'x5' Water Control Structure Assemblies w/24" dia pimp, 40'	2004	50	47	\$2,550	7	\$17,850	\$20,090	\$402
LUCN/FRZ	5'x5' Water Control Structure Assemblies w/24" dia pimp, 40'	2004	50	47	\$2,900	3	\$8,700	\$9,792	\$196
LUCN/FRZ	Grates over WCS 3'x5' - existing (5) and proposed structures	2004	10	7	\$110	21	\$2,310	\$2,600	\$260
LUCN/FRZ	Grates over WCS 3'x5' - proposed structures	2004	10	7	\$150	3	\$450	\$506	\$51
FRZ	Fencing & signs	2006	15	14			\$1,746	\$1,852	\$123
BENN	16" dia. well	2006	20	19	\$47,160	1	\$47,160	\$50,032	\$2,502
BENN	Weir & gasket pipe	2006	20	19	\$2,354	1	\$2,354	\$2,497	\$125
BENN	60 hp pump @ 100'	2007	20	20	\$37,211	1	\$37,211	\$38,327	\$1,916

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Table 9
Natomas Basin HCP
Estimated TNBC Fixed Asset Annual Costs (2008 \$)

2008 Update
 17,500 acres of development
 1/2 acre of mitigation land per gross acre of developed land
 25% marsh, 50% rice, 25% other

Property	Description	Year Acquired	Recurrence Interval	Years Remaining	Cost Per Item	Items	Total Cost		Annual Cost
							Total Cost	(2008 \$)	
<i>3% annual inflation</i>									
BENN	3' x 6' Water Control Structure Assembly with canal gate and 24" c	2007	50	50	\$4,030	1	\$4,030	\$4,151	\$83
BENN	24" x 50' culvert (C)	2007	50	50	\$2,985	1	\$2,985	\$3,075	\$61
BENN	3' x 3' Water Control Structure Assembly with 24" diameter pipe, 2	2007	50	50	\$2,595	1	\$2,595	\$2,673	\$53
BENN	3' x 2' Water Control Structure Assembly with 12" diameter pipe, 2	2007	50	50	\$2,118	1	\$2,118	\$2,182	\$44
BENN	12" x 20' culvert (F)	2007	50	50	\$1,750	1	\$1,750	\$1,803	\$36
BENN	3' x 6' Water Control Structure Assembly with 24" diameter pipe, 6	2007	50	50	\$3,390	10	\$33,900	\$34,917	\$698
BENN	3' x 6' Water Control Structure Assembly with 24" diameter pipe, 1	2007	50	50	\$6,475	2	\$12,950	\$13,339	\$267
BENN	3' x 6' Water Control Structure Assembly with canal gate and 24" c	2007	50	50	\$5,720	1	\$5,720	\$5,892	\$118
BENN	1 - 3' x 6' Water Control Structure Assembly with 24" diameter pipe	2007	50	50	\$3,090	1	\$3,090	\$3,183	\$64
BENS	16' Gate (Dbl Wide)	2004	15	12	\$375	1	\$375	\$422	\$28
BENS	14' Gate	2005	15	13	\$275	3	\$825	\$901	\$60
BENS	BW Fencing 3-strand	2004	15	12		1,600 ft	\$6,240	\$7,023	\$468
BENS	Fencing & signs	2006	15	14			\$7,346	\$7,794	\$520
LB2	3'x3' Water Control Structure Assembly w/24" Dia Pipe, 40'	2002	50	45	\$2,350	1	\$2,350	\$2,806	\$56
LB2	3'x4' Water Control Structure Assembly w/18" Dia Pipe, 40'	2002	50	45	\$2,350	1	\$2,350	\$2,806	\$56
LB2	3'x4' Water Control Structure Assembly w/24" Dia Pipe, 40'	2002	50	45	\$2,400	2	\$4,800	\$5,731	\$115
LB2	3'x4' Water Control Structure Assembly w/24" Dia Pipe, 20'	2002	50	45	\$2,000	2	\$4,000	\$4,776	\$96
LB2	3'x6' Water Control Structure Assembly w/18" Dia Pipe, 40'	2002	50	45	\$2,600	2	\$5,200	\$6,209	\$124
LB2	3'x5' Water Control Structure Assembly w/18" Dia Pipe, 40'	2002	50	45	\$2,550	4	\$10,200	\$12,179	\$244
LB2	3'x6' Water Control Structure Assembly w/24" Dia Pipe, 40'	2002	50	45	\$2,650	4	\$10,600	\$12,657	\$253
LB2	3'x5' Water Control Structure Assembly w/24" Dia Pipe, 40'	2002	50	45	\$2,600	1	\$2,600	\$3,105	\$62
LB2	3'x5' Canal Gate Structure Assembly w/18" Dia Pipe, 40'	2002	50	45	\$3,650	1	\$3,650	\$4,358	\$87
LB2	3'x5' Canal Gate Structure Assembly w/24" Dia Pipe, 40'	2002	50	45	\$3,850	2	\$7,700	\$9,194	\$184
LB2	3'x8' Canal Gate Structure Assembly w/24" Dia Pipe, 40'	2002	50	45	\$4,300	1	\$4,300	\$5,134	\$103
LB2	Grates over WCS 3'x4'	2002	10	5	\$105	21	\$2,205	\$2,633	\$263
LB2	Security Gates and Gateways	2002	15	10		?	\$2,922	\$3,489	\$233
LB2	21' Custom made Security Gates with Lock Boxes and Hangars	2002	20	15	\$450	5	\$2,250	\$2,687	\$134
HUFW	Well & pump (50 hp)	2003	20	3		1	\$80,000	\$92,742	\$4,637
HUFW	Diversion Pump (20 hp)(1/2 Interest)	2003	20	8		1	\$30,000	\$34,778	\$1,739
ATKE	Gate	2003	20	16	\$450	1	\$450	\$522	\$26
ATKE	Lift pump (25 hp)	2003	20	8	\$45,000	1	\$45,000	\$52,167	\$2,608

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Table 9
Natomas Basin HCP
Estimated TNBC Fixed Asset Annual Costs (2008 \$)

2008 Update
 17,500 acres of development
 1/2 acre of mitigation land per gross acre of developed land
 25% marsh, 50% rice, 25% other

Property	Description	Year Acquired	Recurrence Interval	Years Remaining	Cost		Total Cost	Total Cost (2008 \$)	Annual Cost
					Per Item	Items			
ATKW	Well & pump (30 hp)	2003	20	3		1	\$50,000	\$57,964	\$2,898
RUR	Gate (Dbl Wide)	2003	20	16	\$450	2	\$900	\$1,043	\$52
SILS	15' Security Gate wih Lock Boxes and Hangars	2002	20	15	\$450	2	\$900	\$1,075	\$54
SILS	Culverts cleared and pipes replaced	2006	10	9		2	\$6,517	\$6,914	\$691
SOU/NAF	BW Fencing 1-strand	2003	15	11		11,210 ft	\$43,719	\$50,682	\$3,379
SOU/NAF	Gates (incl Rainey)	2003	15	11		6	\$4,635	\$5,373	\$358
NAF	Ballards around well	2005	50	48		8	\$2,237	\$2,444	\$49
NAF	BW Fencing 10-strand	2005	20	18		4,500 ft	\$35,821	\$39,143	\$1,957
SOU	Fencing	2006	15	14			\$1,675	\$1,777	\$118
NAF	Well & pump (60 hp)	2005	20	18		1	\$95,000	\$103,809	\$5,190
SOU	House (estimate)		n/a	n/a		1	\$200,000		
SOU/NAF	3'x5' Water Control Structure Assembly w/18" Dia Pipe, 40'	2003	50	45	\$2,500	1	\$2,500	\$2,898	\$58
SOU/NAF	3'x5' Water Control Structure Assembly w/18" Dia Pipe, 60'	2003	50	45	\$2,800	1	\$2,800	\$3,246	\$65
SOU/NAF	3'x5' Canal Gate Structure Assembly w/18" Dia Pipe, 20'	2003	50	45	\$3,075	1	\$3,075	\$3,565	\$71
SOU/NAF	3'x5' Canal Gate Structure Assembly w/18" Dia Pipe, 40'	2003	50	45	\$3,500	3	\$10,500	\$12,172	\$243
SOU/NAF	Grates over WCS	2003	10	5	\$105	6	\$630	\$730	\$73
CMS	13' Security Gate with Lock Boxes and Hangars	2002	20	15	\$450	2	\$900	\$1,075	\$54
CMS	Gates (incl Dbl Wide)	2004	15	12		4	\$3,105	\$3,495	\$233
CMS	Fencing	2004	15	12		7,400 ft	\$33,300	\$37,479	\$2,499
CMS	3'x3' Water Control Structure Assembly w/24" Dia Pipe, 20'	2004	50	47	\$2,546	1	\$2,546	\$2,866	\$57
CMS	3'x5' Water Control Structure Assembly w/18" Dia Pipe, 40'	2004	50	47	\$2,988	4	\$11,952	\$13,452	\$269
CMS	3'x5' Canal Gate Structure Assembly w/24" Dia Pipe, 40'	2004	50	47	\$3,289	1	\$3,289	\$3,702	\$74
CMS	Grates over WCS 3'x3'	2004	10	7	\$602	1	\$602	\$678	\$68
CMS	Grates over WCS 3'x5'	2004	10	7	\$602	5	\$3,012	\$3,390	\$339
CMS	Well & pump (20 hp)	2004	20	13		1	\$80,000	\$90,041	\$4,502
CMS	Fencing	2006	15	14			\$1,092	\$1,159	\$77
ALG	Security Gate	2002	20	15		1	\$1,131	\$1,350	\$68
All properties	Signage	2002	5	0	\$120	70	\$8,416	\$10,049	\$2,010
All properties	Signage, fencing materials	2006	5	4			\$8,654	\$9,181	\$1,836

3% annual inflation

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Table 9
Natomas Basin HCP
Estimated TNBC Fixed Asset Annual Costs (2008 \$)

2008 Update
 17,500 acres of development
 1/2 acre of mitigation land per gross acre of developed land
 25% marsh, 50% rice, 25% other

Property	Description	Year Acquired	Recurrence Interval	Years Remaining	Cost Per Item	Items	Total Cost	Total Cost (2008 \$)	Annual Cost
								<i>3% annual inflation</i>	
All properties	Signage	2007	10	10	12	100	\$1,446	\$1,489	\$149
All properties	Risers	2007	20	20	\$275	5	\$1,375	\$1,416	\$71
All properties	Pipes	2007	10	10	\$13	260	\$3,388	\$3,489	\$349
BOLS	Well & pump (60 hp)	2004	20	18		1	\$95,000	\$106,923	\$5,346
BOLN	Gate (Dbl Wide)	2005	20	8		1	\$2,500	\$2,732	\$137
BOLN	Gate	2005	20	8		1	\$1,500	\$1,639	\$82
Rosa	BW Fencing 10-strand	2006	20	19		2350 ft.	\$16,450	\$17,452	\$873
Rosa	Gates / signs / painting	2006	20	19		5	\$8,155	\$8,652	\$433
VES	Fencing & signs	2006	15	14			\$1,889	\$2,004	\$134
	TOTAL						\$2,801,826		\$94,498
	Habitat Acres								4,172
	Cost per Habitat Acre								\$22.65

fixed assets

Source: TNBC

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Table 10
Natomas Basin HCP
Estimated Property Taxes (2008-2047)

2008 Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Year Acquired	Acres	Value per Acre <i>10% annual increase after 2008</i>	Total Value	Property Taxes				
				Taxes on New Acres (inflated \$) <i>1% of total value</i>	Taxes on New Acres (2008 \$) <i>assumes 3% inflation rate</i>	Total Annual Property Taxes (2008 \$)	Percentage Adjustment	Adjusted Total Annual Taxes (2008 \$)
1999-2007 [1]	4,177.12	\$ 11,187	\$ 46,727,346	\$ 467,273	\$ 467,273			
2008	-	\$ 35,000	\$ 0	\$ 0	\$ 0	\$ 467,273	95%	\$ 443,910
2009	50.00	\$ 38,500	\$ 1,925,000	\$ 19,250	\$ 18,689	\$ 485,963	93%	\$ 451,945
2010	85.81	\$ 42,350	\$ 3,634,138	\$ 36,341	\$ 34,255	\$ 520,218	91%	\$ 473,398
2011	185.81	\$ 46,585	\$ 8,656,052	\$ 86,561	\$ 79,215	\$ 599,433	89%	\$ 533,496
2012	244.34	\$ 51,244	\$ 12,520,655	\$ 125,207	\$ 111,244	\$ 710,678	87%	\$ 618,289
2013	534.71	\$ 56,368	\$ 30,140,566	\$ 301,406	\$ 259,995	\$ 970,673	85%	\$ 825,072
2014	409.71	\$ 62,005	\$ 25,404,043	\$ 254,040	\$ 212,755	\$ 1,183,428	83%	\$ 982,245
2015	391.78	\$ 68,205	\$ 26,721,063	\$ 267,211	\$ 217,267	\$ 1,400,694	81%	\$ 1,134,562
2016	334.71	\$ 75,026	\$ 25,111,971	\$ 251,120	\$ 198,236	\$ 1,598,930	79%	\$ 1,263,155
2017	334.71	\$ 82,528	\$ 27,623,169	\$ 276,232	\$ 211,709	\$ 1,810,639	77%	\$ 1,394,192
2018	334.71	\$ 90,781	\$ 30,385,485	\$ 303,855	\$ 226,097	\$ 2,036,736	75%	\$ 1,527,552
2019	334.71	\$ 99,859	\$ 33,424,034	\$ 334,240	\$ 241,462	\$ 2,278,198	73%	\$ 1,663,085
2020	248.90	\$ 109,845	\$ 27,340,419	\$ 273,404	\$ 191,760	\$ 2,469,958	71%	\$ 1,753,670
2021	248.90	\$ 120,829	\$ 30,074,461	\$ 300,745	\$ 204,792	\$ 2,674,751	69%	\$ 1,845,578
2022	248.90	\$ 132,912	\$ 33,081,907	\$ 330,819	\$ 218,710	\$ 2,893,461	67%	\$ 1,938,619
2023	248.90	\$ 146,204	\$ 36,390,097	\$ 363,901	\$ 233,574	\$ 3,127,035	65%	\$ 2,032,573
2024	248.90	\$ 160,824	\$ 40,029,107	\$ 400,291	\$ 249,448	\$ 3,376,483	63%	\$ 2,127,184
2025	248.90	\$ 176,906	\$ 44,032,018	\$ 440,320	\$ 266,401	\$ 3,642,884	61%	\$ 2,222,159
2026	48.90	\$ 194,597	\$ 9,515,798	\$ 95,158	\$ 55,895	\$ 3,698,780	59%	\$ 2,182,280
2027	-		\$ 0	\$ 0	\$ 0	\$ 3,698,780	57%	\$ 2,108,304
2028	-		\$ 0	\$ 0	\$ 0	\$ 3,698,780	55%	\$ 2,034,329
2029	-		\$ 0	\$ 0	\$ 0	\$ 3,698,780	53%	\$ 1,960,353
2030	-		\$ 0	\$ 0	\$ 0	\$ 3,698,780	51%	\$ 1,886,378
2031	-		\$ 0	\$ 0	\$ 0	\$ 3,698,780	50%	\$ 1,849,390
2032	-		\$ 0	\$ 0	\$ 0	\$ 3,698,780	50%	\$ 1,849,390
2033	-		\$ 0	\$ 0	\$ 0	\$ 3,698,780	50%	\$ 1,849,390
2034	-		\$ 0	\$ 0	\$ 0	\$ 3,698,780	50%	\$ 1,849,390
2035	-		\$ 0	\$ 0	\$ 0	\$ 3,698,780	50%	\$ 1,849,390
2036	-		\$ 0	\$ 0	\$ 0	\$ 3,698,780	50%	\$ 1,849,390
2037	-		\$ 0	\$ 0	\$ 0	\$ 3,698,780	50%	\$ 1,849,390
2038	-		\$ 0	\$ 0	\$ 0	\$ 3,698,780	50%	\$ 1,849,390
2039	-		\$ 0	\$ 0	\$ 0	\$ 3,698,780	50%	\$ 1,849,390
2040	-		\$ 0	\$ 0	\$ 0	\$ 3,698,780	50%	\$ 1,849,390
2041	-		\$ 0	\$ 0	\$ 0	\$ 3,698,780	50%	\$ 1,849,390
2042	-		\$ 0	\$ 0	\$ 0	\$ 3,698,780	50%	\$ 1,849,390
2043	-		\$ 0	\$ 0	\$ 0	\$ 3,698,780	50%	\$ 1,849,390
2044	-		\$ 0	\$ 0	\$ 0	\$ 3,698,780	50%	\$ 1,849,390
2045	-		\$ 0	\$ 0	\$ 0	\$ 3,698,780	50%	\$ 1,849,390
2046	-		\$ 0	\$ 0	\$ 0	\$ 3,698,780	50%	\$ 1,849,390
2047	-		\$ 0	\$ 0	\$ 0	\$ 3,698,780	50%	\$ 1,849,390
Total [3]	8,960.43		\$ 492,737,329	\$ 4,927,373	\$ 3,698,780	\$ 113,620,586		\$ 64,841,955

prop taxes

[1] See **Table 11** for the estimated assessed value (in 2006 \$) of existing habitat.

[2] Property taxes adjusted to account for Williamson Act, welfare exemptions, and decreasing habitat valuation over time.

[3] Includes supplemental mitigation acres and taxes.

**Table 11
Natomas Basin HCP
2008 Property Tax Assumptions**

2008 Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Property	Year Acquired	Acres			Total	Cost	Assessed Value Adjustment Factor	2008 Value	Estimated 2008 Value per Acre
		Sacramento County	Sutter County						
							2.00% per year		
Silva	1999	155.31	3.89	159.20	\$ 478,500	1.195	\$ 571,852	\$ 3,592	
Betts	1999	121.78	17.21	138.99	\$ 451,265	1.195	\$ 539,303	\$ 3,880	
Kismat	1999	40.29		40.29	\$ 140,000	1.195	\$ 167,313	\$ 4,152	
Bennett North	1999		226.68	226.68	\$ 816,030	1.195	\$ 975,231	\$ 4,302	
Bennett South	1999		132.49	132.49	\$ 476,950	1.195	\$ 569,999	\$ 4,302	
Lucich North	1999		267.99	267.99	\$ 1,071,944	1.195	\$ 1,281,072	\$ 4,780	
Lucich South	1999		351.89	351.89	\$ 1,324,836	1.195	\$ 1,583,302	\$ 4,499	
Brennan [1]	2000		-	-	\$ 0	1.172	\$ 0	\$ 0	
Frazer	2000		92.60	92.60	\$ 388,920	1.172	\$ 455,682	\$ 4,921	
Souza	2001	44.68		44.68	\$ 444,882	1.149	\$ 511,030	\$ 11,438	
Natomas Farms	2001	96.46		96.46	\$ 1,060,000	1.149	\$ 1,217,607	\$ 12,623	
Ayala [1]	2002	-		-	\$ 0	1.126	\$ 0	\$ 0	
Sills [2]	2002	436.41		436.41	\$ 3,272,753	1.126	\$ 3,685,652	\$ 8,445	
Alleghany	2002	50.26		50.26	\$ 415,933	1.126	\$ 468,408	\$ 9,320	
Cummings	2002	66.83		66.83	\$ 553,092	1.126	\$ 622,871	\$ 9,320	
Atkinson	2003		205.40	205.40	\$ 1,853,694	1.104	\$ 2,046,628	\$ 9,964	
Ruby Ranch	2003		91.08	91.08	\$ 1,092,960	1.104	\$ 1,206,716	\$ 13,249	
Huffman West	2003		181.00	181.00	\$ 2,190,420	1.104	\$ 2,418,401	\$ 13,361	
Huffman East	2003		135.75	135.75	\$ 1,085,968	1.104	\$ 1,198,996	\$ 8,833	
Tufts	2004	147.95		147.95	\$ 2,963,000	1.082	\$ 3,207,246	\$ 21,678	
Bolen North	2005		113.6	113.62	\$ 1,704,285	1.061	\$ 1,808,601	\$ 15,918	
Bolen South	2005		102.38	102.38	\$ 1,535,715	1.061	\$ 1,629,713	\$ 15,918	
Rosa [3]	2005	206.30		206.30	\$ 2,069,880	1.061	\$ 2,196,573	\$ 10,648	
Vestal	2005		94.95	94.95	\$ 3,798,040	1.061	\$ 4,030,510	\$ 42,449	
Nestor [3]	2006		233.16	233.16	\$ 4,796,334	1.040	\$ 4,990,106	\$ 21,402	
Bolen West [3]	2006		155.14	155.14	\$ 3,191,406	1.040	\$ 3,320,339	\$ 21,402	
Frazier South [4]	2006	110.37		110.37	\$ 172,308	1.020	\$ 175,754	\$ 1,592	
Bianchi West [4]	2006	110.16		110.16	\$ 444,308	1.020	\$ 453,194	\$ 4,114	
Elsie [4]	2006	158.03		158.03	\$ 5,289,456	1.020	\$ 5,395,245	\$ 34,140	
Easements									
RD1000 @ LUCS	2003		4.64	4.64		1.104			
RD1000 @ BENN	2003		1.12	1.12		1.104			
Sills South-West border	2005	12.58		12.58		1.061			
Sills South-East border	2005	5.20		5.20		1.061			
Bianchi North	2006	3.54		3.54		1.040			
TOTAL		1,766.15	2,410.97	4,177.12	\$ 43,082,879		\$ 46,727,346	\$ 11,187	
Percent of Total Acres		42%	58%						

Estimated 2008 Property Taxes per Acre **\$ 111.87**

[1] Costs reduced to \$0 because Brennan tract was surrendered in a land trade for Nestor and Bolen West, and Ayala was surrendered in a land trade for Frazier South, Bianchi West, and Elsie. *prop tax assumps*

[2] Cost reduced from original cost to account for the acres surrendered in the Sills-Rosa land trade, as shown below.

	Acres	Cost per Acre	Total Cost
Sills Property	575.56	\$ 7,499	\$ 4,316,286
Less Acres Surrendered	(139.15)	\$ 7,499	(\$ 1,043,532)
Acres Remaining	436.41	\$ 7,499	\$ 3,272,753

[3] Costs reflect the 2006 assessed value. The actual costs were \$0 because the Rosa, Nestor, and Bolen West tracts were acquired in a land trade.

[4] Costs reflect the 2007 assessed value. The actual costs were \$0 because these properties were acquired in a land trade. Although the properties were acquired in 2006, the assessed value is as of 2007, so the cost is escalated only 2% to estimate the 2008 value.

Table 12
Natomas Basin HCP
Species and Habitat Monitoring Cost Assumptions (2008 \$)

2008 Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Task	Amount
BIOLOGICAL EFFECTIVENESS MONITORING (Jones & Stokes 2008 contract costs)	
Project Management	\$27,670
Vegetation Management	\$22,200
Other Covered Species Monitoring	\$45,040
Giant Garter Snake Monitoring	\$2,940
Swainson's Hawk Monitoring	\$2,690
Draft Annual Report	\$49,060
Final Annual Report	\$12,420
Direct Expenses	\$162,122
Total	\$324,142
Other Costs	
Midpoint Program Reviews [1]	\$2,900
Connectivity -- Assessment	\$2,400
Connectivity -- O&M	\$5,000
Adaptive Management -- Periodic Review of NBHCP Monitoring Data	\$3,600
Adaptive Management -- Report to Review Adaptive Management.	\$6,120
Total	\$20,020
TOTAL SPECIES AND HABITAT MONITORING COSTS	\$344,162

monitoring_assumps

Source: Jones & Stokes, TNBC

[1] Overall program review (\$125,000) plus support for Sutter County and City of Sacramento midpoint reviews (\$20,000) averaged over 50 years.

Table 13
Natomas Basin HCP
Estimated Administrative Costs

2008 Update			
<i>17,500 acres of development</i>			
<i>1/2 acre of mitigation land per gross acre of developed land</i>			
<i>25% marsh, 50% rice, 25% other</i>			
	2008 Annual Cost	2007 Annual Cost	Notes
<u>Administrative Expenses</u>			
Staff	\$298,673	\$297,395	
Benefits and Charges	\$107,522	\$98,140	
Board Expense	\$10,000	\$10,000	
Subtotal	\$416,195	\$405,536	
<u>Office Expense</u>			
Rent	\$65,000	\$61,618	
Telephone	\$20,000	\$10,000	
Copying and Printing	\$25,000	\$25,000	
Office Supplies	\$20,000	\$20,000	
Postage	\$3,000	\$3,000	
Equipment	\$10,000	\$50,000	
Auto Expense	\$18,000	\$18,000	
Subtotal	\$161,000	\$187,618	
<u>Miscellaneous Expense</u>			
Insurance	\$40,000	\$60,000	Liability, Directors & Officers, Boiler & Machinery, and Auto
Accounting	\$20,000	\$20,000	
Legal	\$60,000	\$60,000	
Fees and Taxes	\$100,000	\$100,000	
Subtotal	\$220,000	\$240,000	
<u>Contract Work</u>			
Contract Work, Public Education, and Publications [1]	\$150,000	\$150,000	
Subtotal Costs	\$947,195	\$983,154	
Contingency	\$142,079	\$147,473	15% Contingency
Total Administration during Habitat Acquisition	\$1,089,274	\$1,130,627	
Total Administration after Habitat Acquisition	\$1,089,274	\$1,130,627	

"admin_assumps"

Source: TNBC FY 2007 budget estimate

[1] Excludes:

Land management contract amount, which is included in the O&M costs in **Table 7**.

Monitoring costs, which are included in **Table 12**.

Table 14
Natomas Basin HCP
Supplemental Endowment Cost Assumptions

2008 Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Item	Amount
200-Acre Reserve or Purchase of Final 200 Acres	
Total Cost per Acre	\$35,000
Acres	200
Total Estimated Acquisition Cost	\$7,000,000
Less Supplemental Endowment Fund Balance (excluding Changed Circum. portion)	(\$1,144,783)
Total Remaining Cost	\$5,855,217
Remaining Development (acres)	10,597
Total Cost per Developed Acre	\$553
Total Cost per Habitat Acre	\$1,105
Changed Circumstance Contingency	
Total Cost per Habitat Acre	\$500
TOTAL COST PER HABITAT ACRE	\$1,605

supp_endow_assumps

Source: The Natomas Basin Conservancy and EPS

Table 15
Natomas Basin HCP
Development Projections

2008 Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Year	City of Sacramento	Metro Air Park	Sutter County	Total Acres	Adjustment for Acres with Prepaid Fees	Acres for Fee Calculations
Actual Acres						
1996	30.41			30.41		30.41
1997	104.90			104.90		104.90
1998	1,380.36			1,380.36		1,380.36
1999	1,465.47			1,465.47		1,465.47
2000	598.07			598.07		598.07
2001	242.09			242.09		242.09
2002	777.81			777.81		777.81
2003	[1] 925.22	116.76		1,041.98		1,041.98
2004	178.08			178.08	169.67	347.74
2005	848.06			848.06	(169.67)	678.39
2006	132.27			132.27		132.27
2007	103.15			103.15		103.15
Subtotal	6,785.87	116.76	-	6,902.63	0.00	6,902.63
Projected Acres						
2008		50.00		50.00		50.00
2009		100.00		100.00		100.00
2010		171.62		171.62		171.62
2011	200.00	171.62		371.62		371.62
2012	400.00	171.62	497.80	1,069.42		1,069.42
2013	400.00	171.62	497.80	1,069.42		1,069.42
2014	150.00	171.62	497.80	819.42		819.42
2015	114.13	171.62	497.80	783.55		783.55
2016		171.62	497.80	669.42		669.42
2017		171.62	497.80	669.42		669.42
2018		171.62	497.80	669.42		669.42
2019		171.62	497.80	669.42		669.42
2020			497.80	497.80		497.80
2021			497.80	497.80		497.80
2022			497.80	497.80		497.80
2023			497.80	497.80		497.80
2024			497.80	497.80		497.80
2025			497.80	497.80		497.80
2026			497.80	497.80		497.80
2027				-		-
2028				-		-
2029				-		-
2030				-		-
2031				-		-
2032				-		-
2033				-		-
2034				-		-
Subtotal	1,264.13	1,866.24	7,467.00	10,597.37	0.00	10,597.37
TOTAL	8,050.00	1,983.00	7,467.00	17,500.00	0.00	17,500.00

development

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

Table 16
Natomas Basin HCP
Habitat Status

2008 Update
17,500 acres of development
1/2 acre of mitigation land per gross acre of developed land
25% marsh, 50% rice, 25% other

Habitat Properties	Year Acquired	Total Acres	Hunting Acres	2006 (end of year)				2007 (end of year)				2008+ (end of year)			
				Rice	Marsh	Other	Total	Rice	Marsh	Other	Total	Rice	Marsh	Other	Total
Regular Mitigation															
Betts/Kismat/Silva	1999	338.5	338.5	0.0	192.5	146.0	338.5	0.0	192.5	146.0	338.5	0.0	192.5	146.0	338.5
Lucich North [1]	1999	268.0	0.0	0.0	247.3	20.7	268.0	0.0	247.3	20.7	268.0	0.0	247.3	20.7	268.0
Lucich South [1]	1999	351.9	0.0	334.0	16.5	1.4	351.9	334.0	16.5	1.4	351.9	334.0	16.5	1.4	351.9
Bennett North	1999	226.7	226.7	151.9	74.2	0.5	226.7	86.9	139.2	0.5	226.7	86.9	139.2	0.5	226.7
Bennett South [3]	1999	132.5	0.0	80.7	22.7	29.1	132.5	80.7	22.7	29.1	132.5	80.7	22.7	29.1	132.5
Brennan [3], [5]	2000	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Frazier	2000	92.6	92.6	0.0	68.4	24.2	92.6	0.0	68.4	24.2	92.6	0.0	68.4	24.2	92.6
Souza [2]	2001	40.0	0.0	0.0	0.0	40.0	40.0	0.0	0.0	40.0	40.0	0.0	0.0	40.0	40.0
Natomas Farms [2]	2001	96.5	0.0	0.0	51.7	44.8	96.5	0.0	51.7	44.8	96.5	0.0	51.7	44.8	96.5
Ayala [2], [6]	2002	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sills [4]	2002	436.4	218.2	402.6	0.0	33.8	436.4	402.6	0.0	33.8	436.4	402.6	0.0	33.8	436.4
Cummings [2]	2002	66.8	0.0	0.0	40.0	26.8	66.8	0.0	40.0	26.8	66.8	0.0	40.0	26.8	66.8
Alleghany [2]	2002	50.3	0.0	0.0	0.0	50.3	50.3	0.0	0.0	50.3	50.3	0.0	0.0	50.3	50.3
Atkinson [3]	2003	205.4	0.0	50.0	5.4	150.0	205.4	50.0	5.4	150.0	205.4	50.0	5.4	150.0	205.4
Ruby Ranch [3]	2003	91.1	0.0	0.0	0.0	91.1	91.1	0.0	0.0	91.1	91.1	88.0	0.0	3.1	91.1
Huffman East	2003	116.8	0.0	116.8	0.0	0.0	116.8	116.8	0.0	0.0	116.8	116.8	0.0	0.0	116.8
Tufts	2004	148.0	148.0	138.0	0.0	9.9	148.0	138.0	0.0	9.9	148.0	138.0	0.0	9.9	148.0
Bolen North	2005	113.6	0.0	85.2	0.0	28.4	113.6	85.2	0.0	28.4	113.6	85.2	0.0	28.4	113.6
Bolen South	2005	102.4	0.0	0.0	0.0	102.4	102.4	0.0	0.0	102.4	102.4	0.0	0.0	102.4	102.4
Rosa East [3]	2005	106.3	0.0	0.0	0.0	106.3	106.3	0.0	0.0	106.3	106.3	0.0	0.0	106.3	106.3
Rosa Central [3]	2005	100.0	0.0	0.0	0.0	100.0	100.0	0.0	0.0	100.0	100.0	0.0	0.0	100.0	100.0
Vestal South	2005	95.0	0.0	71.2	0.0	23.7	95.0	71.2	0.0	23.7	95.0	0.0	0.0	95.0	95.0
Nestor	2006	233.2	0.0	225.0	0.0	8.2	233.2	225.0	0.0	8.2	233.2	225.0	0.0	8.2	233.2
Bolen West	2006	155.1	0.0	145.0	0.0	10.1	155.1	145.0	0.0	10.1	155.1	145.0	0.0	10.1	155.1
Frazier South	2006	110.4	0.0	110.4	0.0	0.0	110.4	0.0	0.0	110.4	110.4	0.0	0.0	110.4	110.4
Bianchi West	2006	110.2	0.0	80.0	0.0	30.2	110.2	80.0	0.0	30.2	110.2	80.0	0.0	30.2	110.2
Elsie	2006	158.0	0.0	158.0	0.0	0.0	158.0	158.0	0.0	0.0	158.0	158.0	0.0	0.0	158.0
Easements															
Sills South-West border	2005	12.6	0.0	0.0	0.0	12.6	12.6	0.0	0.0	12.6	12.6	0.0	0.0	12.6	12.6
Sills South-East border	2005	5.2	0.0	0.0	0.0	5.2	5.2	0.0	0.0	5.2	5.2	0.0	0.0	5.2	5.2
Bianchi North	2006	3.5	0.0	0.0	0.0	3.5	3.5	0.0	0.0	3.5	3.5	0.0	0.0	3.5	3.5
Subtotal		3,966.7	1,023.9	2,148.8	718.7	1,099.2	3,966.7	1,973.4	783.7	1,209.6	3,966.7	1,990.2	783.7	1,192.8	3,966.7
Supplemental Mitigation															
Huffman East	2003	19.0	0.0	0.0	0.0	19.0	19.0	0.0	0.0	19.0	19.0	0.0	0.0	19.0	19.0
Huffman West	2003	181.0	0.0	0.0	0.0	181.0	181.0	0.0	0.0	181.0	181.0	0.0	0.0	181.0	181.0
Easements															
RD1000 @ LUCS	2003	4.6	0.0	0.0	0.0	4.6	4.6	0.0	0.0	4.6	4.6	0.0	0.0	4.6	4.6
RD1000 @ BENN	2003	1.1	0.0	0.0	0.0	1.1	1.1	0.0	0.0	1.1	1.1	0.0	0.0	1.1	1.1
Subtotal		205.8	0.0	0.0	0.0	205.8	205.8	0.0	0.0	205.8	205.8	0.0	0.0	205.8	205.8
Total Mitigation		4,172.5	1,023.9	2,148.8	718.7	1,305.0	4,172.5	1,973.4	783.7	1,415.3	4,172.5	1,990.2	783.7	1,398.5	4,172.5

habitat status

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

Table 17
Natomas Basin HCP
TNBC 2008 Budget Proposal
Budget Line Item Information

Amount	Line item	Discussion	Table in NBHCP Fee Update Model
I. Revenue			
\$0	Mitigation fees-Sacramento	<p>Estimate zero acres in the City for which HCP fees will be paid. The fees paid do not necessarily correlate to the number of acres of mitigation lands budgeted for acquisition within the budget year. The Conservancy often will acquire mitigation lands in the next fiscal year. Therefore, mitigation land acquisition costs may extend to the future year's budget.</p> <p>The budgeted fee amount is calculated based on the proposed 2008 per acre fee adjusted to account for the many cases in which the entire fee is not paid, but rather, the land is dedicated and all but the non-Land Acquisition Fund portion of the fee is paid. To adjust for these cases, it is assumed that only 20% of the fee payers will pay the Land Acquisition portion of the fee, whereas 100% of the fee payers will pay all other portions of the fee. In addition, the fee collection administration portion is excluded from the budget since this amount is not available for habitat use.</p>	<p>Table 2: proposed fee per acre by fee component.</p> <p>Table 15: annual development projections.</p>
\$0	Mitigation fees-Sutter County	Estimate zero acres for Sutter County mitigation in 2007.	<p>Table 2: proposed fee per acre by fee component.</p> <p>Table 15: annual development projections.</p>
\$1,868,510	Mitigation fees-other	<p>Estimate 50 acres in the Metro Air Park for which HCP fees will be paid. The fees paid do not necessarily correlate to the number of acres of mitigation lands budgeted for acquisition within the budget year. The Conservancy will often acquire mitigation lands in the next fiscal year. Therefore, mitigation land acquisition costs may extend to the future year's budget.</p> <p>The budgeted fee amount is calculated based on the proposed 2008 per acre fee. Since only 50 acres of development are projected and usually only projects with greater than 50 acres dedicate land, it is assumed that all of the fee payers will pay the Land Acquisition portion of the fee (as well as all other portions of the fee). Additionally, the fee collection administration portion is excluded from the budget since this amount is not available for habitat use.</p>	<p>Table 2: proposed fee per acre by fee component.</p> <p>Table 15: annual development projections.</p>
\$159,657	Investment income-land acquisition fund	Interest is accrued on account balances. Interest fluctuates periodically, and the total investment income will vary depending on the date available funds are used for various expenditures as well as interest rate changes. Assumes interest earned at rate of 3% of prior year ending balance. Please see current financial statement to derive "corpus" amounts upon which interest income will be accrued.	Table A-4: estimated annual interest earnings

Table 17
Natomas Basin HCP
TNBC 2008 Budget Proposal
Budget Line Item Information

Amount	Line item	Discussion	Table in NBHCP Fee Update Model
\$173,006	Investment income-admin/o&m fund	Interest is accrued on account balances. Interest fluctuates periodically, and the total investment income will vary depending on the date available funds are used for various expenditures as well as interest rate changes. Assumes interest earned at rate of 3% of prior year ending balance. Please see current financial statement to derive "corpus" amounts upon which interest income will be accrued.	Table A-6: estimated annual interest earnings
\$10,379	Investment income-restoration and enhancement fund	Interest is accrued on account balances. Interest fluctuates periodically, and the total investment income will vary depending on the date available funds are used for various expenditures as well as interest rate changes. Assumes interest earned at rate of 3% of prior year ending balance. Please see current financial statement to derive "corpus" amounts upon which interest income will be accrued.	Table A-5: estimated annual interest earnings
\$341,492	Investment income-endowment fund	Interest is accrued on account balances. Interest fluctuates periodically, and the total investment income will vary depending on the date available funds are used for various expenditures as well as interest rate changes. Assumes interest earned at rate of 3% of prior year ending balance. Please see current financial statement to derive "corpus" amounts upon which interest income will be accrued.	Table A-7: estimated annual interest earnings
\$57,158	Investment income-supplemental endowment fund	Interest is accrued on account balances. Interest fluctuates periodically, and the total investment income will vary depending on the date available funds are used for various expenditures as well as interest rate changes. Assumes interest earned at rate of 3% of prior year ending balance. Please see current financial statement to derive "corpus" amounts upon which interest income will be accrued.	Table A-8: estimated annual interest earnings
\$322,460	Farm rent	Projected cash rent for 2008 for farms currently under contract. In future years, rice rent is based on the model assumptions of \$100 per acre on 90% of rice acres and rent for other crops is based on \$15 per acre on 50% of upland acres.	Table 7: assumptions for years after 2007. Table A-6: estimated annual rice acres.
\$12,000	Miscellaneous income	Projected gross rent from residence, grazing, hunting, etc. In future years, the model assumes \$10 per acre on all hunting acres.	Table 7: per acre revenue assumptions Table A-6: estimated annual upland and hunting acres
\$2,944,663	Subtotal		
\$38,133	Fee Collection Administration		
\$2,982,796	Total revenue		

Table 17
Natomas Basin HCP
TNBC 2008 Budget Proposal
Budget Line Item Information

Amount	Line item	Discussion	Table in NBHCP Fee Update Model
II. Expenditures			
Administration			
Administrative			
\$298,673	Staff	This includes four staff members: Executive Director, Manager of Finance and Accounting, Office Manager and a new position for 2008, Habitat Land Supervisor for a portion of the year.	Table 13
\$107,522	Benefits and charges	Includes an overhead factor (36%) and includes statutory payments and fringe benefits. Includes basic retirement plan and group health insurance plan. Retirement plan involves no on-going liability to the Conservancy after employee separation and can be discontinued in any given year by action of the Board. Eligibility for participation in the plan (a Simplified Employee Pension-Individual Retirement Account, or SEP-IRA) at 13% of gross salary begins after completion of 12 months employment.	Table 13
\$10,000	Board expense	Includes \$100/meeting fee; anticipates 10 Board members for entire year. Includes small amount for miscellaneous Board expenses.	Table 13
Office expense			
\$65,000	Rent	Includes use of break room, security, certain telecommunications facilities and certain tenant improvements in addition to basic office space (\$5,313 per month for 2,542 square feet).	Table 13
\$20,000	Telephone	For basic telecommunications service.	Table 13
\$25,000	Copying & printing	For photocopying and non-project associated printing.	Table 13
\$20,000	Office supplies	Essential and common office supplies.	Table 13
\$3,000	Postage	General postage for TNBC business.	Table 13
\$10,000	Equipment	For basic office equipment, furniture.	Table 13
\$18,000	Vehicle expense	For vehicle allowance and mileage expenses for TNBC staff as well as Board and TAC as needed.	Table 13

Table 17
Natomas Basin HCP
TNBC 2008 Budget Proposal
Budget Line Item Information

Amount	Line item	Discussion	Table in NBHCP Fee Update Model
Miscellaneous expense			
\$40,000	Insurance	Basic business insurance for TNBC.	Table 13
\$20,000	Accounting	For general accounting work and fiscal year-end audit.	Table 13
\$60,000	Legal	General legal work. Budgeted amount will likely decrease in future years.	Table 13
\$100,000	Fees & taxes	These are general corporation fees, property taxes on equipment at TNBC headquarters and Endowment Fund management fees.	Table 13
Contract work, monitoring, and contingency			
\$150,000	Contract work, public education and publications	Similar to last year's budget, and includes general contract work, public education, and publications. Includes \$20,000 for the Ag Water Waiver program instituted by regional and state water regulatory agencies.	Table 13
\$142,079	Contingency	15% contingency on all above administration items.	Table 13
\$285,000	Land Management	Estimated amount based on 2007 total estimated costs.	Table 7
\$344,162	Biological monitoring	2008 contract amount with Jones & Stokes plus cost of midpoint reviews, connectivity, and adaptive management. Pertains exclusively to biological monitoring as required by the 2003 NBHCP. Amount may change based on completion and implementation of the Biological Effectiveness Monitoring Program.	Table 12
\$125,000	SSMP Preparation and Revision	Estimated amount by TNBC for SSMP revision. In future years, subject to model assumptions.	Table 7: estimated cost per acquired acre.
Mitigation land			
\$0	Mitigation land	For mitigation land acquisitions. Most land acquisition is covered by the "dedication" requirement, so there will be no direct outlay of cash proposed for this. Even if the dedication is not required, since the Conservancy has 12 months to mitigate fee-paid land, there is a good deal of fungibility in this budgeted amount. The Conservancy remains in a small surplus mitigation land situation.	Table 5: estimated cost per acre for years after 2007. Table A-4: estimated annual acres acquired
Loan repayment			
\$0	Loan repayment	The Conservancy borrows from time-to-time on its line of credit with the City of Sacramento. No outstanding indebtedness exists at the end of 2007 so no loan repayments are forecast for 2008. When repayments are made, they are made at a rate of 75 percent of non-Endowment Fund fee income.	

Table 17
Natomas Basin HCP
TNBC 2008 Budget Proposal
Budget Line Item Information

Amount	Line item	Discussion	Table in NBHCP Fee Update Model
	Operations		
\$443,910	Property taxes	This is an estimate of property taxes for TNBC real property based on land value assumptions in the Financing Model and includes a reserve for future tax obligations.	Table 10
\$322,412	Water -- RD 1000 and NCMWC	<p>Estimate of water costs based on rate and acres assumptions in Financing Model.</p> <p>For Reclamation District 1000, the actual 2007 costs paid were used to estimate an average amount of \$13.79 per acre. The Natomas Mutual Water Company's assessment rate is projected to be \$121.00 per acre, but Conservancy farm tenants pay up to \$65.00 per acre leased. Adjustments are made for marsh watering, fallow ground and winter water.</p>	<p>Table 7: estimated cost per acre</p> <p>Table A-6: estimated annual acres including supplemental mitigation.</p>
\$595,000	Property maintenance	<p>General property maintenance items, including fences, signs, road maintenance, weed control, field leveling and general repairs. Channel clearing projects on Cummings, Natomas Farms, Nestor and Vestal. Also includes electricity costs for lights and irrigation pumps.</p> <p>For 2008, estimate is based on general maintenance and planned projects. In subsequent years, estimate is based on assumptions in Financing Model.</p>	<p>Table 8: estimated cost per acre.</p> <p>Table A-6: estimated annual acres including supplemental mitigation.</p>
\$3,204,758	Subtotal		
\$0	Restoration and enhancement	There is no planned restoration and enhancement in 2008.	<p>Table 6: estimated costs per acre for years after 2007.</p> <p>Table A-5:: estimated annual acres for restoration and enhancement.</p>
\$3,204,758	Total expenses		

budget