AGENDA

RANCHO CORDOVA CITY COUNCIL & REDEVELOPMENT AGENCY BOARD MEMBERS

Monday, July 18, 2005

5:30 p.m. – Regular & Special Meeting

Council Chambers
3121 Gold Canal Drive, Rancho Cordova, California

CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2003

Ken Cooley, Mayor

Robert J. McGarvey, Vice Mayor

Linda Budge, Council Member

David M. Sander, Council Member

Dan Skoglund, Council Member

MAKING YOUR POINT – MAKING IT COUNT

Government decision-making takes time—time for public input, time for analysis, and time for weighing both sides of the issue before making an informed decision.

People sometimes complain that the process takes too long, delay progress, costs extra money and is frustrating for discussion participants. Others say that the process doesn't give people enough time to comment and that decisions are made too quickly without enough consideration for all sides of the issue.

The foundation for democracy in America is our constitutional right to tell our elected leaders what we think about issues that affect us. This right is enjoyed by all citizens, regardless of education, background, or experience. Rancho Cordova leaders welcome you to public meetings and encourage you to participate in discussions that affect you.

The way you present your message at the podium can help or hurt your ability to persuade your audience. It can either facilitate or obstruct the public participation process. Whether you are an experienced public speaker or speaking at the podium for the first time, it may be helpful to remember these public meeting tips:



- Identify your main points. Writing them down will help you organize your thoughts and remember them when you're at the podium.
- Check your facts. Accuracy improves your credibility and helps you make a positive impression.
- Handouts summarizing your position may be distributed to policy makers and staff before or after your presentation. Busy leaders appreciate clear, concise information (one or two pages) that helps them identify your key points and remember your presentation.
- Don't be nervous. If you are, don't apologize for it. Public Officials see many citizens who are nervous when speaking in front of an audience. It may help to take a deep breath and exhale slowly just before you approach the podium.
- As you begin to speak, state your name and address clearly for the record. If you represent a group or organization, please state that information as well.
- Make your position known at the beginning, then present supporting information. You will sound organized, which helps people to understand your position.
- Keep your presentation short and simple. Attention spans are brief and people will remember a short presentation better than they will one that rambles and includes too much information.
- Don't repeat yourself. It uses valuable time and people tune out when they hear the same thing over and over. If a previous speaker has already made the point you planned to make, simply refer to that speaker and emphasize your support for that position.
- Be cautious about using humor which is very subjective. While some may laugh, others may be offended.
- Persuade, don't badger your audience. Compelling presentations can be very persuasive to both policy makers and public meeting audiences; however, insulting or degrading language can make you appear belligerent, reducing your credibility as well as the power of your message.
- Close your comments with an action statement such as, "Adopt this resolution" or "I urge you to vote 'no' on this ordinance."

Rancho Cordova City leaders appreciate your interest in issues that affect the community. We hope these tips will help you prepare and present your remarks so they will be clear, concise, accurate and credible. If you follow these guidelines, your audience is likely to listen, pay attention, and maybe even agree with you!

Rancho Cordova City government is not the City Council, City staff or Rancho Cordova citizens – it's all of us working together to understand each others' opinions so we can make the best decisions for our community.

THANK YOU FOR PARTICIPATING!

CITY COUNCIL AGENDA
City Council Chambers
3121 Gold Canal Drive, Rancho Cordova

Monday, July 18, 2005

5:30 P.M. – Regular & Redevelopment Agency Special Meeting

REGULAR MEETING

Call to Order

Roll Call: Council Members Budge, McGarvey, Sander, Skoglund & Mayor Cooley

Metro Cable TV Telecast Announcement

Pledge of Allegiance

Invocation

1. Pastor Ron Johnson, Cordova Baptist Church, will give the invocation.

Presentation

2. Recognition of Student Artists from the 2005 Graphics and Design Class.

CONSENT CALENDAR – ROLL CALL VOTE

3. **Subject:** Minutes of City Council Meetings:
   a. Regular Meeting of June 20, 2005
   Recommendation: Adopt Minutes.

4. **Subject:** Resolution Authorizing the City Manager to Execute an Agreement with Sacramento Housing and Redevelopment Agency (SHRA) for Community Development Block Grant (CDBG)
   Recommendation: Adopt Resolution No. 85-2005.

5. **Subject:** Second Reading of Ordinance No. 13-2005 Amending the Zoning Code on Assessor Parcel Number 072-0370-071 for Project Known as Grantline West Surface Mining Project No. RC-04-145 and Approving Resolution Related to a Use Permit for the Grantline West Mining Operation.
   Recommendation: Waive second reading and adopt Ordinance No. 13-2005 and adopt Resolution No. 81-2005. **(Roll Call Vote)**

6. **Subject:** Resolution Authorizing the Acceptance and Execution of an Environmental Justice Transportation Planning Grant from the California Department of Transportation to Promote Alternative Transportation Modes for Trips in the Folsom South Canal Area.
   Recommendation: Adopt Resolution No. 86-2005.

ORAL COMMUNICATIONS

7. **Public Comment**

   Citizens wishing to address the Council for **any matter not on the agenda may do so at this time by completing and submitting a (blue) Speaker Card to the City Clerk. The Mayor will call you to the podium at this point on the agenda**. Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any unagendized item unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

   If you wish to be heard on a listed agenda item, please complete and submit a (blue) Speaker Card to the City Clerk and wait until the item is discussed. The Mayor will call you up to the podium to address the Council.

   All speakers are encouraged to keep your comments to three minutes or less and to state your name and community of residence.

PUBLIC HEARINGS

8. **Subject:** Target – RC-05-150 – Design Review - Design Review for Exterior Remodel and Addition to the Existing Store **(Continued from July 5, 2005)**.
   Recommendation: Continue the Design Review Permit to the August 1, 2005 Regular City Council Meeting at which time adoption of Resolution No. 80-2005 approving the Design Review for the Target Store Remodel RC-05-150, subject to the findings, Conditions of Approval, and Design Review Package will be considered.

REGULAR CALENDAR

9. **Subject:** Resolution Authorizing City Manager to Execute Contracts Exceeding $100,000 with Trade Contractors for Completion of Improvements to the new City Hall at 2729 Prospect Park Drive for period of July 18, 2005 to October 3, 2005.
   Recommendation: Adopt Resolution No. 88-2005.

10. **Subject:** Resolution for the Expanded General Plan Scope of Services and Six-Month Extension and Recommended Findings Related to Processing Projects While the General Plan is Completed and Adopted.
    Recommendation: Adopt Resolution No. 89-2005.

11. **Subject:** Conceptual Approval of Draft Agreement and Resolution Authorizing City Manager to Execute the Draft 7-Year Agreement with Lennar Renaissance, Inc. for Villages of Anatolia I and II Road Repair and Maintenance
Recommendation: Adopt Resolution No. 90-2005.

ADJOURN TO SPECIAL MEETING OF RANCHO CORDOVA REDEVELOPMENT AGENCY

Roll Call: Board Members Budge, McGarvey, Sander, Skoglund & Chair Cooley

12. **Subject:** Resolution Retaining Consultant Services with Seifel Consulting to Prepare Redevelopment Plan Documents.
Recommendation: Adopt Resolution No. 91-2005.

RECONVENE RANCHO CORDOVA CITY COUNCIL MEETING

CORRESPONDENCE

COUNCIL REPORTS

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

CITY MANAGER'S REPORT

Public Works Department

ADJOURNMENT

UPCOMING MEETING DATES

Monday, August 1, 2005	***4:30 p.m. – Closed Session*** ***5:30 p.m. – Regular Meeting (Following the August 1st Regular Meeting, there will be no Council Meeting until September 6th.)***
Monday, August 15, 2005	***5:30 p.m. – Regular Meeting – CANCELLED***
Tuesday, September 6, 2005	***4:30 p.m. – Closed Session*** ***5:30 p.m. – Regular Meeting***

Tonight's meeting of the Rancho Cordova City Council is being telecast on Metro Cable TV, Channel 14, the Government Affairs Channel on the Comcast, SureWest and Strategic Technologies Cable Systems, and will be shown in its entirety. Tune to Metro Cable Channel 14, for playback times. It will be webcast at www.sacmetrocable.tv. The city does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 942-0255 or lhare@cityofranchocordova.org at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Carolyn Butler, Deputy City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the July 18, 2005 Regular and Special Meeting of the Rancho Cordova City Council was posted on July 14, 2005 at the office of the City of Rancho Cordova, 3121 Gold Canal Drive, Rancho Cordova, California, 95670 and was available for public review at that location. The agenda is also available on the city web site at www.cityofranchocordova.org.

Signed this 14th day of July 2005 at Rancho Cordova, California.

Carolyn Butler

Carolyn Butler, Deputy City Clerk

CITY COUNCIL MEETING
City Council Chambers
3121 Gold Canal Drive, Rancho Cordova

MINUTES

Monday, June 20, 2005
5:30 P.M. – Regular Meeting

Call to Order

Mayor Cooley called the meeting to order at 5:40 p.m. and announced the cablecast playback schedule for the meeting.

Present: Council Members Budge, McGarvey, Skoglund & Mayor Cooley
Absent: Council Member Sander
Staff Present: Gaebler, Meyers, Hare, Olea-Moger, Thomas, Junker, Abhar, Haven, Howard, Trimberger, DeHaan, Campbell,

Pledge of Allegiance

Council Member Skoglund led the Pledge.

Invocation

1. Reverend Elder Dr. Freda Smith, Senior Pastor of the Cathedral of Promise (at Mather) gave the invocation.

Presentations

Mayor Cooley presented the following proclamations to:

2. Lysette Lemay, Educator, A.M. Winn Elementary School, receiving national recognition for outstanding leadership achievements in education.

3. Bob Daniels on behalf of Allstate Insurance's "Helping Hands" Program and in recognition of its support of diversified contributions to the local community.

Consent Calendar – Roll Call Vote

ACTION: Motion by Budge, second by Skoglund and carried by roll call vote 4:0 (Sander absent), the Consent Calendar was approved.

4. **Subject:** Minutes of City Council Meetings:
   a. Special Meeting of May 10, 2005

AGENDA ITEM # 3a

b. Regular Meeting of May 16, 2005
c. Regular Meeting of June 6, 2005

Recommendation: Adopt Minutes.

5. **Subject:** Resolution Supporting the Efforts of the Central and South Sacramento County Regional Water Partnership to Prepare and Submit a Grant Application for Funds Available from Chapter 8 of Proposition 50 for the Purpose of Funding Regional Projects.
Recommendation: Adopt Resolution No. 74-2005.

6. **Subject:** Resolution Authorizing the City to Amend its Investment Policy to Purchase a Public Bond as one of the Investment Instruments.
Recommendation: Adopt Resolution No. 75-2005.

7. **Subject:** Resolution Authorizing the City Manager to Execute Agreement with the Sacramento Society for the Prevention of Cruelty to Animals (SPCA) to Provide Kenneling Services.
Recommendation: Adopt Resolution No. 76-2005.

Consent Public Hearings

None

Oral Communications

8. **Public Comment**

The following individuals addressed the Council:

- Alan Wade, Save American River Association, regarding Rancho Cordova's Fourth of July celebration and his concern with lit fireworks in and around the parkway.
- Rex Albright, Rancho Cordova Chamber of Commerce CEO, reporting on various events and activities.

Public Hearings

Mayor Cooley opened the public hearing. There being no speakers, the public hearing was closed.

9. **Subject:** Sierra Sunrise – RC 05-155 – Rezone, Tentative Parcel Map. Applicant is requesting a rezone from AG-80 to AG-20 and a two-lot parcel map for future sale of the land.
Recommendation: Waive first reading and introduce Ordinance No. 12-2005 that will change the zoning from AG-80 to AG-20 and Adopt Resolution No. 73-2005 approving a Tentative Parcel Map for the two parcels subject the Conditions of Approval. **(Roll Call Vote)**

ACTION: Motion by Budge, second by Skoglund and carried by 4:0 roll call vote (Sander absent), Council adopted Resolution 73-2005 and introduced Ordinance 12-2005.

Mayor Cooley opened the public hearing. There being no speakers, the public hearing was closed.

10. **Subject:** Consider Adoption of Resolutions to: (a) Confirm the Formation of Landscaping and Lighting District No. 2005-1 and Order the Levy and Collection of Assessments; (b)

Approve the Engineer's Report on Annual Assessments Commencing in FY 2005-2006; (c) Declaring the Results of the Property Owner Ballot Proceedings
Recommendation: Adopt Resolution No. 65-2005 Declaring the Results of the Property Owner Protest Ballot Proceeding, Resolution No. 66-2005 Approving the Engineer's Report and the Levy and Collection of Annual Assessments, and Resolution No. 67-2005 Confirming the Formation of Landscaping and Lighting District No. 2005-1 and Ordering the Levy and Collection of Assessments for Fiscal Year 2005/2006 **(The Council will take a break prior to taking action in order to allow the City Clerk to tally the ballots.)**

Delayed action pending tally of the ballots; action taken at subsequent point during meeting.

Regular Calendar

11. **Subject:** Resolution Approving a Three-Year Agreement with Sacramento Housing and Redevelopment Agency (SHRA) for Participation in the HOME Program - Housing Investment Partnerships Program **(continued from June 6th meeting)**
Recommendation: Adopt Resolution No. 70-2005.

ACTION: Motion by Budge, second by McGarvey and passed by 4:0 vote (Sander absent), Council adopted Resolution No. 70-2005.

12. **Subject** Adoption of the Fiscal Year 2005-06 Budget
Recommendation: Adopt Resolution No. 77-2005 adopting an operating budget for the City of Rancho Cordova for the fiscal year beginning July 1, 2005 and ending on June 30, 2006.

The following individuals addressed the Council on this item:

- Robert Ashley - does not support proposed budget changes for Code Enforcement or Weed and Seed.
- John Molnar – does not support proposed budget changes for Code Enforcement or Weed and Seed
- Ontrier Somers – is a Weed and Seed volunteer; protests proposed Code Enforcement and Weed and Seed cuts.
- Lorraine Black – requests Code Enforcement not be changed.
- Duane (Bud) Swart – does not support proposed change to Code Enforcement.
- Matt Cummings – supports current Code Compliance Program.

ACTION: Motion by Skoglund, second by McGarvey and carried by 3:0 vote (Sander absent, Budge abstained), Council adopted Resolution 77-2005 and directed the following amendments be made to the proposed 2005-06 Budget:

- Eliminating the proposed consolidation of several departments into a Community & Economic Development Department at this time
- Making no change in the proposed budget for code enforcement services
- Adding an amount of $4,500 from the General Fund for the Sacramento Human Rights and Fair Housing assistance; the revenue offset to come from housing set-aside funds.

13. **Subject** Adoption of the Appropriations Limit for Fiscal Year 2005-06.
Recommendation: Adopt Resolution No. 78-2005 adopting the appropriations limit for the City of Rancho Cordova for the fiscal year beginning July 1, 2005 and ending on June 30, 2006.

ACTION: Motion by McGarvey, second by Budge and carried by 4:0 vote (Sander absent), Council adopted Resolution No. 78-2005.

At this time, and following completion of the ballot tally, Council heard Item #10.

10. **Subject:** Consider Adoption of Resolutions to: (a) Confirm the Formation of Landscaping and Lighting District No. 2005-1 and Order the Levy and Collection of Assessments; (b) Approve the Engineer's Report on Annual Assessments Commencing in FY 2005-2006; (c) Declaring the Results of the Property Owner Ballot Proceedings
Recommendation: Adopt Resolution No. 65-2005 Declaring the Results of the Property Owner Protest Ballot Proceeding, Resolution No. 66-2005 Approving the Engineer's Report and the Levy and Collection of Annual Assessments, and Resolution No. 67-2005 Confirming the Formation of Landscaping and Lighting District No. 2005-1 and Ordering the Levy and Collection of Assessments for Fiscal Year 2005/2006.

ACTION: The announcement was made that any additional ballots would be accepted. No one responded. City Clerk Lillian Hare declared the results of the property owner ballot tally as follows:

- Total number of votes = 152 (out of 342 ballots)
- 68% - Yes votes
- 32% - No votes

Motion made by Budge, second by McGarvey and carried by 4:0 vote (Sander absent), Council adopted Resolution No. 65-2005, Resolution No 66-2005, Resolution No. 67-2005.

At this time, Council took a brief recess. All attending Council Members reconvened.

14. **Subject:** Discussion on the General Plan Scope of Services and Schedule.
Recommendation: Authorize a six-month extension for the adoption of the General Plan and provide direction for processing of specific development applications (projects in the pipeline) prior to Plan adoption.

The following individuals addressed the Council on this issue:

- Jim Galavan, Woodside Homes, regarding their project and what it means with regard to satisfying the draft findings for review of pending projects proposed in staff's report on this item.
- Brian Vail regarding development community concerns with staff's recommendations and to request Council give more specific direction to staff especially for projects in process.
- Tim Taron on behalf of AKT and Forecast Homes to support the proposed General Plan Pro Forma (Fiscal Impacts/Market Analysis) and to encourage it be done expeditiously.

- Ardie Zahedani, BIA, to agree with a six-month extension, not a year extension for the General Plan and to say he appreciates that staff is not intending to slow down projects in process.

ACTION: Motion by Budge, second by McGarvey and passed by 4:0 vote (Sander absent), Council gave the following direction:

- Authorized a request to Office of Planning and Research for a six-month extension for the General Plan (revised completion date no later than June 30, 2006)
- Authorized staff to proceed with the General Plan Pro Forma effort, with authorization granted to the City Manager to determine the scope of this effort and selection of consultant(s).
- Authorized the preparation of Findings to guide the processing of Pending Projects while the General Plan is being completed.
- Directed staff to return to Council on July 18, 21005 with a revised scope of services for the General Plan that would address:
  - General Plan Pro Forma (Fiscal Impacts/Market Analysis)
  - Parks & Open Space Standards
  - Capital Improvement Plan/Roads Planning
  - Downtown Rancho Cordova
  - PLACE^{3}S Analysis
- Directed that the Housing Conditions Survey be included in the Redevelopment Project Area Survey, not the General Plan.

At this point, Council took a brief recess. All attending Council Members reconvened.

15. **Subject:** Discussion on Potential City Fees and Plan for Financial Vibrancy
Recommendation: Information item only on building financial sustainability while creating a city that provides a high quality of life.

The following individual addressed the Council on this item:

- Ardie Zahedani, BIA, to caution Council and staff to weigh all options and trade offs for costs and to encourage Council give policy direction on what the development community sees as inconsistency in cost of details.

ACTION: Information only; no action taken.

At this point at 11:06 p.m., motion by Budge, second by McGarvey and carried by 4:0 vote (Sander absent), Council voted to continue business after 11 p.m.

16. **Subject:** Folsom Boulevard Streetscape Enhancements and Phase I Project.
Recommendation: Consider overview of the Streetscape Master Plan and provide direction for Phase I Project

ACTION: By consensus, a subcommittee of Council Members Budge and Skoglund will work with Public Works Director Abhar on design details in order to move forward with the project application.

Correspondence

17. Request from Elk Grove Unified School District to Establish Four Annual Meetings of Subcommittee of the Board and Council.

    Consensus to schedule first meeting with Elk Grove Unified School District prior to September 2005.

Council Reports

Council Members reported on various meetings, invitations, and events since the last Council meeting.

Council Requests for Future Agenda Items

None

City Manager's Report

Building Official Tom Trimberger reported on status of activity in the Anatolia development and concern with public safety issues (road failures, access into subdivision, sewer hook ups, etc.) resulting in potential homebuyer discontent should expected move-in dates be delayed due to developer inability to remedy the volume of pending conditions before issuance of final permits.

The report on Public Works Department activity was deferred to a future meeting.

Adjournment

The meeting adjourned at 11:53 p.m. in memory of Frank Klimicki.

_____
Anna Olea-Moger, Assistant City Clerk

MEMORANDUM

DATE: July 18, 2005

TO: Mayor and Council Members

FROM: Jim Carney, Senior Management Advisor

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY REGARDING THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR FY 2005**

RECOMMENDATION

Adopt Resolution No. 85-2005.

BACKGROUND

The subject resolution, if approved, would authorize the City Manager to execute an agreement (Attachment "A") with Sacramento Housing and Redevelopment Agency (SHRA) for $314,000 of 2005 Community Development Block Grant (CDBG) funds for implementation of improvements for the Mather Skateboard Park and White Rock Park.

The agreement requested by SHRA will allow for proceeding with project previously authorized by the City Council in August 2004. At that time the City Council considered a presentation for allocation of 2005 CDBG funds and decided to dedicate, among other projects, to fund improvements for the Mather Skateboard Park and upgrades to White Rock Park. A copy of the city staff report from August 2004 is enclosed as Attachment "B" for you review.

As the 2005 CDBG funds are administered by SHRA, the agreement will allow for implementation of the subject project starting as of July 1, 2005. Upon final approval of the agreement by the Sacramento County Board of Supervisors, the improvements can proceed as planned.

Please contact me at 942-0241 should you have any questions or need additional information.

AGENDA ITEM # 4

Attachment(s): Attachment "A" - 2005 CDBG Agreement with SHRA
Attachment "B" – Community Development Block Grant Allocation for FY 2005, Staff Report, August 19, 2004

CITY OF RANCHO CORDOVA

RESOLUTION NO. 85-2005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY REGARDING THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR FY 2005

WHEREAS, the City Council considered and agreed in August 2004 to Community Development Block Grant ("CDBG) funding for FY 2005 for the Park Improvement Activities including the Mather Skateboard Park and the White Rock Park improvements in the amount of $314,000; and

WHEREAS in order to implement such beginning July 1, 2005 CDBG funded activities the City must enter into and agreement with the Sacramento Housing and Redevelopment Agency ("SHRA").

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA hereby authorizes the City Manager to execute an agreement with SHRA for park improvement activities including the Mather Skateboard Park and White Rock Park improvements in the amount of $314,000.

PASSED AND ADOPTED by the City Council of on the 18th day of July, 2005 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Lillian E. Hare, City Clerk

ATTACHMENT A

Sacramento Housing & Redevelopment Agency

TRANSMITTAL

RECEIVED
APR 20 2005
BY:----------

April 18, 2005

TO: Ted Gaebler, City Manager
City of Rancho Cordova

FROM: Sheri Grassinger, CDBG Analyst

SUBJECT: 2005 CDBG Agreement between SHRA & City of Rancho Cordova

Please sign four (4) copies of the CDBG agreement between SHRA and City of Rancho Cordova for 2004 Park Improvement Activities – Mather Skateboard Park and White Rock Park totaling $314,000. Please return all four (4) copies to my office at the address listed below. I will return one original copy of the fully executed agreement to your office later in June.

Due to a necessary amendment that is needed at the County Board to allow payment of design and planning for these projects, this contract will not become effective until July 1st. The amendment could not be heard at the County Board until June 21, 2005.

If you have additional questions or concerns, please do not hesitate to call me.

Sincerely,

Sheri Grassinger, CDBG Analyst
Sacramento Housing and Redevelopment Agency
600 I Street, Suite 250
Sacramento, CA 95814

Sgrassinger@shra.org
440-1399 ext. 1281

enclosure

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P.O. Box 1834
Sacramento, CA 95812-1834
916.444.9210
www.shra.org

INTER-AGENCY CONTRACT

Date	July 1, 2005

AS OF THE ABOVE-WRITTEN DATE, AND IN CONSIDERATION OF THEIR MUTUAL OBLIGATIONS, THE RESPONSIBLE AGENCY AND CONTRACTING AGENCY (DEFINED BELOW) ENTER INTO THIS "CONTRACT" AND AGREE THAT CONTRACTING AGENCY WILL PROVIDE SERVICES TO RESPONSIBLE AGENCY AS FOLLOWS:

1. "Contracting Agency" is a public entity that has the following name and address for its principal place of business:

Name	City of Rancho Cordova
Address	3121 Gold Canal Drive, Rancho Cordova, CA 95670

2. "Responsible Agency" is a public entity that has the following name, legal capacity and address for its principal place of business:

Name	Sacramento Housing and Redevelopment Agency
Address	630 I Street, 3rd Floor, Sacramento, CA 95814

3. "Attachments" for this Contract are the following, which are incorporated in this Contract as if included in full in the body of this document:

ATTACHMENT NO.	**DESCRIPTION OF ATTACHMENT** (Attachments marked N/A or stricken are not included)
1	Contract Provisions
2	CDBG and other Federal Requirements

Unless expressly stated otherwise the Attachments shall supersede any provisions of this Contract with which they conflict. References to Agency in the Attachments are references to the Responsible Agency.

4. "Scope of Work" for this Contract is the following [This contract is invalid unless this section is completed, and an attachment to replace this section is not valid unless it is the description of work that was provided to bidders in a bid package.] :

"PERFORMING PARTY"	"TASK/OBLIGATION":	"LOCATION"	"DEADLINE"
City of Rancho Cordova	The City of Rancho Cordova will provide an overall master plan design and construction renovation of park improvements at two locations: White Rock Park and Mather Skateboard Park in the low- and moderate-income area of Rancho Cordova.	White Rock and Mather Skateboard Parks	12/31/2007

"PERFORMING PARTY"	"TASK/OBLIGATION":	"LOCATION"	"DEADLINE"
City of Rancho Cordova	The City of Rancho Cordova will coordinate with the Rancho Cordova Recreation and Park District for the implementation of the master design and subsequent construction of park improvements at Mather Skateboard and White Rock parks. The service contract with Beals Alliance and Moore Iacofano Goltsman, Inc. (MIG) for the master plan and design development phases at Mather Skateboard Park and White Rock Park were approved by the governing Board of the City of Rancho Cordova on March 9, 2005. The estimated planning and design fees for this contract shall not exceed the amount of this contract. - **$314,000.**	White Rock and Mather Skateboard Parks	12/31/2007
Cordova Recreation and Park District	Moore Iacofano Goltsman, Inc. (MIG) estimates the White Rock Community park project will involve the following criteria: - Project Management consisting of staff meetings, ongoing project management/team consultation and monthly status reports; - Data Gathering/Analysis includes: base maps, detailed site analysis and data collection and review process; - Community Outreach includes: needs assessment, design committee meetings, facility requirements program; youth design workshops, district council and board meetings. - Park Design Plan includes: site plans and drawings, cost estimates, engineering services, architectural services, design consults.	White Rock Park	12/31/2007
Cordova Recreation and Park District	The White Rock Community Park design process will be used as a catalyst building with the neighborhood. The community has been participating in the planning for the park and wants to continue the community involvement. The goal of the project is : a) Use the design of the park to stimulate Neighborhood Revitalization; b) Engage neighborhood youth in the planning process by training them in planning and outreach techniques; c) Engage adult community members in a design committee that will help represent and contact other neighborhood involvement; d) Renovate the existing park based on community ideas.	White Rock Park	12/31/2007

"PERFORMING PARTY"	"TASK/OBLIGATION":	"LOCATION"	"DEADLINE"
City of Rancho Cordova	Beals Alliance, Sport Division estimates the Mather Skateboard park project to consist of the following components: - Component I Plan and Design/Skate/BMX Park - Component II Inline Hockey Arena/Basketball - Component III Group Picnic/Field I - Component IV Group Picnic/Tot Lot/Fields 2 & 3 The project will consist of the following needs and requirements: A. Project Startup; meet with clients to review goals and objectives; coordinate boundary search and topographic maps; finalize and prepare documents for site requirements and regulations; initiate community needs meetings. B. Process Design; prepare budget timetables; review master plan process and steps. C. Site and Data Review; site visits to review survey; review ordinances, codes, ordinances. D. Public Process; develop site analysis; identify program concepts for public meetings and workshops. E. Project Implementation; document preparation, plans, project site drawings; F. Construction Document Phase; develop drawings for construction; technical specifications.	Mather Skateboard Park	12/31/2007
City of Rancho Cordova	Miscellaneous CDBG funds may be used for subsequent construction and installation of park improvements at the Mather Skateboard and White Rock parks which may include: ADA playground equipment, park benches, drinking fountains, park pathways, lighting and landscaping.	White Rock and Mather Skateboard Parks	12/31/2007
Agency and Contracting Agency	"COMPLETION DATE" (For completion of all obligations under the Contract, excepting final payment as provided in the Contract Provisions)		12/31/2007

5. "Contract Price" is the maximum amount to be paid under the Contract. The Contract Price for this Contract is the following:

CONTRACT PRICE	$ 314,000

6. "Payment Schedule" for this Contract is following:

SELECT	DATE, TIME PERIOD OR PERFORMANCE TO BE COMPLETED AS CONDITION OF PAYMENT (Only one payment schedule is selected, the others, marked N/A or stricken, are not included):	MAXIMUM AMOUNT OF PERIODIC PAYMENT:
	ALLOWED REIMBURSABLE EXPENSES	MAXIMUM AMOUNT
x	As billed of allowable reimbursable costs for actual work completed.	$314,000

Contracting Agency shall not be reimbursed for expenses that are not specifically included in the Payment Schedule. Notwithstanding any other provision, reimbursable travel expenses shall not include expenses for travel within a twenty-five (25) mile radius from the Contracting Agency's place of business.

7. In the event of litigation between the parties the following county shall be the venue:

County of Sacramento

THIS CONTRACT IS EXECUTED in Sacramento, California as of the date first above written.

CONTRACTING AGENCY:

By: Ted A. Gaebler

Name: **Ted A. Gaebler**

Title: City Manager

Approved as to Form: _____

Attorney for

RESPONSIBLE AGENCY

By: _____

Name: **Anne M. Moore**

Title: Executive Director

Approved as to form: _____

Attorney for

ATTACHMENT 1
CONTRACT PROVISIONS

1. **CONTRACT CONTENTS, PRECEDENCE AND DEFINITIONS.** This Contract consists of this Contract document and all of the Attachments named in this Contract. Except for matters required by law or expressly stated otherwise, the provisions of the attachments supersede any provisions of the body of this Contract with which they conflict. Unless otherwise defined in this Attachment 1, capitalized terms shall have the definitions stated in this Contract.

2. **SCOPE OF WORK.** Notwithstanding the wording of the Scope of Work, unless a Task/Obligation is expressly described in the Scope of Work as one that is not mandatory, each Task/Obligation described in the Scope of Work is the mandatory obligation of the Performing Party, and it must be completed on or before its respective Deadline. As the context indicates the Task/Obligation must be performed at or delivered to the Location stated in the Scope of Work.

3. **CONTRACT TERM AND TIME OF PERFORMANCE.** The "Contract Term" shall begin on the date of this Contract and shall end at 5:00 p.m. on the Final Date or upon completion of all services, whichever shall first occur. The Final Date is the date for completion of all obligations of the parties under this Contract.

a) Certain of the Contract requirements, as expressly stated in this Contract, shall survive the completion or termination of this Contract.

b) The Contractor acknowledges that Contractor is not entitled to compensation for any work done or costs incurred prior to the date of this Contract or subsequent to the Completion Date. This contract cannot be revived, amended or extended by agreement made after the Final Date.

4. **COMPENSATION, REIMBURSEMENT AND METHOD OF PAYMENT.** Notwithstanding any other provision of this Contract, the parties agree that the total compensation and reimbursement for all services and expenses required during the term of this Contract shall not exceed the Contract Price. Agency shall pay the Contractor in the amounts and at the times specified in the Payment Schedule. Agency is not obligated to make any payment under this Contract for work Contractor has not yet performed or goods not delivered. Agency is not obligated to make any payment under this Contract for so long as Contractor is in material default of this Contract. Except as specified in writing in this Contract, Agency is not obligated or liable under this Contract to any party other than the Contractor.

5. **INSURANCE COVERAGE REQUIREMENTS.** During the Contract Term, Contractor must maintain the following insurance coverage from insurance providers licensed to do business in California and having an industry rating that is reasonably acceptable to Agency. Failure to maintain the required insurance is a material breach of this Contract. Before beginning any work under this Contract, Contractor must provide Agency with certificates of insurance or copies of the insurance policies demonstrating the required coverage, and the required endorsements naming Agency as an additional insured. Contractor must assure that such certificates and endorsements are in a form reasonably acceptable to the Agency and reflect fulfillment of all of the requirements of this Contract. Contractor must assure that the coverage afforded under the policies can only be canceled after thirty (30) days prior written notice to the Agency of the pending cancellation. Contractor must mark such notice to the attention of the Agency's Procurement Services Office at the following address:

SACRAMENTO HOUSING & REDEVELOPMENT AGENCY
320 Commerce Circle – Procurement Services (PS)
Sacramento, California 95815

a) The required insurance coverage is the following: (i) One Million Dollars ($1,000,000) or more of comprehensive general liability coverage including, without limitation, coverage for contractual liability, public liability and property damage and having a deductible of Twenty-five Thousand Dollars ($25,000) or less; (ii) if motor vehicles are used in connection with this Contract, Three Hundred Thousand Dollars ($300,000) or more of automobile liability coverage having a deductible of Five Thousand Dollars ($5,000) or less; and statutory limits or more of workers compensation coverage for all employees of Contractor and all others doing Contract work. The general liability and automobile policies shall be endorsed to name the Agency as an additional insured.

b) Contractor is in material breach of this Contract for so long as Contractor fails to maintain all of the required insurance. Agency has the right, but not the obligation, to pay any delinquent insurance premiums and any other charges to reinstate or maintain the required insurance policies and coverage. Upon Agency's demand, Contractor must immediately reimburse Agency for any and all costs incurred by Agency in so obtaining or maintaining insurance. If Agency does incur such costs, Agency shall have the right to withhold such amount from any payment due to Contractor under this Contract and to reduce the compensation payable to Contractor under this Contract by such amount.

6. **BILLING PROCEDURES AND CONDITIONS**. Agency must make the payments due under this Contract, as provided in Part I, subject to the following provisions.

a) Agency must pay the Contract Price to Contractor for performance of Contractor's obligations under this Agreement, or so much of the Contract Price as may be due for services actually performed and materials actually supplied by Contractor under this Contract. Agency must make such payments within thirty (30) days following delivery by Contractor to Agency of invoices stating the amount then due and specifying the services performed for which payment is due. Agency is not required to make such payment more frequently than specified as the Time for Payment. Contractor will not be paid for expenses or overhead as separate items of cost unless such items are specifically listed in the Payment Schedule, and then not to exceed the amounts so provided. In any event, Agency is not required to pay Contractor a total amount for goods, services and expenses which exceeds the Contract Price.

b) Contractor may make requests for payment, after the Completion Date and through the Billing Date, for services performed or materials provided to the Contract work on or before the Completion Date. The Agency shall make payments due under this Contract on or before the Final Date.

c) As a condition for payment, Contractor must submit billing statements, in duplicate, not less than ten (10) business days before the date of a requested payment. Such billing statements shall specify the dates on which the work was performed; the nature of the work performed; the percentage of the total work performed; the name of the individual performing each element of the work; the respective hourly billing rates; a list of all expenses for which reimbursement is sought; and the requested payment date.

d) Within ten (10) days following a written request received from Agency, Contractor must provide a bill to Agency for all work done as of the request date. Agency is entitled to make similar requests at intervals of not less than thirty (30) days following the initial request.

7. **INDEMNIFICATION**. Contractor shall indemnify, save harmless and defend the Housing Authority of the City of Sacramento, the Housing Authority of the County of Sacramento, the Redevelopment Agency of the City of Sacramento, the Redevelopment Agency of the County of Sacramento, the Sacramento Housing and Redevelopment Agency, the City of Sacramento and the County of Sacramento, their respective officers, directors, commissioners, advisory committee members, agents, and employees from liability, claims, demands, attorney's fees or litigation and related costs, including without limitation, court costs and investigator, witness, arbitrator and mediator fees, for any injury or damages to persons or property resulting from Contractor's prosecution of work under the Contract, or otherwise related to this Contract, whether caused, in whole or part, by an intentional act, negligent act or omission by Contractor, its officers, employees, or agents.

Agency shall indemnify, and save harmless, Contractor, its officers, agents and employees from liability, claims, demands, attorney's fees or litigation and related costs, including without limitation, court costs and investigator, witness, arbitrator and mediator fees, for any injury or damages to persons or property directly related to this Contract and directly caused by an intentional act, negligent act or omission of Agency, or of its officers, employees, or agents acting within the scope of their authority.

8. **NO WAIVER OF RIGHTS AND REMEDIES**. Agency's failure, at any time, to object to any breach of covenant or obligation, to any failure of performance, or to any other default on the part of the Contractor shall not constitute a continuing waiver of subsequent breaches or defaults. Agency's making of any payment to the Contractor shall not, under any circumstances, be considered as a waiver by Agency. Agency's making of any payment while any breach or default by Contractor exists shall in no way impair any right or remedy available to Agency related to such breach or default, including without limitation, the right to withhold future payments.

9. **HIRING OF OTHERS**. Unless consultants, specialists, experts or other third parties are listed in the Scope of Work, Contractor must not employ any of them or incur any obligation to pay any of them for services performed under this Contract without the prior written approval of Agency. Agency's written approval shall not create any obligation of the Agency with regard to any such third party. Contractor has no authority to, and must not purport to, employ, hire or contract with any such third party as agent of the Agency or otherwise on behalf of Agency.

10. **TERMINATION OF CONTRACT FOR CAUSE**. If either party fails to fulfill its obligations under this Contract in a timely and proper manner or violates any of the covenants, agreements, or stipulations of this Contract, and if such failure or violation is material and substantial, the other party shall have the right to terminate this Contract by written notice to the defaulting party.

a) If Contractor defaults and Agency terminates the Contract, all finished or unfinished work, products, documents, electronic media, data, studies, artwork, renderings, models, software programs, and reports prepared by Contractor under this Contract shall, at the option of Agency, become property of the Agency, upon payment to Contractor of just and equitable compensation for such work which is completed and which is reasonably satisfactory to Agency. Agency's exercise of its option to own such properties does not relieve Contractor of liability to Agency for damages on account of Contractor's default, and Agency may withhold any payments to Contractor for the purpose of setoff until such time as the exact amount of damages due Agency from Contractor is determined.

b) If Agency defaults and Contractor terminates the Contract, upon Contractor's submission of the billings and receipts required by this Contract, Agency must pay to Contractor an amount which bears the same ratio to the total compensation under this Contract as the services actually performed by Contractor bear to the total services of Contractor covered by this Contract, less payments of compensation previously made. (By way of example if the work is eighty percent complete, Agency must pay eighty percent of the compensation less any amounts previously paid for the work.) In addition, Agency must reimburse Contractor for all unreimbursed expenses that are reimbursable under this Contract upon Contractor's submission of the billings and receipts required by this Contract for reimbursement. If less than fifty percent (50%) of the services covered by this Contract have been performed as of the termination date, Agency must also pay Contractor for that portion of the actual out-of-pocket expenses incurred by Contractor during the Contract period which are directly attributable to the uncompleted portion of the services covered by this Contract.

11. **TERMINATION FOR CONVENIENCE OF AGENCY**. Agency may terminate this Contract, at any time and without cause, by a notice in writing from Agency to Contractor. Upon such termination, Agency must pay Contractor the same amounts as Agency would have paid under Section 10.b) as a termination for Agency default.

12. **CHANGES**. Agency may, from time to time, request changes in the Scope of Work to be performed by Contractor. Such changes, including any increase or decrease in Contractor's compensation, must be by written amendment to this Contract executed in advance by Agency and Contractor.

13. **PERSONNEL, FACILITIES AND EQUIPMENT**. Contractor represents that he has, or will, secure at his own expense all personnel, facilities and equipment required in performing the services under this Contract. Such personnel must not be Agency employees or have any contractual relationship with Agency, except with Agency's prior written approval.

a) All the services required under this Contract will be performed by Contractor or under his supervision and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under state and local law to perform such services.

b) No person who is serving sentence in a penal or correctional institution shall be employed on work under this Contract.

14. **SUBCONTRACTING**. Contractor must not enter into any subcontract for performance of the services covered by this Contract without the prior written consent of Agency. In any event, Contractor shall be as fully responsible to Agency for the acts and omissions of his subcontractors and of persons either directly or indirectly employed by them, as he is for the acts and omissions of persons directly employed by him. In any event, Contractor must insert in each subcontract

appropriate provisions requiring compliance with the labor standards provisions, insurance and other relevant provisions of this contract.

15. **EQUAL EMPLOYMENT OPPORTUNITY REQUIREMENTS.** During the performance of this Contract, Contractor agrees as follows:

a) Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin. Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by Agency setting forth the provisions of this nondiscrimination clause.

b) Contractor will, in all solicitations or advertisements for employees placed by or on behalf of Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

16. **INTERESTS OF OFFICIALS.** No member of the governing body of Agency, and no other officer, employee or agent of Agency who exercises any functions or responsibilities in connection with the carrying out of the project to which this Contract pertains, shall have any personal interest, direct or indirect, in this Contract. No member of the governing body of the locality in which the project is situated, and no other public official of such locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project to which this Contract pertains, shall have any personal interest, direct or indirect, in this Contract. If federal funds are expended by the Agency for this Contract, no member of or delegate to the Congress of the United States, and no Resident Commissioner, shall be admitted to any share or part of this Contract or to any benefit arising from this Contract. Contractor covenants that he presently has no interest and shall not acquire any interest, direct or indirect, in any portion of the project to which this Contract pertains, or any other interest which would conflict in any manner or degree with the performance of his services under this Contract. Contractor further covenants that in the performance of this Contract no person having any such interest shall be employed by Contractor.

17. **CONFLICTS OF INTEREST STATEMENT.** Contractor shall, upon Agency request, complete and submit a conflict of interest statement to the Agency in form approved by the Agency.

18. **MONITORING AND REPORTING.** Agency may monitor the adequacy of Contractor's performance in any manner which Agency deems most effective. Contractor must cooperate with Agency in such monitoring. If requested by the Agency staff, in writing, Contractor must provide Agency with detailed reports outlining the most current status involving all Agency activities and projects being handled by Contractor. Such reports may be required no more often than monthly. Agency shall have the right to audit such reports, including the right to review all records of Contractor related to such reports.

19. **OWNERSHIP OF PROFESSIONAL AND TECHNICAL INFORMATION.** All professional and technical information, in the form of original designs, drawings, data, computations, specifications, report texts, estimates, writings, artwork, renderings, models, software programs, and any other material, data and information collected or developed in connection with the work under this Contract, and all original documents shall be forwarded to and become the sole property of Agency. Neither Contractor nor any of its associates or consultants shall have any rights or interest in such information, documents and material. Contractor and its associates and consultants may retain such copies or reproductions, at their expense, of the original documents as necessary for their files, records and reference.

20. **NO INTELLECTUAL PROPERTY RIGHTS OR ARTIST'S RIGHTS IN CONTRACT WORK.** In any event, without the prior written approval of the Agency, Contractor and any person or entity acting on behalf of Contractor shall not obtain nor have, and expressly waives, any rights, in law or in equity, in any intellectual property developed in furtherance of this Agreement, including without limitation, copyright, trademark, service mark, patent or rights of an artist in a work of art. Artists preparing any artwork under this Agreement waive any rights to notice or to take any action regarding the use,

removal, relocation or destruction of any artwork so prepared. Contractor represents and acknowledges that Contractor has or shall obtain such waivers in writing for all persons or entities doing work under this Agreement

21. **COMPLIANCE WITH LAWS.** Contractor must comply with all applicable laws, ordinances and codes of the federal, state and local governments, and must commit no trespass on any public or private property in performing any of the work embraced by this Contract.

22. **ASSIGNABILITY.** Contractor is prohibited from assigning and waives all rights to assign or transfer any interest in this Contract without the prior written approval of Agency. Any purported assignment of any of Contractor's rights and obligations under this Contract without the prior written consent of the Agency is a breach of this Contract.

23. **AGENCY COOPERATION.** Agency will reasonably cooperate with Contractor regarding this Contract. As and when requested by Contractor, Agency will furnish to Contractor any and all pertinent information which Agency may possess during the time of performance of Contractor's duties under this Contract.

24. **CONFIDENTIALITY.** All information prepared or assembled by the Contractor under this Contract is confidential. Contractor must not make this information available to any individual or organization without the prior written approval of Agency. Contractor must immediately forward to Agency all requests for information related to this Contract made by a third party to Contractor. Contractor must not disclose or permit the disclosure of any confidential information of the Agency, except to its agents, employees and other consultants, approved by Agency, who need such confidential information for the proper performance of their duties related to this Contract or on behalf of the Agency.

25. **CONTRACTOR'S STATUS.** Contractor for all purposes under this Agreement is an independent Contractor and must maintain any and all licenses required by law for the performance of Contractor's obligations under this Contract. Except as expressly stated in this Contract, Agency is prohibited from directing the methods of Contractor's work under this Contract, requiring Contractor's use of an Agency office for Contractor's performance or setting regular working hours for Contractor or Contractor's employees.

26. **CONTRACT CONSTRUCTION AND ENFORCEABILITY.** The existence, validity, construction and operation of this Contract, and all its representations, terms and conditions shall conform to the laws of the State of California, exclusive of its conflicts of law rules. Throughout this contract, the use of singular and plural forms, or the various gender forms, shall each include the other as the context may indicate. If any provision of this Contract is held in whole or in part to be unenforceable for any reason, the remainder of that provision and the entire Contract will be severable and remain in effect.

27. **NOTICES.** Any notices, bills, invoices, or reports required by this Contract shall be sufficient if sent by the parties in the United States mail, postage paid, to the address of the other party as indicated in this Contract.

28. **ENTIRE CONTRACT.** This Contract contains the entire agreement of the parties. No other agreement, statement or promise made on or before the date of this Contract will be binding on the parties. No changes to this Contract are valid unless they are made by written amendment duly executed by the parties.

29. **VENUE.** Unless otherwise agreed in writing by the parties, the venue for all actions related to this Contract is Sacramento County, California.

ATTACHMENT 2
FEDERAL REQUIREMENTS

The following provisions shall be applicable to this Agreement and binding on Contractor and Agency only if all or part of the funds to be paid for work performed under this Agreement are provided under the Community Development Block Grant Program administered by the United States Department or Housing and Urban Development or some other funding program of the federal government. In the event of a dispute as to the applicability of any of the following provisions to Contractor's work under this Contract, Agency 's decisions shall be final.

1. **ANTI-KICKBACK RULES.** Monthly, or more often, Contractor must, without condition, pay the salaries of architects, draftsmen, technical engineers and technicians performing work under this Contract. Such payments shall be made without deduction or rebate, excepting only such payroll deductions as are mandatory by law or permitted by applicable regulations issued by the Secretary of Labor pursuant to the "Anti-Kickback Act" of June 13, 1937 (48 Stat. 948; 62 Stat. 740; 63 Stat. 108; Title 18 U.S.C., Section 874; and Title 40 U.S.C., Section 276(C)). Contractor shall comply with all applicable "Anti-Kickback" regulations and shall insert appropriate provisions in all subcontracts covering work under this Contract to insure compliance by subcontractors with such regulations. Contractor shall be responsible for the submission of affidavits required of subcontractors under this Contract, except for such variations or exemptions as the Secretary of Labor may specifically allow.

2. **WORK HOURS.** Contractor must comply with the provisions of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327-333) and must cooperate with Agency in implementing and enforcing the provisions of such Act. Among other requirements of the act, Contractor must pay not less than one and one-half times the basic rate of pay for the work of Contractor's employee in excess of eight hours in one day or forty hours in one week, in the performance of this Contract. Contractor must insert appropriate provisions in all subcontracts covering work under this Contract to insure compliance with such Act. Contractor must meet and cooperate with Agency's Labor Compliance officer to assure compliance with such Act.

3. **WITHHOLDING OF SALARIES.** If, in the performance of this Contract, there is any underpayment of salaries by Contractor or by any subcontractor, Agency must withhold from Contractor out of payments due to him any amount sufficient to pay employees underpaid the
difference between the salaries required under this Contract to be paid and the salaries actually paid such employees for the total number of hours worked. The amounts withheld shall be disbursed by Agency for and on account of Contractor or subcontractor to the respective employees to whom they are due.

4. **CLAIMS AND DISPUTES PERTAINING TO SALARY RATES.** Claims and disputes pertaining to salary rates or to classification of architects, draftsmen, technical engineers and technicians performing work under this Contract must be promptly reported in writing by Contractor to Agency for the latter's decision which shall be final with respect thereto.

a. **EQUAL EMPLOYMENT OPPORTUNITY REQUIREMENTS.**

i. Contractor will send to each labor union or representative of workers with whom he has a collective bargaining agreement or other contract or understanding, a notice to be provided by Agency, advising the labor union or workers' representative of Contractor's commitments under Section 202 of Executive order No. 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

ii. Contractor will comply with all provisions of Executive Order No. 11246 of September 24, 1965, and of the rules, regulations and relevant orders of the Secretary of Labor.

iii. Contractor will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records and accounts by Agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations and orders.

b. **CONTRACTUAL REQUIREMENTS: "SECTION 3 CLAUSE".** The following is applicable to all contracts related to the project which is the subject of this Contract.

i. The work to be performed under this Contract is on a project assisted under a program providing direct federal financial assistance from the Department of Housing and Urban Development and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. Section 3 requires that to the greatest

extent feasible, opportunities for training and employment be given to lower income residents of the project area and contracts be awarded to business concerns which are located in, or owned in substantial part by persons residing in, the area of the project.

ii. The parties to this Contract will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Urban Development set forth in 24 CFR 135, and all applicable rules and orders of the Department issued thereunder prior to the execution of this Contract. The parties to this Contract certify and agree that they are under no contractual or other disability which would prevent them from complying with these requirements.

iii. Contractor will send to each labor organization or representative of workers with which he has a collective bargaining agreement or other contract or understanding, if any, a notice advising the said labor organization or workers' representative of his commitments under this Section 3 Clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

iv. Contractor will include this Section 3 Clause in every subcontract for work in connection with the project and will, at the direction of the applicant for or recipient for federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of requirements issued by the Secretary of Housing and Urban Development, 24 CFR Part 135. Contractor will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135, and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

v. Compliance with the provisions of Section 3. The regulations set forth in 24 CFR Part 135, and all applicable rules and orders of the Department issued thereunder prior to the execution of this Contract, shall be a condition to the federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors and assigns. Failure to fulfill these requirements shall subject the applicant or recipient, its contractors and subcontractor, its successors and assigns, to those sanctions specified by the grant or loan agreement or contract through which federal assistance is provided, and to such sanctions as are specified by 24 CFR Part 135. In order to comply with the Section 3 requirements, the bidder must indicate along with his bid, what affirmative action processes he has used in soliciting bids from business concerns listed on the Registry. Forms for the bidders' use are included in the Project Manual. These completed Section 3 Affirmative Actions forms must be submitted with the proposal.

vi. Good Faith Effort. Each Contractor or subcontractor undertaking work in connection with a Section 3 covered project must fulfill his obligation to utilize lower income project area residents as employees to the greatest extent feasible by:

(1) Identifying the number of positions in the various occupational categories including skilled, semi-skilled, and unskilled labor, needed to perform each phase of the Section 3 covered project;

(2) Identifying the positions described in Paragraph (1) of this Section, the number of positions in the various occupational categories which are currently occupied by regular, permanent employees;

(3) Identifying the positions described in Paragraph (1) of this Section, the number of positions in the various occupational categories which are not currently occupied by regular permanent employees;

(4) Establishing the positions described in Paragraph (3) of this Section, a goal which is consistent with the purpose of this subpart within each occupational category of the number of positions to be filled by lower income residents of the Section 3 covered project area; and

(5) Making a good faith effort to fill all of the positions identified in Paragraph (4) of this Section with lower income project area residents.

5. **CONFLICT OF INTEREST**. No member, officer or any employee of Contractor, or its designees or agents, who exercises any functions or responsibilities with respect to the program during his tenure or for one (1) year thereafter, shall have an interest, direct or indirect, in any contract or its proceeds, for work to be performed in connection with the program assisted under this Contract. Contractor must incorporate, or cause to be incorporated, in all subcontracts a provision prohibiting such interest pursuant to the purposes of this Section.

6. **DISCRIMINATION BECAUSE OF CERTAIN LABOR MATTERS.** No person employed on the work covered by this Contract shall be discharged or in any way discriminated against because he has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable to his employer under this Contract.

7. **RECORDS.** Contractor must keep all necessary books and records, including loan documentation and financial records, in connection with the operation and services performed under this Agreement, in accordance with the provisions of OMB Circular No. A-102 Attachment G (as amended), and must document all transactions as Agency may properly audit all expenditures made pursuant to this Contract. Contractor must maintain and preserve all records related to this Contract in its possession for a period of three (3) years from the effective date of this Contract, unless otherwise directed by Agency. All books, records and accounts kept by Contractor in connection with the performance of this Contract shall be made available for inspection by representatives of the federal government and/or Agency staff as required to monitor or audit the program.

8. **DRUG FREE WORKPLACE.** Contractor must comply with the Drug-Free Workplace Act of 1988 (final rule published on May 25, 1990) and Agency's policies and rules promulgated under the Act. Contractor must obtain such policies and rules from the Agency

9. **DAVIS-BACON ACT**. Unless expressly indicated otherwise in this Contract, if this Contract is for construction, alteration, or repair (including painting and decorating) of public buildings or public works, Contractor must comply with the provisions of the Davis-Bacon Act (40 U.S.C. 276a - 276a-5) and all rules, regulations and orders promulgated under said Act. Among other provisions, said act establishes minimum wages and fringe benefits; prohibits deductions or rebates from payments; provides for the withholding of funds to assure compliance with wage provisions; and provides for the termination of this Contract and debarment of the Contractor for failure so to comply.

10. **OTHER FEDERAL REQUIREMENTS**. Agency must provide Contractor with all relevant program information regarding the federal programs having jurisdiction over this Contract. Agency must assist Contractor in the interpretation of the requirements of such programs. Contractor shall be considered to be familiar with the requirements of such programs and shall comply with such requirements.

ATTACHMENT 2: CDBG AND OTHER FEDERAL REQUIREMENTS

The following provisions shall be applicable to this Contract and binding on Subrecipient and Agency only if all or part of the funds to be paid for work performed under this Contract are provided under the Community Development Block Grant Program administered by the United States Department or Housing and Urban Development or some other funding program of the federal government. In the event of a dispute as to the applicability of any of the following provisions to Subrecipient's work under this Contract, Agency's determination shall be final.

1. **ADDITIONAL DEFINITIONS.** For purposes of this Contract and in addition to definitions made elsewhere in this Contract, the following capitalized words and phrases contained in this Contract shall have the following meanings:

a) The "Act" is the federal Housing and Community Development Act of 1974, as amended.

b) "CDBG" is the federal Community Development Block Grant program administered by HUD. "U.S.C.F.R." is the Code of Federal Regulations

c) The "CDBG Requirements" are the laws, rules and regulations (other than the Act) which are specifically applicable to this Contract. A substantial portion of the Federal Requirements included in this Attachment 2.

d) "Contract Provisions" refers to this "Attachment 1: Contract Provisions". This Attachment 2 contains the provisions common to all Agency administered CDBG agreements.

e) "Exhibits" are the Exhibits to this Attachment 2. The Exhibits contain a substantial portion of the Federal Requirements. The Exhibits include the following:

I. Exhibit 1 – CDBG Regulations: 24CFR 570 et seq.

II. Exhibit 2 – Requirements for Nonprofit Subrecipients. 24 CFR 84

III. Exhibit 3 – OMB Circular A-110; Grants and Agreements with Institutions of Higher Education, Hospitals and Other Nonprofit Organizations *[applies only to SUBRECIPIENTS who are not a state or local government or a public agency]*

IV. Exhibit 4 – OMB Circular A-122; Cost Principles for Nonprofit Organizations *[applies only to SUBRECIPIENTS who are not a state or local government, a public agency or an educational institution]*

V. Exhibit 5 – OMB Circular A-133; Audits of Institutions of Higher Education and Other Nonprofit Organizations *[applies only to SUBRECIPIENTS who are not a state or local government or a public agency]*

VI. Exhibit 6 – OMB Circular A-21; Cost Principles for Educational Institutions *[applies only to SUBRECIPIENTS who are an educational institution]*

VII. Exhibit 7 – OMB Circular A-87; Principles for determining Costs Applicable to Grants and Contracts with State, Local and Federally-Recognized Tribal Indian Governments *[applies only to SUBRECIPIENTS who are a state or local government, a public agency or an educational institution]*

VIII. Exhibit 8 – Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments. 24 CFR 85

IX. Exhibit 9 – New Restrictions on Lobbying. 24 CFR 87

X. Exhibit 10 – Federal Labor Standards Provisions; 28 CFR 5.5

XI. Exhibit 11 – Executive Order 12432 – M/WBE

XII. Exhibit 12 – Executive Order 12138 – M/WBE

XIII. Exhibit 13 – Executive Order 11625 – M/WBE

XIV. Exhibit 14 – Executive Order 11246, as amended – Equal Opportunity

XV. Exhibit 15 – Annual Reports

f) "HUD" is the United States Department of Housing and Urban Development.

g) "OMB" is the federal Office of Management and Budget.

h) "Subrecipient" is the Contractor as defined elsewhere in this Contract.

i) "Program Income" is defined in 24 U.S.C.F.R. 570.500(a). Generally, Program Income is income to Subrecipient that is generated from the use of CDBG funds under this Contract. Program Income may include, without limitation, proceeds of the sale, rent or lease of real or personal property acquired with such CDBG funds, principal and interest payments on loans of such CDBG funds, and interest earned on other Program Income.

j) "Project Funds" are the funds to be paid to Subrecipient under this Contract. All Project Funds are funds disbursed to the Recipient and Agency under the CDBG Program.

k) "Quarterly Reports" are the reports required to be submitted by Subrecipient under Attachment 2 Exhibit 14 - Quarterly Reports.

2. **FINDINGS AND REPRESENTATIONS.** This Contract has been made for the following purposes and based upon the following representations of the parties:

a) In accordance with the provisions of California Government Code Section 53703, Recipient has appointed Agency to be its agent, with full powers, for the purpose of administering the expenditure of Recipient's funds received under the federal Housing and Community Development Act of 1974, as amended, Community Development Block Grant program, administered by the United States Department of Housing and Urban Development. For all of its activities under this Contract, Agency is acting as agent for Recipient and not as a principal.

b) Recipient has determined that the fulfillment of Subrecipient's obligations under this Contract serves the purposes of community improvement and welfare.

c) Pursuant to the provisions of California Government Code Section 53703 and after public hearing, Recipient has elected to allocate a portion of its CDBG funds to Subrecipient for the uses and activities of this Contract.

d) Recipient and Subrecipient are subject to all laws, rules and regulations regarding the use of CDBG funds for the purposes and activities stated in this Contract.

3. **ADDITIONAL RESTRICTIONS ON FUNDS.** Subrecipient acknowledges that the funds for this Contract are CDBG funds, the amount of which has been established after public hearing and that Agency has no authority to change the Project Funds except after public hearing and Recipient approval. Therefore, and notwithstanding any other provision of this Contract, the parties agree that the total compensation and reimbursement for all services and expenses required during the term of this Contract shall not exceed the Project Funds. Subrecipient shall provide, from whatever source, all additional funds necessary to fulfill Subrecipient's obligations under this Contract

a) If Subrecipient incurs additional expenses or does additional work related to this Contract, Subrecipient shall bear all such costs and expenses unless the Agency has executed a written amendment to this Contract prior to Subrecipient's having incurred such costs and expenses.

b) Subrecipient shall use proceeds of this Contract only for the purposes stated in this Contract, as described in the Scope of Work, and strictly in compliance with all applicable laws, rules and regulations.

c) If Subrecipient is not a state or local government, educational institution or public agency, Subrecipient shall fully comply with the regulations, policies, guidelines and requirements of OMB Circular No. A-122 and applicable provisions of OMB Circular No. A-110 (specifically including Attachments A "Cash Depositories" except Paragraph; B "Bonding and Insurance"; C "Retention and Custodial Requirements for Records" except the starting date for the retention period; F "Standards for Financial Management Systems" except the provisions of paragraph 2(h) superseded by OMB Circular A-133; H "Monitoring and Reporting Program Performance" paragraph 2; N "Property Management Standards" with modifications to paragraphs 6 and 7 regarding sale or retention of personal property; and O "Procurement Standards") and 24 U.S.C.F.R. 85 as outlined in 24 U.S.C.F.R. 570.502 (a) as they relate to the application, acceptance, and use of federal funds. If Subrecipient is a state or local government or a public agency, Subrecipient shall fully comply with the regulations, policies, guidelines and requirements of OMB Circular No. A-133 and OMB Circular No. A-87. Educational institutions shall comply with Circular A-21, A-133 and applicable provisions of OMB Circular No. A-110.

d) Subrecipient shall deposit any advance under this Contract in an interest bearing account and, unless specified otherwise in this Contract, shall remit any interest earned over $100 to the Agency.

e) Project Funds shall not be used for any religious purposes, which prohibition is further described in 570 U.S.C.F.R. 200(j).In the event of suspension or termination of this Contract, Subrecipient shall return unused funds to the Agency in accordance with 24 U.S.C.F.R. 570.503(b)(8). If the Subrecipient improperly retains funds, the Agency may retain funds from future disbursements to the Subrecipient in accordance with the procedures described in 24 U.S.C.F.R. 570. 504 (b) (2).

4. **RETURN OF PROGRAM INCOME.** Unless it is expressly stated in the Scope of Work that Subrecipient shall establish a revolving loan fund in which Program income shall be deposited, Subrecipient shall return all Program Income to the Agency. If Subrecipient is required to establish such a revolving loan fund, Subrecipient shall retain Program Income in a separate account to be used solely for the purposes of this Contract as described in the Scope of Work. Program Income in the form of repayments to, or interest earned on, a revolving fund as defined in 24 U.S.C.F.R. 570.500(b) shall be substantially disbursed from the fund before additional cash withdrawals are made from the U.S. Treasury for the same activity. Substantially all other Program Income shall be disbursed for eligible activities before additional cash withdrawals are made from the U.S. Treasury. Subrecipient shall return any unused Program Income to the Agency.

5. **ANTI-KICKBACK RULES.** Monthly, or more often, Subrecipient must, without condition, pay the salaries of architects, draftsmen, technical engineers and technicians performing work under this Contract. Such payments shall be made without deduction or rebate, excepting only such payroll deductions as are mandatory by law or permitted by applicable regulations issued by the Secretary of Labor pursuant to the "Anti-Kickback Act" of June 13, 1937 (48 U.S.C. 948; 62 U.S.C. 740; 63 U.S.C. 108; 18 U.S.C., Section 874; and 40 U.S.C., Section 276(C)). Subrecipient shall comply with all applicable "Anti-Kickback" regulations and shall insert appropriate provisions in all subcontracts covering work under this Contract to insure compliance by subcontractors with such regulations. Subrecipient shall be responsible for the submission of affidavits required of subcontractors under this Contract, except for such variations or exemptions as the Secretary of Labor may specifically allow.

6. **WORK HOURS.** Subrecipient must comply with the provisions of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327-333) and must cooperate with Agency in implementing and enforcing the provisions of such Act. Among other requirements of the act, Subrecipient must pay not less than one and one-half times the basic rate of pay for the work of Subrecipient's employee in excess of eight hours in one day or forty hours in one week, in the performance of this Contract. Subrecipient must insert appropriate provisions in all subcontracts covering work under this Contract to insure compliance with such Act. Subrecipient must meet and cooperate with Agency's Labor Compliance officer to assure compliance with such Act.

7. **WITHHOLDING OF SALARIES.** If, in the performance of this Contract, there is any underpayment of salaries by Subrecipient or by any subcontractor, Agency must withhold from Subrecipient out of payments due to him any amount sufficient to pay employees underpaid the difference between the salaries required under this Contract to be paid and the salaries actually paid such employees for the total number of hours worked. The amounts withheld shall be disbursed by Agency for and on account of Subrecipient or subcontractor to the respective employees to whom they are due.

8. **CLAIMS AND DISPUTES PERTAINING TO SALARY RATES.** Claims and disputes pertaining to salary rates or to classification of architects, draftsmen, technical engineers and technicians performing work under this Contract must be

promptly reported in writing by Subrecipient to Agency for the latter's decision which shall be final with respect thereto.

a) Equal Employment Opportunity Requirements.

i) Subrecipient will send to each labor union or representative of workers with whom he has a collective bargaining agreement or other contract or understanding, a notice to be provided by Agency, advising the labor union or workers representative of Subrecipient's commitments under Section 202 of Executive order No. 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

ii) Subrecipient will comply with all provisions of Executive Order No. 11246 of September 24, 1965, and of the rules, regulations and relevant orders of the Secretary of Labor.

iii) Subrecipient will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records and accounts by Agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations and orders.

b) **CONTRACTUAL REQUIREMENTS: "SECTION 3 CLAUSE".** The following is applicable to all contracts related to the project which is the subject of this Contract.

i) The work to be performed under this Contract is on a project assisted under a program providing direct federal financial assistance from the Department of Housing and Urban Development and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. Section 3 requires that to the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts be awarded to business concerns which are located in, or owned in substantial part by persons residing in, the area of the project.

ii) The parties to this Contract will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Urban Development set forth in 24 U.S.C.F.R. 135, and all applicable rules and orders of the Department issued thereunder prior to the execution of the Contract. The parties to this Contract certify and agree that they are under no contractual or other disability which would prevent them from complying with these requirements.

iii) Subrecipient will send to each labor organization or representative of workers with which he has a collective bargaining agreement or other contract or understanding, if any, a notice advising the said labor organization or workers' representative of his commitments under this Section 3 Clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

iv) Subrecipient will include this Section 3 Clause in every subcontract for work in connection with the project and will, at the direction of the applicant for or Recipient for federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of requirements issued by the Secretary of Housing and Urban Development, 24 U.S.C.F.R. Part 135. Subrecipient will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations under 24 U.S.C.F.R. Part 135, and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

v) Compliance with the provisions of Section 3. The regulations set forth in 24 U.S.C.F.R. Part 135, and all applicable rules and orders of the Department issued thereunder prior to the execution of the Contract, shall be a condition to the federal financial assistance provided to the project, binding upon the applicant or Recipient for such assistance, its successors and assigns. Failure to fulfill these requirements shall subject the applicant or Recipient, its contractors and subcontractor, its successors and assigns, to those sanctions specified by the grant or loan agreement or contract through which federal assistance is provided, and to such sanctions as are specified by 24 U.S.C.F.R. Part 135. In order to comply with the Section 3 requirements, the bidder must indicate along with his bid, what affirmative action processes he has used in soliciting bids from business concerns listed on the Registry. Forms for the bidders' use are included in the Project Manual. These completed Section 3 Affirmative Actions forms must be submitted with the proposal.

vi) Good Faith Effort. Each Subrecipient or subcontractor undertaking work in connection with a Section 3 covered project must fulfill his obligation to utilize lower income project area residents as employees to the greatest extent feasible by:

(1) Identifying the number of positions in the various occupational categories including skilled, semi-skilled, and unskilled labor, needed to perform each phase of the Section 3 covered project;

(2) Identifying the positions described in Paragraph (1) of this Section, the number of positions in the various occupational categories which are currently occupied by regular, permanent employees;

(3) Identifying the positions described in Paragraph (1) of this Section, the number of positions in the various occupational categories which are not currently occupied by regular permanent employees;

(4) Establishing the positions described in Paragraph (3) of this Section, a goal which is consistent with the purpose of this subpart within each occupational category of the number of positions to be filled by lower income residents of the Section 3 covered project area; and

(5) Making a good faith effort to fill all of the positions identified in Paragraph (4) of this Section with lower income project area residents.

9. **CONFLICT OF INTEREST**. No member, officer or any employee of Subrecipient, or its designees or agents, who exercises any functions or responsibilities with respect to the program during his tenure or for one (1) year thereafter, shall have an interest, direct or indirect, in any contract or its proceeds, for work to be performed in connection with the program assisted under this Contract. Subrecipient must incorporate, or cause to be incorporated, in all subcontracts a provision prohibiting such interest pursuant to the purposes of this Section.

10. **DISCRIMINATION BECAUSE OF CERTAIN LABOR MATTERS.** No person employed on the work covered by this Contract shall be discharged or in any way discriminated against because he has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable to his employer under this Contract.

11. **RECORDS AND MONITORING.** Subrecipient must keep all necessary books and records, including loan documentation and financial records, in connection with the operation and services performed under this Contract, in accordance with the provisions of OMB Circular No. A-102 Attachment G (as amended), and must document all transactions as Agency may properly audit all expenditures made pursuant to this Contract. Subrecipient must maintain and preserve all records related to this Contract in its possession for a period of three (3) years from the effective date of this Contract, unless otherwise directed by Agency. All books, records and accounts kept by Subrecipient in connection with the performance of this Contract shall be made available for inspection by representatives of the federal government and/or Agency staff as required to monitor or audit the program.

In addition to the reports specified in this Contract, Subrecipient shall retain the records required by the applicable provisions of 24 U.S.C.F.R. 570.506 and provide the Agency with the reports required pursuant to 24 U.S.C.F.R. 570.507, and such other records and reports as the Agency may reasonable require in the administration of this Contract. Subrecipient shall keep all other necessary books and records, including property, personnel, loan documentation and financial records, in connection with the operation and services performed under this Contract, in accordance with the provisions of OMB Circulars No. A-102, A-110 and A-122, and Executive Order 11246 and 24 U.S.C.F.R. 85.42 . Subrecipient shall conduct annual audits in accordance with OMB Circular A-133 (as set out in 24 U.S.C.F.R. 45). Subrecipient shall document all transactions as sufficiently for Agency to properly monitor and audit all expenditures made pursuant to this Contract. Subrecipient shall maintain and preserve all records related to this Contract in its possession for a period of three (3) years from the effective date of this Contract, unless otherwise directed by Agency. To the extent required by the applicable laws and regulations, all books, records and accounts kept by Subrecipient in connection with the performance of this Contract shall be made available for inspection by representatives of the federal government and/or Subrecipient staff as required to monitor or the program

12. **DRUG FREE WORKPLACE.** Subrecipient must comply with the Drug-Free Workplace Act of 1988 (final rule published on May 25, 1990) and Agency's policies and rules promulgated under the Act. Subrecipient must obtain such policies and

rules from the Agency.

13. **DAVIS-BACON ACT AND STATE PREVAILING WAGES.** If this Contract is for construction, alteration, or repair (including painting and decorating) of public buildings or public works, Subrecipient must comply with the provisions of the Davis-Bacon Act (40 U.S.C. 276a - 276a-5) and all rules, regulations and orders promulgated under said act, unless a determination of exemption from requirements of the Davis-Bacon Act is made and unless the exemption is expressly stated elsewhere in this Contract. Among other provisions, said act establishes minimum wages and fringe benefits; prohibits deductions or rebates from payments; provides for the withholding of funds to assure compliance with wage provisions; and provides for the termination of the Contract and debarment of the Subrecipient for failure so to comply. Additionally, California State Prevailing wages may apply (Section 1720 et seq. of California Labor Code), in which case prevailing wages shall be the higher of either the Davis Bacon wages or the State prevailing wage, as determined by trade.

14. **OTHER PROGRAM REQUIREMENTS.** Agency must provide Subrecipient with all relevant program information regarding the federal programs having jurisdiction over this Contract. Agency must assist Subrecipient in the interpretation of the requirements of such programs. Subrecipient shall be considered to be familiar with the requirements of such programs and shall comply with such requirements.

15. **RESTRICTIONS ON LOBBYING; FILING CERTIFICATION AND DISCLOSURE FORMS.** Subrecipient shall not use any funds paid under this Contract, directly or indirectly, for any political activity, whatsoever or to influence any public official or employee. In an event, Subrecipient shall comply with the restrictions on lobbying stated in 24 U.S.C.F.R. 87. Subrecipient shall sign and return to the Agency the certification described in 24 U.S.C.F.R. 87, Appendix A and the disclosure form described in 24 U.S.C.F.R. 87, Appendix B. Subrecipient require any person receiving proceeds of this Contract from Subrecipient to comply with 24 U.S.C.F.R. 87, including the submission to Agency of completed certifications under Appendix A and disclosure forms under Appendix B.

16. **ELIGIBILITY AND NON-DISCRIMINATION (SECTION 109).** Subrecipient shall not employ discriminatory practices in the provision of services, employment of personnel, or in any other respect on the basis of race, color, religion, sex, national origin, ancestry, or physical or mental handicap, or age as more specifically set forth in 24 U.S.C.F.R. 570.602 which requires compliance with Section 109 of the Act (42 USC 5301).

17. **CIVIL RIGHTS COVENANT.** As provided in 24 U.S.C.F.R. 570.600 and 570.601, and depending upon the type and nature of the grant of CDBG funds, this Contract may be subject to the requirements of Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and Title VIII of the Civil Rights Act of 1968 (P.L. 90-284) and HUD regulations . Subrecipient certifies that its activities under this Contract shall be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and Title VIII of the Civil Rights Act of 1968 (P.L. 90-284) and that it will comply with the other provisions of Title 24 of the U.S.C.F.R. and with other applicable laws, to the full extent of their application. Further pursuant to Executive Order 11063 (as amended pursuant to Executive Order 12259) set out in 24 U.S.C.F.R. 107, in the sale, lease or other transfer of land acquired, cleared or improved with assistance provided under the Contract Subrecipient shall cause or require a covenant running with the land to be inserted in the deed or lease for such transfer, prohibiting discrimination upon the basis of race, color, religion, sex, or national origin, in the sale, lease or rental, or in the use or occupancy of such land or any improvements erected or to be erected thereon, and providing that the Agency and the United States are beneficiaries of and entitled to enforce such covenant. Subrecipient, in undertaking its obligation in carrying out the program assisted hereunder, shall take such measures as are necessary to enforce such covenant and shall not itself so discriminate.

18. **MINORITY/WOMEN'S BUSINESS ENTERPRISES REQUIREMENTS.** This Contract is subject to minority and women's business enterprises requirements set forth in Executive Order 12432, Executive Order 11625, and Executive Order 12138.

a) Subrecipient shall take all reasonable steps necessary to encourage the participation of minority and female owned businesses in work under this Contract. With regard to any work of construction funded with Project Funds, such steps may include, without limitation, the following:

i) Obtaining the minority and Women's Business Enterprises Registry from the Agency MBE/WBE Coordinator to ensure such contractors receive an invitation to bid.

ii) Advertising the invitation to bid or to submit proposals in the El Hispano and the Sacramento Observer as well as in a newspaper of general circulation in the Sacramento metropolitan area.

iii) Reviewing the telephone directory or professional organization membership lists, or making direct contact with minority- or female-owned businesses for specialized trades and services, and inviting such firms to bid.

b) Subrecipient shall maintain documentation of outreach efforts to minority and/or female owned businesses. Additionally, Subrecipient shall maintain documentation of contract awards for the Agency's Quarterly Minority Business Enterprise Report.

c) Subrecipient shall include the Minority and Women's Business Enterprises requirements, in the form prescribed by the Agency, in all contracts for use of funds under this Contract, and Subrecipient shall coordinate purchases of goods and services over $10,000 with the Agency's MBE/WBE Coordinator.

19. **FLOOD DISASTER PROTECTION.** Pursuant to the requirement of the Flood Disaster Protection Act of 1973 (42 USC 4104), Subrecipient shall not use or permit the use of any portion of the assistance provided under this Contract for acquisition or construction purposes as defined by the Director of Federal Emergency Management Agency (42 USC 4003(a) (4)), for use in an area identified by the Director of Federal Emergency Management Agency (42 USC 4003(a) (4)), as having special flood hazards unless the community in which such area is located is then participating in the national flood insurance program (described at 42 USC 4011) and the use of any such assistance shall be subject to the mandatory purchase of flood insurance requirements of 42 USC 4012a.

Any contract or agreement for the sale, lease, or other transfer of land acquired, cleared or improved with assistance provided under this Contract shall contain, if such land is located in an area identified by the Director as having special flood hazards and in which the sale of flood- insurance has been made available under the National Flood Insurance Act of 1968, 42 USC 7401 et seq., provisions obligating the transferee and its successors or assigns to obtain and maintain, during the ownership of such land, such flood insurance as required with respect to financial assistance for acquisition or construction purposes under the Flood Disaster Protection Act of 1973 (42 USC 4012a). Such provisions shall be required notwithstanding the fact that the construction on such land is not itself funded with assistance provided under this Contract.

20. **COMPLIANCE WITH AIR AND WATER ACTS.** This Contract is subject to the applicable requirements of the Clean Air Act (42 USC 7401 et seq.), the Federal Water Pollution Control Act, (33 USC 1251 et seq.), and the corresponding regulations of the Environmental Protection Agency (40 U.S.C.F.R. 15 et seq.). In compliance with said regulations, Subrecipient shall cause or require to be inserted in all contracts and subcontracts funded with Project Funds, and with respect to any transaction which is not otherwise exempt from such laws and regulations, all of the following requirements:

a) A stipulation by the contractor or subcontractor that any facility to be utilized in the performance of the contract or subcontract is not listed on the List of Violating Facilities issued by the Environmental Protection Agency (EPA) pursuant to 40 U.S.C.F.R. 15.10.

b) Contract by the contractor to comply with all the requirements of Section 114 of the Clean Air Act, (42 USC 7414c-8) and Section 308 of the Federal Water Pollution Control Act, (33 USC 1318) relating to inspection, monitoring, entry, reports, and information, as well as all other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder.

c) A stipulation that, as a condition for the award of the contract, prompt notice shall be given to Agency by Subrecipient or the prospective contractor or subcontractor of any notification received from the Director, Office of Federal Activities, EPA, indicating that a facility utilized or to be utilized for the contract is under consideration to be listed on the EPA List of Violating Facilities.

d) Contract by the contractor that he shall include or cause to be included the criteria and requirements in Section 18.a. through 18.c. of this section in every non-exempt subcontract and requiring that the contractor shall take such action as the government may direct as a means of enforcing such provisions.

21. In no event shall any amount of the assistance provided under this Contract be utilized with respect to a facility which

has given rise to a conviction under Section 113(c)(1) (42 USC 7413) of the Clean Air Act or Section 309(c) (42 USC 1319) of the Federal Water Pollution Control Act.

22. **RELOCATION**. This Contract is subject to the requirements of Title II of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 USC 4601 et seq.) and HUD implementing regulations at 24 U.S.C.F.R. Part 42 and U.S.C.F.R. 570.606. Subrecipient shall not undertake any of the work contemplated under this Contract if relocation is involved without first obtaining written approval from Agency. Subrecipient shall inform affected persons of the relocation assistance policies and procedures set forth in the regulations at 24 U.S.C.F.R. 42 and 24 U.S.C.F.R. 570.606.

23. **PROPERTY OWNERSHIP AND PROCUREMENT**. The Subrecipient, shall, in the acquisition or improvement of real and personal property with funds provided under this Contract, be subject to all applicable provisions of the Federal Requirements.

a) Any real property under Subrecipient's control which was acquired or improved in whole or in part with CDBG funds in excess of $25,000 must be either used to meet one of the national objectives in 24 U.S.C.F.R. 570.208 for five years after the expiration or termination of this Contract, or disposed of in a manner that results in the Agency being reimbursed in the amount of the current fair market value of the property less any portion of the value attributable to expenditures of non-CDBG funds for acquisition of, or improvement to, the property.

b) General property and procurement guidelines are contained in 24 U.S.C.F.R. 570 and OMB Circular Number A-133, Attachments N and O (attached hereto and made a part hereof). In all cases in which personal property is sold, the proceeds shall be transferred to Agency for the CDBG program or shall be Program Income, and, personal property not needed by the Subrecipient shall be transferred to Agency for the CDBG program or shall be retained by Subrecipient after compensating the Agency.

c) Real property shall be acquired in accordance with Title III, Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (at U.S.C.F.R. Part 42).

24. **DRUG-FREE WORKPLACE.** Subrecipient shall comply with the Drug-Free Workplace Act of 1988 (final rule published on May 25, 1990) and Agency's policies and rules promulgated under the Act. Subrecipient shall obtain such policies and rules from the Agency.

25. **USE OF DEBARRED, SUSPENDED OR PROHIBITED PARTIES.** Subrecipient shall not use any Project Funds, directly or indirectly, to award contracts to, or otherwise engage the services of, or fund any contractor or subrecipient during any period of debarment, suspension or placement in ineligibility status under the provisions of 24 U.S.C.F.R. 570 et seq.

26. **CONSTRUCTION PROVISIONS**. Subrecipient shall comply with the provisions of this Section 23. for all activities pertaining to the construction, prosecution, completion or repair of any building or work financed in whole or in part by CDBG funds provided pursuant to this Contract.

a) **FEDERAL LABOR STANDARDS**. Pursuant to 24 U.S.C.F.R. 570.603, for construction, rehabilitation, alteration, or repair of real property (other than residential property containing less than eight units) funded with Project Funds, Subrecipient shall comply, and shall cause all subcontractors on such work to comply, with the applicable provisions of the Davis-Bacon Act, as amended, (40 USC 276a, 276a-5), the Contract Work Hours and Safety Standards Act, as amended, (40 USC 327 et seq.) and all rules, regulations and orders promulgated under said acts. (Among other provisions, said acts establish minimum wages and fringe benefits; prohibit deductions or rebates from payments; provide for the withholding of funds to assure compliance with wage provisions; and provide for the termination of the contract and debarment of the contractor for failure so to comply.)

27. Pursuant to 24 U.S.C.F.R. 570.603, for construction, rehabilitation, alteration, or repair of real property (other than residential property containing less than eight units) funded with Project Funds, Subrecipient shall also comply, and shall cause all subcontractors on such work to comply, with all other applicable HUD labor requirements, including, without limitation, the requirements of 29 U.S.C.F.R. 3 and 29 U.S.C.F.R. 5 which govern the payment of wages and the ratio of apprentices and trainees to journeymen. If wage rates higher than those required under such regulations are imposed by state or local law, nothing in this Contract is intended to relieve Subrecipient of its obligations, if any, to require payment of the higher rates. Subrecipient shall cause or require to be inserted, in all such contracts, provisions which subject the parties to the Federal Labor Standards Provision and all other applicable regulations and requirements of HUD. Subrecipient shall

not award any contract subject to the provisions of this Section 23.a. of the Contract to any contractor who is at the time ineligible under the provisions of any applicable regulations of the Department of Labor to receive an award of such contract.

a) **SECTION 3 CLAUSE.** For construction work in excess of $100,000, Subrecipient shall be subject to the following clause(s) (commonly referred to as the "Section 3 Clause"), and shall cause the following clause to be included in all contracts for work funded pursuant to this Contract:

i) The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

ii) The parties to this contract agree to comply with HUD's regulations in 24 U.S.C.F.R. part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

iii) The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

iv) The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 U.S.C.F.R. part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 U.S.C.F.R. part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 U.S.C.F.R. part 135.

v) The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 U.S.C.F.R. part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 U.S.C.F.R. part 135.

vi) Noncompliance with HUD's regulations in 24 U.S.C.F.R. part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

b) With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

c) **ARCHITECTURAL BARRIERS ACT.** Subrecipient shall comply with the Architectural Barriers Act of 1968 (42 USC 4151), as applicable, which Act requires that the design of any facility, except a private residence, that is constructed, renovated, remodeled or rehabilitated with funds received pursuant to this Contract shall comply with the "American Standard Specification for Making Buildings and Facilities Accessible, and Usable by, the Physically Handicapped", as described in 41 U.S.C.F.R. 10119.6, and Subrecipient shall cooperate with the Agency in its inspections pursuant to such provisions.

d) **LEAD-BASED PAINT.** The use of lead-based paint is prohibited in any residential structure constructed or rehabilitated with Project Funds, which prohibitions are further described in 24 U.S.C.F.R. 35, Subpart F. For such properties constructed prior to 1978, Subrecipient shall assure that rehabilitation applicants, purchasers or tenants, as the case may be, shall be notified (i) that the property may contain lead-based paint, (ii) of the hazards of lead-based paint, (iii) of the symptoms and treatment of lead-based poisoning (iv) of the precautions to be taken to avoid lead-based paint poisoning (including maintenance and removal techniques for eliminating such hazards), (v) of the advisability and availability of blood level screening for children under the age of seven years of age, and (vi) that in the event lead-based paint is found on the property, appropriate abatement procedures may be undertaken. Subrecipient shall follow the procedures for the elimination of lead-based paint hazards, to the extent required under 24 U.S.C.F.R. 570.608 (c).

MEMORANDUM

Date: August 19, 2004

To: Mayor and Council Members

From: Curt Haven, Director of Economic Development

Subject: **Community Development Block Grant allocation FY 2005**

RECOMMENDATION: To discuss staff recommendations for Community Development Block Grant allocations for FY 2005.

BACKGROUND: Community Development Block Grant (CDBG)

CDBG funds represent federal grants received under the Housing and Community Development Act of 1974. These grants are provided to local communities either through the "entitlement" program or passed through a county-wide agency. Since the City has a population over 50,000, it is eligible to become an entitlement city. Staff feels strongly that we should pursue becoming an entitlement city in 2005.

In FY 2003-2004, the City was entitled to $800,000 in discretionary funding. The funding was reduced by 20% administrative and program costs from Sacramento Housing and Redevelopment Agency (SHRA), $9,000 for Human Rights/Fair Housing, $67,000 for Sacramento County Department of Human Assistance (DHA) administrative and program costs, and $100,000 for the lease at the Rancho Cordova Neighborhood Community Center.

In FY 2003/2004, the City funded $464,000 for the following projects:

- Mather Skateboard Park-----$100,000
- Neighborhood Traffic Management Study-----$150,000
- White Rock Park Improvements/ Matching Grant------$84,000
- Planning/Architecture for possible Cordova Villa Park----$130,000

All of the 2003/2004 projects have been encumbered or are waiting for State approval of grants, in which some of the money (White Rock Park and Mather Skateboard Park) is used for matching dollars.

FY 2005 CDBG Entitlements

SHRA has projected a 2% reduction (it could be 4%) in CDBG funds from the 2004 level due to possible Federal budget reductions. The following chart explains FY 2005/2006 CDBG discretionary funding:

AGENDA ITEM # 29

ITEM	AMOUNT
2005 CDBG Gross Allocation	$784,000
Less: SHRA Administration fees @ 20%	($156,800)
Less: Human Rights / Fair Housing Pro-rata share	($9,000)
Less: Department of Human Assistance Pro-rata share	($67,000)
Total amount available for projects	**$551,200**
Less: Rancho Cordova Neighborhood Center (RCNC) Obligation	($135,000)
NET AMOUNT AVAILABLE FOR NEW PROJECTS	**$416,200**

Please note that the obligation for the Rancho Cordova Neighborhood Center (RCNC) lease has increased by $35,000 over 2004 figures due to increased lease and common area maintenance charges. Staff is investigating the increases and will report to Council when completed. The balance of the RCNC lease is through 2007. Our pro rata share of the County's contribution to Human Rights/Fair Housing and Department of Human Assistance is 10%. The funding is used for homeless programs, shelters, job training, low income housing, etc. This is the County's policy that has not been discussed with or approved by the City Council.

It is staff's opinion that the following projects receive funding in FY 2005:

ITEM	AMOUNT
2005 CDBG Net Allocation	$416,200
Neighborhood Traffic Management Implementation	$150,000
First-Time Homebuyers Program	$155,000
Emergency Repair Program	$38,500
Weed and Seed Coordinator (special funding)	$5,000
Street Light Completion La Placita, La Gloria and La Allegra	$67,700

- The Neighborhood Traffic Management Implementation dollars would go to capitol improvements such as traffic calming devices as approved by the plan in low-mod areas of the study area.
- The First-Time Homebuyer Program provides $5,000 in the form of a silent second to low-income, first time homebuyers for down payment and closing cost assistance. Due to the hot real estate market and the affordability of homes in the Rancho Cordova area, we receive three to five requests a week for this program.
- The Emergency Repair Program provides grants up to $3,500 to very-low income homeowners for emergency type repairs such as leaking roofs, broken heaters, air conditioners, electrical, etc. The City receives many calls regarding this type of assistance. Since we did not have a current program, staff referred many of the people to local service clubs like Kiwanis or Rotary were help was given. When

they called SHRA they were told that if they were in the City, SHRA could not help them because we did not provide funding for an Emergency Repair Program.

- Funding for the Folsom Cordova Schools Foundation Weed and Seed Program Coordinator position is $47,750 for FY 2005. Part of obtaining the Weed and Seed Grant was the community match in funding the coordinator's salary and benefits. Last year we were able to raise the money through private donations. There is a maximum amount of $5,000 under "public service" CDBG dollars, that Rancho Cordova can receive this year. We can then formulate a campaign to raise the balance of the funding.
- A project that will construct new street lights on La Placita, La Gloria and La Allegra has already been designed. The $67,700 would construct 13 street lights and complete the project.

CONCLUSION

Community Development Block Grant funding is a very excellent funding source for cities to use for projects like, ADA accessibility, sidewalk repairs, park renovation, and general capitol improvements where eligible. Cities also fund homeless programs, senior housing and youth programs with CDBG. Rancho Cordova has always generated over $800,000 yearly in CDBG.

Staff has concerns about how SHRA has made policy decisions encumbering the City without any City agreement or policy.

Staff suggests the following:

1. An accounting of the 20% administration fees from SHRA deducted from our allocation.
2. An accounting and explanation for FY 2003, 2004 for all lease payments and common area maintenance charges at the RCNC.
3. A policy discussion with SHRA and City staff regarding; Is it the City's responsibility to house and pay for county and state social services programs?
4. A report from Human Rights/ Fair Housing and the Department of Human Assistance regarding how our money is spent in Rancho Cordova.
5. Take steps immediately, working with City Council, to become an entitlement city so that we can allocate our CDBG dollars locally.

MEMORANDUM

DATE: **July 18, 2005**

TO: **City Council**

FROM: **William Campbell, Project Planner**

SUBJECT: **Grantline West Mining**

OWNER:	**REPRESENTATIVE:**
Aerojet General Corp. 620 Coolidge Drive, Suite 100 Folsom, CA 95630	Grant Line Road Properties, Inc P.O. Box 15002 Sacramento, CA 95851

PROJECT:	Grant Line West Surface Mining
FILE:	RC-04-145
LOCATION:	The 583 acre proposed mining area is situated within a 1,100 acre parcel owned by Aerojet General Corp. The site is located approximately 1,500 feet south of White Rock Road, 330 feet east of Sunrise Boulevard, and 2,600 feet north of Douglas Road.
APN:	072-0370-071
PLANNER:	William Campbell, Principal Planner

RECOMMENDATION

The City Council introduced Ordinance 13-2005 for first reading at the meeting of July 5. The second reading of the ordinance has been placed within the consent calendar for adoption, wherein the ordinance would become effective 30 days after the second reading and adoption. Staff would recommend the City Council adopt Resolution 81-2005 approving the Use Permit, subject to the submitted Reclamation Plan and the Conditions of Approval for the Grantline West Mining Operation.

AGENDA ITEM # 5

RESOLUTION NO. 81-2005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING A USE PERMIT FOR THE GRANTLINE WEST MINING OPERATION, PROJECT NO. RC-04-145

WHEREAS, the Grantline West Mining Operation project, represented by Grant Line Road Properties, Inc. (hereinafter referred to as Applicants) filed an application with the City of Rancho Cordova (hereinafter referred to as City) to approve a Use Permit for the surface mining operation, according to the attached exhibit; and

WHEREAS, an Initial Study was prepared for the requested project and a Notice of Intent to Adopt a Mitigated Negative Declaration was prepared and circulated according to the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, the City Council is the appropriate authority to hear and take action on the use permit amendment; and

WHEREAS, the City Council considered the Applicant's request at a duly published public hearing on July 5, 2005 and received a staff report and public testimony at the public hearing.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HEREBY RESOLVES AS FOLLOWS:

1. Approve the Conditional Use Permit and Conditions of Approval/MMRP for the Grant Line West Mining/Reclamation Plan RC-04-145 as attached, subject to the enactment of Ordinance 13-2005, and based on the following findings:

   A. California Environmental Quality Act

      Finding: The proposal will not have a significant adverse impact on the environment and a Mitigated Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA).

      Evidence: An Initial Environmental Study was prepared for the proposed project and mitigation measures have been developed that will reduce potential environmental impacts to less than significant levels. On the basis of the Mitigated Negative Declaration, comments received, and the whole record, there is no substantial evidence that the project will have a significant adverse impact on the environment.

   B. Use Permit and the Conditions of Approval/MMRP for the Grant Line West Mining/Reclamation Plan.

Finding: The following findings shall be made to approve surface mining operation, per Section 20.04.090.

1) That the Reclamation Plan complies with SMARA §2772 and §2773, and any other applicable provisions;

2) That the Reclamation Plan complies with applicable requirements of State regulations (CCR§§3500-3505, and §§3700-3713).

3) That the Reclamation Plan will restore the mined lands to a usable condition that is readily adaptable for alternative land uses that are consistent with this Chapter and either (i) the City's General Plan and any applicable resource plan or element or (ii) probable future uses anticipated by the City to be adopted in future amendments to the City's General Plan which uses are identified in findings made on approval of the Reclamation Plan.

4) That the Reclamation Plan has been reviewed pursuant to CEQA and the City environmental review guidelines, and any significant adverse impacts from reclamation of the surface mining operations are mitigated to the extent feasible.

5) That the land and/or resources such as water bodies to be reclaimed will be restored to a condition that is compatible with, and blends in with, the surrounding natural environment, topography, and other resources, or that suitable off-site development will compensate for related disturbance to resource values.

6) That a written response to the State Department of Conservation has been prepared, describing the disposition of major issues raised by that Department. Where the City's position is at variance with the recommendations and objections raised by the State Department of Conservation, said response shall address, in detail, why specific comments and suggestions were not accepted.

Evidence:

1) The original reclamation plan was consistent with the County of Sacramento Surface Mining Ordinance and the new plan is consistent with the City's Mining Ordinance, as certified by the State Mines and Geology Board.

2) The reclamation plan was specifically composed to meet the City's Surface Mining Ordinance certified by the State Mines and Geology Board on July 23, 2004. The standards and performance measures have been adhered to, and Conditions of Approval/Mitigation Monitoring Reporting Program has been developed to ensure compliance with the Surface Mining Ordinance.

3) The Reclamation Plan for Grant Line West Mining Operation would restore the mined land in accordance with the standards in Ordinance 22-2004 and implemented by the Re-vegetation Management Plan adopted as part of the Use Permit. The Management Plan provides for reseeding and re-vegetation of annual grasses and plants characteristic to the surrounding area. Maintenance will be provided according to the specifications in the Management Plan on an on-going basis, until the mining operation is closed.

   The Vision Plan of the City of Rancho Cordova anticipates the mining operation to vacate after the 8 year term of the use permit and develop according to the proposed Rio Del Oro Specific Plan. Low density residential and support commercial are anticipated for the area, along with parks, schools and wetland preserves.

4) A Mitigated Negative Declaration has been prepared according to the Guidelines of the California Environmental Quality Act, and was circulated through the State Clearinghouse. Written comments were received from the State Water Quality Control Board and the Community Service District-1 (Sewers) during the public review period. Responses to the comments have been included in the body of the MND.

5) The reclaimed land will be left in a condition to support future urban development. The original condition of the site was severely impacted by gold dredging in the early part of this century. The dredged tailings will be flattened and left in a condition that would permit site grading to accommodate residential and commercial development.

6) The MND was circulated to the California State Department of Conservation and no written comment was received during the public comment period.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this 18th day of July, 2005.

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Lillian E. Hare, City Clerk

ORDINANCE NO. 13-2005

AN ORDINANCE OF THE CITY OF RANCHO CORDOVA AMENDING THE ZONING CODE ON ASSESSOR PARCEL NUMBER 072-0370-071 FOR A PROJECT KNOWN AS GRANTLINE WEST SURFACE MINING PROJECT NO. RC-04-145

The City Council of the City of Rancho Cordova does ordain as follows:

Section 1: Purpose and Authority
The purpose of this Ordinance is to amend the Zoning Map within the City of Rancho Cordova to place a Surface Mining (SM) Overlay Zone upon the parcel specified within the attached exhibit.

Section 2: Findings

1. Finding: The proposal will not have a significant adverse impact on the environment and a Mitigated Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA).

   Evidence: An Initial Environmental Study was prepared for the proposed project that addressed the zone change and the impacts of the surface mining operation. On the basis of the Mitigated Negative Declaration, comments received, and the whole record, there is no substantial evidence the project would have a significant adverse impact on the environment.

2. Finding: The proposed Surface Mining Overlay request would be consistent with goals and policies of the General Plan of the City of Rancho Cordova.

   Evidence: Surface mining is a recognized land use within he General Plan and establishes the policies and objectives to guide these land uses. The Surface Mining Overlay is established by the Zoning Code, as the appropriate mechanism to regulate the mining operation and the City has adopted a certified Surface Mining Ordinance reviewed by the State Mines and Geology Board and the reclamation plan provides for the area that is surfaced mined to be graded, top soil to be imported to cover the area and a planting plan implemented to re-vegetate mined area. The mining operation is an interim land use and in this case, it will be limited to the total volume of material to be excavated to a control depth that would be the existing ground level prior to the dredging operation.

Section 3: Action
The City Council hereby amends the City of Rancho Cordova Zoning Map for Assessor's Parcel Number 072-0370-071, as shown on the attached exhibit.

Section 4: No Mandatory Duty of Care.
This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 5: Severability.
If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 6: Effective Date and Publication
This Ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within 15 days after its passage, a summary of the ordinance may be published at least five days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to GC 36933(c)(1).

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 18th day of July, 2005, by the following vote:

AYES:

NOES:

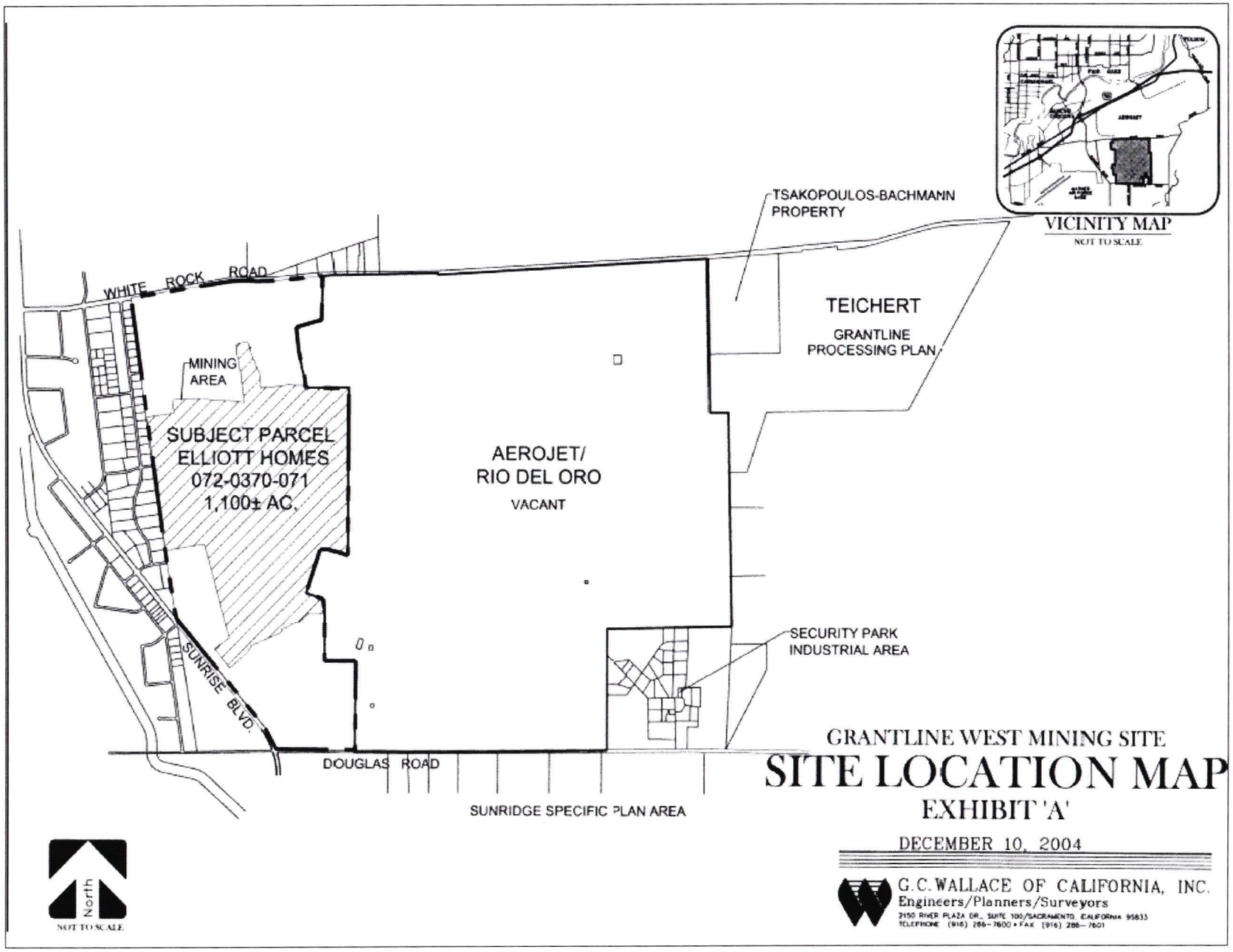
ABSENT:

ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Lillian E. Hare, City Clerk


TSAKOPOULOS-BACHMANN PROPERTY
VICINITY MAP
NOT TO SCALE
WHITE ROCK ROAD
TEICHERT
GRANTLINE PROCESSING PLAN
MINING AREA
SUBJECT PARCEL
ELLIOTT HOMES
072-0370-071
1,100± AC.
AEROJET/
RIO DEL ORO
VACANT
SECURITY PARK
INDUSTRIAL AREA
SUNRISE BLVD.
DOUGLAS ROAD
SUNRIDGE SPECIFIC PLAN AREA
North
NOT TO SCALE
GRANTLINE WEST MINING SITE
SITE LOCATION MAP
EXHIBIT 'A'
DECEMBER 10, 2004
G.C. WALLACE OF CALIFORNIA, INC.
Engineers/Planners/Surveyors
2150 RIVER PLAZA DR., SUITE 100/SACRAMENTO, CALIFORNIA 95833
TELEPHONE (916) 286-7600 • FAX (916) 286-7601

MEMORANDUM

DATE: July 18, 2005

TO: Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: A RESOLUTION AUTHORIZING THE ACCEPTANCE AND EXECUTION OF AN ENVIRONMENTAL JUSTICE TRANSPORTATION PLANNING GRANT FROM THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION

RECOMMENDATION

Staff recommends that the City Council adopt Resolution No. 86-2005 authorizing the City Manager to accept and execute an Environmental Justice Transportation Planning Grant from the State of California Department of Transportation. The Grant will allow development of strategies, measures, and recommendations to promote walkability, bicycling and improved accessibility to transit use for residents, visitors and business people. The primary objective is development of a Resource Management Plan in coordination with the Bureau of Reclamation to promote alternative transportation modes for trips in the Folsom South Canal area of the City of Rancho Cordova.

BACKGROUND

The Folsom South Canal, owned by the U.S. Bureau of Reclamation, flows south from US 50 through the City of Rancho Cordova. The Bureau of Reclamation has agreed that the canal could contribute to the region as a multi-modal transportation corridor. The Folsom South Canal Partners, consisting of five public sector agencies, four private sector developers, and one non profit association, have joined with the Bureau to begin planning for the multi-modal transportation corridor. The Partners realize the value of creating development and infrastructure that enhances the environment, stimulates the economy and provides equity to those who live, work and travel through the impacted area.

The Folsom South Canal Partners have applied, and subsequently been approved for a $150,000 Environmental Justice Transportation Planning Grant (Grant) which will be awarded to the City of Rancho Cordova. The Grant is awarded through Caltrans for development of a Resource Management Plan.

AGENDA ITEM # 6

In Addition to the State Grant, the Partners have agreed to contribute $150,000 to support this project. The City Council has authorized a $30,000 contribution from the City's Transportation funds towards these activities.

City Staff is in the process of negotiating with the Bureau of Reclamation and the Partners to prepare an expenditure plan. The expenditure plan will be submitted to Council for review and approval at a later date.

Attachment:
Resolution No. 86-2005

CITY OF RANCHO CORDOVA

RESOLUTION NO. 86-2005

A RESOLUTION OF THE COUNCIL OF THE CITY OF RANCHO CORDOVA AUTHORIZING THE ACCEPTANCE AND EXECUTION OF AN ENVIRONMENTAL JUSTICE TRANSPORTATION PLANNING GRANT FROM THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION

WHEREAS, the City of Rancho Cordova is in the process of seeking financial support for the development of a pedestrian and bicycle mobility study in Rancho Cordova [Project]; and

WHEREAS, the Project will develop strategies, measures, and recommendations to promote walkability, bicycling and improved accessibility to transit use for residents, visitors and business people, the objective being to promote alternative transportation modes for trips in the City of Rancho Cordova; and

WHEREAS, the Project will help implement the goals of the Rancho Cordova Community Plan and the City's smart growth efforts; and

WHEREAS, the Public Works Department proposes to accept $150,000 in grant funds and requests $30,000 in local matching funds for consultant services needed to develop a Resource Management plan for enhancing pedestrian and bicycle mobility in the City of Rancho Cordova; and

WHEREAS, authorization is now being requested to accept and administer the grant funds, and execute the agreement between the City of Rancho Cordova and the State of California Department of Transportation.

NOW, THEREFORE, BE IT RESOLVED, by the Council of The City of Rancho Cordova, as follows:

1. That the City Manager, or designee, is authorized to accept a Federal Highway Administration Environmental Justice Transportation Planning Grant for the Project from the State of California Department of Transportation.

2. That the City Manager, or designee, is authorized to take all necessary steps to secure the grant funds from the State of California Department of Transportation to provide funds for the Project.

3. That the City Manager, or designee, is also authorized and empowered to conduct all negotiations, execute and submit all documents, including but not limited to contracts, subcontracts, applications, agreements, extensions, renewals, payment requests, and amendments of funding provided by the Federal Highway Administration and California Department of Transportation which may be necessary for the completion of the Project.

4. That the City Manager, or designee, is authorized, for and on behalf of the City, to appropriate, expend, and administer the grant funds, if secured, in accordance with the terms and conditions set forth in the approved grant for the Project.

On a motion by Council Member _____, seconded by Council Member _____, the foregoing resolution was passed and adopted by the City Council of Rancho Cordova, State of California, this 18th, day of July, 2005 with the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Lillian E. Hare, City Clerk

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MEMORANDUM

DATE: **July 18, 2005**

TO: **City Council**

FROM: **William Campbell, Principal Planner**
Adam Lindgren, Assistant City Attorney

SUBJECT: **Target Store Design Review - Continued**

OWNER / APPLICANT:	**REPRESENTATIVE:**
Target Corporation 1000 Nicollet Mall Minneapolis, MN 55403 Nick Pearce	Pacific Land Services 2151 Salvio St. #250 Concord, CA 94520 George Smith

PROJECT:	Design Review for Exterior Remodel and Addition of the Existing Store
FILE:	RC-05-150
LOCATION:	10881 Olson Drive, east of Zinfandel Drive, north of Highway 50.
APN:	072-0280-079
PLANNER:	William Campbell, Principal Planner

REQUEST

Discussion of options for further consideration of the proposed design review permit.

RECOMMENDATION

Staff recommends the City Council continue its review of the design review permit at the August 1, 2005 regular City Council meeting.

ANALYSIS

At the July 5, 2005 hearing on this item, the City Council indicated that it may want to substantially redesign the project from that proposed by the applicant. Staff and the Assistant City Attorney expressed concern that directing a redesign might take a substantial amount of City Council time. Staff and the Assistant City Attorney suggested the possibility that the City Council might want to deny the project without prejudice and waive further processing fees in order to allow the applicant to re-file the application and work with the Planning Commission toward a redesign of the project that would be acceptable to the City. The Assistant City

AGENDA ITEM # 8

Attorney and staff advised that there was no provision in the City's design review ordinance that would allow the City Council to simply refer this matter back to the Planning Commission.

Following the meeting on July 5, 2005, staff consulted with the applicant. The applicant expressed its strong preference to remain before the City Council and to present a redesign that reflects the concerns expressed by the City Council. The applicant expects to have the redesign ready in time for consideration on the August 1, 2005 regular City Council agenda. In the past staff has also observed that the City Council appreciates the opportunity to work through important commercial design issues itself. Staff and the Assistant City Attorney therefore recommend that the City Council take no action on this matter at its July 18, 2005, but continue it to the August 1, 2005 meeting to consider the revised design.

In the alternative, the City Council could consider either: 1. appointing a City Council subcommittee to work with the applicant on the redesign; or 2. directing staff to prepare a resolution denying the permit without prejudice and with a waiver of further fees in order for the applicant to be able to process the redesign through the Planning Commission.

RECOMMENDED MOTION:

1. Move the City Council continue its review of the design review permit at the August 1, 2005 regular City Council meeting.

MEMORANDUM

DATE: July 18, 2005

TO: Mayor and Council Members

FROM: Ted A. Gaebler, City Manager

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO EXECUTE CONTRACTS EXCEEDING $100,000 WITH TRADE CONTRACTORS FOR COMPLETION OF IMPROVEMENTS TO THE NEW CITY HALL AT 2729 PROSPECT PARK DRIVE FOR THE PERIOD JULY 18, 2005 TO OCTOBER 3, 2005**

RECOMMENDATION

Adopt Resolution No. 88-2005.

BACKGROUND

The resolution if adopted by the City Council would delegate to the City Manager or his designee temporary authority to execute contracts with trade contractors for completion of improvements to the new City Hall at 2729 Prospect Park Drive, Rancho Cordova for the period July 18, 2005 to October 3, 2005.

The temporary authorization is needed in order to maintain the schedule for completion of the city hall project, especially in light of the limited number of City Council meetings planned between August 1st and October 3, 2005, as well as my planned vacation.

The schedule for the completion of the city hall project includes activities during the months of July, August and September that involves issuance of construction bid documents to a number of trades contractors. In order to commence with scheduled demolition and related construction improvements, associated contracts must be executed in a timely manner.

Some of the contracts involve amounts over $100,000. Previously, the City Council authorized the City Manager to execute contracts up to $100,000 per contract. However, in order to keep the project proceeding forward during the upcoming period of minimal City Council meetings and vacation, it will be necessary for the City Manager or his designee to have the temporary authority to execute trade contracts that exceed the $100,000 limit.

AGENDA ITEM # 9

It is proposed that should the City Council provide such authorization, it would be temporary, for the new City Hall project only and for just the period of July 18, 2005 to October 2005. Further, the total of the contracts would not exceed $5 million. That amount will be covered by tax exempt bonds issued in June 2005 for the City Hall purchase and improvements. A list of planned trade contracts and estimated amounts is provided in Attachment "A"

Attachments:
Resolution No. 88-2005
List of Planned Trade Contracts and Estimated Amounts for the City Hall Improvements Project

CITY OF RANCHO CORDOVA

RESOLUTION NO. 88-2005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO EXECUTE CONTRACTS WITH TRADE CONTRACTORS FOR COMPLETION OF IMPROVMENTS TO THE NEW CITY HALL AT 2729 PROSPECT PARK DRIVE DURING THE PERIOD JULY 18, 2005 TO OCTOBER 3, 2005 WHERE THE AMOUNT OF SUCH CONTRACTS EXCEEDS THE CITY MANAGER'S CONTRACT AUTHORITY

WHEREAS, the City Council has authorized the City Manager to execute contracts in amounts up to $100,000; and

WHEREAS, in order to maintain the schedule for completion of the new City Hall at 2729 Prospect Park Drive, Rancho Cordova, the timely execution of contracts with trade contractors for commencement of demolition and related improvements is necessary; and

WHEREAS, from July 18, 2005 to October 3, 2005, the City Council will be holding few meetings; and

WHEREAS, it is critical that bid packages for this project be awarded, and construction begin, in a timely fashion; and

WHEREAS, a failure to complete this project on time will result in a significant hardship and expense to the City; and

WHEREAS, in order to ensure such trade contracts are promptly awarded to avoid project delay, it is necessary for the City Manager or his designee to execute contracts that may exceed the City Manager's authorized limit of $100,000 during the period from July 18, 2005 to October 3, 2005.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AS FOLLOWS:

1. The City Manager and his designee, for purposes of Government Code section 830.6, are authorized to approve the plans and design for each bid package to be placed out to bid for the City Hall project after determining that the plans and design conform to all applicable City standards.

2. The City Council authorizes the City Manager, and his designee, to execute contracts that exceed $100,000 if those contracts are for the construction of improvements for the New City Hall at 2729 Prospect Park Drive for the period from July 18, 2005 to October 3, 2005 if all the following conditions are met:

a. the contract is awarded to the lowest responsible bidder who has submitted a responsive bid;

b. the contract price does not exceed the Engineer's Estimate by more than10%;

c. the contract award fully complies with state law.

3. The City Council authorizes the City Manager, and his designee, to waive minor bid irregularities that do not affect the amount of the bid, and that do not give any bidder an unfair advantage over the other bidders.

4. The City Council directs the City Manager, and his designee, to reject any bid that does not comply with the conditions set forth in Paragraph 1, above.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 18th day of July, 2005.

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Lillian E. Hare, City Clerk

CITY OF RANCHO CORDOVA – CITY HALL

	TENTATIVE BID PACKAGES	Approx $ Value	Revised - 7/11
1	Fire Protection	66,000.00	
2	Mechanical	506,000.00	
3	Electrical	500,000.00	
4	Demolition	130,000.00	
5	A-V	375,000.00	
6	Security	155,000.00	
7	Communications and Data Cabling	100,000.00	
8	AC paving, Striping & ADA signage, Site Demo, Site Concrete, Flag Poles, Ornamental Fence, Landscaping (allowance)	70,000.00	
9	Misc. Steel	30,000.00	
10	Casework / FRP / Kevlar	250,000.00	
11	Roofing	145,000.00	
12	Glass & Glazing	100,000.00	
13	Doors/Frames/Hardware (Suppy / Install)	150,000.00	
14	Metal Studs / Drywall / Taping / Kevlar	300,000.00	
15	Insulation	25,000.00	
16	Acoustical Ceilings	145,000.00	
17	Carpet and Resilient Flooring	191,700.00	
18	Ceramic Tile	145,000.00	
19	Painting & Wallcovering	100,000.00	
20	Toilet Accessories / Toilet Partitions / Fire Extinguishers / Display Markers / Lockers / Appliances	30,000.00	
21	Operable Walls	53,000.00	
22	Signage - Interior / Exterior	15,000.00	
23	Final Clean	13,000.00	
24	Window Coverings – Scope Undetirmined?	36,000.00	
		3,630,700.00	

CITY OF RANCHO CORDOVA – CITY HALL

TENTATIVE BID PACKAGES	Approx $ Value	Revised - 7/11
Info Tech / Telecom	450,000.00	
Furniture / Filing	670,000.00	
Monument / Exterior Signage	110,000.00	
Sitework Sidewalks	90,000.00	
Total Trades Estimate	4,950,700.00	

MEMORANDUM

DATE: July 18, 2005

TO: Mayor and Council Members

FROM: Ted Gaebler, City Manager
Paul Junker, Planning Director

SUBJECT: **GENERAL PLAN SCOPE OF SERVICES AND SCHEDULE**

RECOMMENDATION

1. Approve staff's recommendation for the expanded scope of services associated with the Council approved six-month extension of the General Plan.
2. Approve staff's recommended findings related to processing projects while the General Plan is completed and adopted.

BACKGROUND

At the work session on June 15, 2005 staff introduced the City Council to issues associated with the General Plan and requested that the Council provide direction on various additional tasks identified since approval of the General Plan scope of services one year ago. On June 20, 2005, City Council considered additional information regarding these tasks, directed staff to submit a request to the Governor's Office of Planning and Research (OPR) for a six-month extension on the General Plan and directed staff to return with specific proposals for additional General Plan tasks, including:

- ✓ Preparation of a General Plan Pro-Forma;
- ✓ Resolution of Parks and Open Space Standards;
- ✓ Capital Improvement Plan and associated roads planning;
- ✓ City's vision for the Downtown District;
- ✓ PLACE^{3}S model for General Plan analysis;
- ✓ Additional time for public review prior to General Plan adoption; and
- ✓ Possible modifications to the EIR scope of work and consultant team to ensure the adequacy of General Plan EIR water supply analysis.

As part of the previous analysis, staff reported potential impacts of the General Plan extension on pending projects. On June 20, 2005, staff presented draft findings for determination of General Plan consistency for pending projects. Council directed staff to work with the City Attorney to refine those findings to address the specific tasks of the expanded scope and to provide clarification to minimize ambiguity in the application of consistency findings.

AGENDA ITEM # 10

GENERAL PLAN SCOPE OF SERVICES

Staff has prepared individual scopes of services for most of the tasks in accordance with direction from City Council on June 20, 2005. The following discussion serves to summarize the attached scopes.

General Plan Pro Forma (Fiscal Impacts/Market Analysis)

In order to ensure the fiscal viability of the City over time, staff will work with selected consultant(s) to conduct an overall fiscal analysis (General Plan Pro Forma) and also require more detailed fiscal analysis through individual project reviews (infrastructure and operational).

Initial contacts with consulting firms suggest a rough analysis of the overall fiscal implications of the General Plan will require approximately two months to complete. Given that a detailed scope for this work has not yet been prepared and no contract negotiations have occurred, it is now likely the initial fiscal analysis will require three months to complete. This initial analysis will provide a general understanding of fiscal issues and may identify major concerns related to proposed land uses. If such major concerns are identified, staff will return immediately to the City Council to discuss options for the Council on how to proceed.

Following the initial effort noted above, staff proposes additional steps in the Pro Forma that will refine the fiscal analysis and consider the likelihood that revenue generating uses (commercial) will be built on schedule and the implications of delays in commercial construction after new homes have been built. This market analysis component will likely occur concurrently with the fiscal analysis.

If it is determined that the overall land use plan is not fiscally viable or that potential or likely delays in commercial would harm the City, then staff would report immediately to the City Council for direction on how to proceed with the General Plan and the review of Pending Projects. The fiscal information will be used to ensure that the right balance of land uses are included on the General Plan Land Use Map and to establish viable land use alternatives for consideration in the environmental analysis.

Due to the complexity of this analysis, including the merging of fiscal issues with market considerations, it is likely that completion of the General Plan Pro Forma will require at least six months. If major fiscal or market absorption issues are discovered through this work, then revisions to the General Plan Land Use Map and General Plan Draft Environmental Impact Report could be required, and the review and possible further amendment to the General Plan schedule could be required.

Parks and Open Space Standards

As indicated in the previous staff reports, the City is in the process of refining recently approved parks and open space standards. Significant issues include the acquisition of park sites, the desired distribution of park types, how parks in new development will be configured, what facilities should be provided within parks, the location of required parks facilities, and how open space should be provided. Because the application of these standards will impact goals, policies, and actions of several General Plan elements as well as pending projects, staff has been working closely with the Parks District and the firm MIG to develop a strategy to resolve these issues. A key component of this effort will include the involvement of the development community and other stakeholders in the discussion and resolution of these issues.

Capital Improvement Plan/Roads Planning

The City is currently completing a nexus study for its Capital Improvement Plan (CIP), an effort that focuses primarily on roadway and circulation improvements, but will include additional facilities in the future. This effort will better define the cost of providing circulation improvements proposed within the General Plan. It is anticipated that this effort will result in an increase to the interim road fee that is currently in place. Because this effort is being conducted concurrently with the development of the Circulation Plan, the General Plan team has been working closely with Public Works staff and the fee consultants to develop and evaluate land use assumptions associated with the Draft Land Use Plan to a level of detail not anticipated in the original scope of services. The General Plan team has been involved in resolving concerns and technical questions associated with the results of the traffic modeling and has refined the land use assumptions accordingly. The fee study will determine overall costs for planned improvements, as well as cost distribution based on preliminary land uses. These results will be subject to policy interpretation and direction by the City Council and adjustments directed by Council may impact the Draft Land Use Map and/or Draft Circulation Plan (adjusting the system based on costs). Additionally, significant circulation efforts are under consideration (connector road, Sunrise Reliever, major road alignments) and will likely gain some resolution over the coming months. The attached scope of services describes those efforts that are above and beyond the original project scope of services.

PLACE^{3}S Analysis

PLACE^{3}S, with its GIS application, is the best tool available for refining development assumptions and modeling alternative development scenarios for the General Plan analysis. The PLACE^{3}S program allows the City to create unique land use types within a GIS format, thus allowing staff to easily model and test the impacts/outcomes of a variety of land use scenarios. Without the PLACE^{3}S model, the process of modifying and testing numerous land use scenarios would be very time consuming and possibly cost prohibitive.

In response to concerns about SACOG Blueprint assumptions and compatibility with updated modeling, SACOG staff will present information and answer questions about PLACE^{3}S at the meeting on July 18, 2005. Staff is recommending that we build a model based on the Draft Land Use Map and develop land use alternatives in conjunction with other land use planning and fiscal analysis efforts for consideration prior to adoption of a Final Land Use Map.

Downtown Rancho Cordova

In discussing this issue with the City Council, it was clear that no single vision for the Downtown has been established. Given the stated goal of planning a "city not a suburb" and the key role a downtown plays in the future of Rancho Cordova, it appears necessary to give further consideration to the concept of a Downtown. Staff proposes a scope of services to evaluate existing conditions, consider case studies, conduct Downtown visioning, and develop General Plan goals, policies, and actions for the Downtown. This discussion will take into consideration the broad context of Rancho Cordova's vision, specifically, the goal of numerous town centers located throughout the City and the effect such dispersed centers will have on the viability of a downtown core.

Additional Review/Revision Period (Time to Reflect)

In discussing the schedule of the General Plan, staff received comments from members of the Council regarding the need for adequate public hearings within the Plan adoption process. The six-month extension allows additional time for consideration of significant issues and Draft Elements not afforded under the original project scope and schedule. The attached scope proposes additional study sessions for joint GPAC and Council consideration of key issues as outlined in the attached General Plan extended schedule. It is anticipated that these additional study sessions will both result in a better General Plan and will facilitate the adoption of the Plan through a greater foundation of public input and participation prior to formal hearings.

General Plan EIR Expanded Water Assessment

In response to recommendations from the City Attorney at the June 20, 2005 City Council meeting, staff has evaluated the scope of services for the General Plan EIR water assessment. Staff is recommending a supplemental technical water assessment be included as part of the General Plan EIR. The attached scope of services summarizes the proposed effort.

PENDING PROJECTS – FINDINGS FOR GENERAL PLAN CONSISTENCY

As discussed at the June 15 and June 20, 2005 meetings, a strong relationship exists between the General Plan process and the Pending Projects currently under review by the City. Staff understood the Council's desire to avoid unnecessary delays to the Pending Projects, while assuring that Pending Projects satisfy any standards that are reasonably likely to be in the General Plan. To address this concern, staff has refined the following findings to be applied to the Pending Projects.

Prior to approval of any project, it must be determined that it is reasonably probable that the project will be consistent with the final General Plan (Government Code 6530).

If these findings can be made for a project, then that project would have adequately addressed the key outstanding General Plan issues. For such a project, the City could find that it is reasonably probable that the project will be consistent with the final General Plan. Therefore, if that project satisfies all the other specific requirements for approvals needed for the project (e.g., subdivision approval requirements, use permit requirements, etc.), then that project could be approved before the General Plan is completed in June 2006.

Should the applicant of a Pending Project proceed with project review without adequately addressing the noted findings, then such an applicant would be proceeding at risk.

If these findings cannot be made for a given project, then that project could still proceed through review, but could not be approved unless the outstanding issues were addressed. However, there are deadlines under the Permit Steamlining Act and CEQA that require the City to take action on land use matters within specified timelines. If the deadlines are reached for particular projects before the General Plan is completed in June 2006, it may be necessary for the City to deny the projects on the basis that they do not conform with the General Plan. Under such circumstances staff would review options with applicants that, if mutually acceptable, would allow the review of such a project to continue.

Findings of General Plan Consistency for Pending Projects

1. The project is consistent with the General Plan Vision Book, General Plan Land Use Map Book, General Plan Draft Circulation Plan and other policies that there is a reasonable probability will be adopted in the General Plan effort.
2. The project provides all funding required for all operational costs that will be incurred by the City when providing services to the project. Such revenue contributions and municipal expenses must be considered at both the project level and in the context of the entire City. In order to provide evidence relevant to this finding, any project larger than either fifty residential parcels or 50,000 non-residential square feet of potential development shall either:
    - (a) wait until the General Plan Pro Forma is completed by the City, and then demonstrate that the project satisfies this finding based upon the General Plan Pro Forma; or
    - (b) proceed before the City completes the General Plan Pro Forma by preparing a project Pro Forma that is consistent with the following guidelines:
        - (i) The developer consults with the City to determine the scope of project Pro Forma analysis required based on the size, physical location and potential for revenue generation of the given project;
        - (ii) City must review and approve developers Pro Forma scope and proposed consultant team prior to initiation of fiscal analysis;
        - (iii) The developer's project Pro Forma must include both an analysis of revenue generation and City costs (including capital improvements and operational costs) and a market analysis to determine the likely timing of construction of revenue generating land uses;
        - (iv) The developer proposes measures within the project Pro Forma that ensure adequate revenue will be available to fund capital and operational costs associated with the project, as may determined necessary by the final General Plan Pro Forma analysis;
        - (v) In the event the project Pro Forma is not conclusive to the satisfaction of the City, potential assurances the developer could provide to the City include, but not limited to: (1) authority to redesignate a portion of a project; and (2) activation of a special tax assessment; and,
        - (v) City shall conduct a peer review of any project Pro Forma prepared by an applicant prior to relying upon such evidence in the review and consideration of a project.
3. The project provides all facilities necessary to ensure its orderly development within the City. Evidence that the City will consider in making this finding shall include, but not be limited to, the most recent public: staff reports, nexus studies, capital improvement plans, and City consultant reports.
4. The applicant demonstrates that the project will adequately deliver road and circulation improvements, including:

- Provide funding for circulation improvements consistent with the ultimate City Capital Improvement Plan; and,
- Provide road improvements consistent with "improvement thresholds" as established within the Sunridge Specific Plan or as amended under the City's current thresholds analysis.

5. The applicant demonstrates that the project will be consistent with the planned circulation improvements under consideration by the City, including:
    - The Elk Grove/Rancho Cordova/El Dorado Hills Connector Road;
    - Transit improvements, including RT Light Rail and Bus Rapid Transit services, and local transit enhancements along Jaeger Road and the Rancho Cordova Parkway; and,
    - Other such circulation improvements as identified within the Draft General Plan or under consideration at the time of project
6. Within the boundaries of the project, the project provides seven acres or improved park land per one thousand residents. Residential projects of fifty or fewer parcels and projects that have no residential parcels shall pay a fee determined by the City in lieu of this requirement. The City anticipates that, prior to General Plan adoption, it will refine this finding based upon additional staff work and further input from developers and other stakeholders.
7. Within the boundaries of the project, the project provides a minimum of ten percent of the project area is accessible open space. Resource areas that have significant restrictions on access and/or the construction of trails and related improvements shall not be used to satisfy this requirement. Open space areas that may be used to satisfy this requirement include, without limitation, areas where trails, trail access points, trail nodes, and related improvements may be constructed. The City anticipates that, prior to General Plan adoption, it will refine this finding based upon additional staff work and further input from developers and other stakeholders.
8. The project will provide sufficient funding for park improvements, and on-going operation and maintenance of parks and open space, including without limitation, ongoing maintenance and operation of public facilities and project-related improvements, whether such facilities and improvements are located within or outside project boundaries.
9. To the extent applicable, the project either contributes to the establishment of a vibrant Downtown District or at a minimum will not undermine development of a Downtown District. Determination of whether a project contributes to or affects the creation of a vibrant Downtown include:
    - Physical location. If a project is located within one mile of the boundaries of the Downtown, the proposed land uses and physical improvements (roads, parks, public facilities, etc.) of the project shall be evaluated for compatibility with the City's Downtown vision.
    - Proposed uses. No project located within three miles of Downtown shall include non-residential uses that, by virtue of type or scale, are determined to be detrimental to the successful development of the Downtown.

The above findings are intended to be standards that a project must satisfy in order for the City to have the legal authority to approve it. Again, the standards reflect what it is

reasonably probable may become requirements of the City's final General Plan. The burden of providing evidence to make these findings will be on applicants.

Potential Remedy Through Development Agreement

The City may use development agreements as evidence that one or more of the above findings can be made for Pending Projects. The willingness of a project proponent to enter into a development agreement with the City to ensure consistency with one or more of the findings may effectively eliminate concern about the consistency of one or more of the findings in issue. However, by negotiating development agreements, the City should also get additional benefits. The City should not enter into a development agreement by which a developer proposes to merely meet the minimum requirements of the above standards.

COST SUMMARY

Each of the tasks proposed by staff is described in detail within the following attachments. Provided below is a summary of the total costs for the proposed additional work. Funding sources for this work include an update of the General Plan Fee, the current CIP planning effort, and transit planning funds anticipated to be available through Regional Transit. Additionally, it is possible that private developer interests will participate in additional EIR analysis of water supply as this work may be directly relevant to continued development within already approved development projects.

Task	Anticipated Cost
Task 1: General Plan Pro Forma Fiscal consultants: $80,000 GP Team/City staff: $20,000	$100,000
Task 2: Park and Open Space Standards MIG/Open Space Consultant: $50,000 GP Team/City staff: $25,000	$75,000
Task 3: Capital Improvement/Roads Planning Transportation consultants: $50,000 GP Team/City staff: $40,000	$90,000
Task 4: Downtown Rancho Cordova GP Team/City staff: $67,000	$67,000 (includes $12,000 for optional 3-D modeling of the downtown)
Task 5: PLACE^{3}S Analysis GP Team/City staff: $48,000	$48,000
Task 6: Additional Review/Revision Period GP Team/City staff: $18,000	$18,000
Task 7: General Plan EIR Water Assessment EIR/Water consultants: $160,000 GP Team/City staff: $24,700 City Attorney review: $25,000	$209,700
Consultant Services: GP Team/City Staff: **Total:**	$340,000 $247,700 **$607,700**

NEXT STEPS

Staff proposes the following action be taken by the City Council:

Approve Resolution 89-2005 with Attachments A through I, thereby approving the proposed additions to the General Plan Scope of Services and the Findings of General Plan Consistency for Pending Projects.

ATTACHMENTS

1. Resolution No. 89-2005 with attached exhibits below:
    A. General Plan Pro Forma Scope of Services
    B. Park and Open Space Standards
    C. Capital Improvement/Roads Planning
    D. Downtown Rancho Cordova Scope of Services
    E. PLACE^{3}S Analysis
    F. Additional Review/Revision Period (Time to Reflect)
    G. General Plan EIR Expanded Water Assessment
    H. Draft General Plan Expanded Project Schedule
    I. Findings of General Plan Consistency for Pending Projects

CITY OF RANCHO CORDOVA

RESOLUTION NO. 89-2005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING AN EXPANDED GENERAL PLAN SCOPE-OF-SERVICES AND ADOPTING FINDINGS THAT WILL BE USED TO DETERMINE WHETHER A PROJECT IS REASONABLY LIKELY TO BE CONSISTENT WITH THE CITY'S FUTURE GENERAL PLAN

WHEREAS, the City of Rancho Cordova ("City") was incorporated on July 1, 2003; and

WHEREAS, the City has been proceeding in a timely fashion to prepare a Draft General Plan/Draft Environmental Impact Report consistent with state planning and zoning law, and the California Environmental Quality Act, since its incorporation; and

WHEREAS, the City Council conducted a progress review of the original Draft General Plan scope-of-work on June 15 and June 20, 2005, and determined that it would be beneficial for the City to request a time extension for completion of the General Plan to ensure that the City has sufficient time available to comprehensively address an array of important planning and fiscal issues; and

WHEREAS, on June 20, 2005, the City Council directed staff to prepare specific proposals for additional General Plan tasks and to submit a request to the Governor's Office of Planning and Research for a six-month extension of the completion of the General Plan; and

WHEREAS, the City Council now desires to expand the General Plan scope-of-work to include the following additional tasks: the preparation of a General Plan Pro Forma; refinement of Park and Open Space Standards; a Capital Improvement Plan and associated roads planning; the City's vision for the Downtown District; a Place^{3}s model for General Plan analysis; additional public review prior to General Plan adoption; and possible modifications to the Environmental Impact Report scope-of-work related to the water supply analysis; and

WHEREAS, during the time it takes the City to complete the foregoing tasks, certify a General Plan Environmental Impact Report, and prepare and adopt a General Plan, the City will continue to receive development applications, which must be evaluated for conformity with the provisions of Gov. Code Section 65360 in the absence of an adopted General Plan; and

WHEREAS, Gov. Code Section 65360 allows newly incorporated cities like Rancho Cordova to approve projects and take other actions, including issuing building permits, so long as the City is preparing a General Plan in a timely fashion and can make the following findings relative to the land use or action: (1) there is a reasonable probability that it will be consistent with the General Plan proposal being considered or studied, or which will be studied within a reasonable time; (2) there is little or no probability of substantial detriment to, or interference with, the future adopted General Plan if it is ultimately inconsistent with the plan; and (3) it complies with all other applicable state laws and local ordinances; and

WHEREAS, the City now desires to adopt a set of (9) findings to assist the City in evaluating the consistency of a project with Gov. Code Section 65360(b), as well as to provide development applicants with as much information and certainty as possible so that they can design projects that are reasonably likely to be consistent with the General Plan proposal being considered or studied, or which will be studied within a reasonable time; and

WHEREAS, the City's adoption of the nine (9) findings described under Exhibit I, Findings of General Plan Consistency for Pending Projects, in no way represents all of the interim standards and policies that the City may apply during the evaluation of a project; and

WHEREAS, the City retains its authority to add, modify, or eliminate interim policies and standards as the Draft General Plan concepts evolve and smaller, intermediate planning tasks and studies get underway or are completed; and

WHEREAS, the City's adopted Vision Book, Land Use Map Book, Park and Open Space Standards, and Draft Circulation Plan shall continue to be applicable to new and pending development proposals, as described in Finding No. 1 of Exhibit I, and shall be included in the City's Draft General Plan/Draft Environmental Impact Report for further study and review; and

WHEREAS, to the extent the City adopts, notices or publishes or otherwise makes available to decisionmakers and the public specific conceptual policies, standards or proposals for consideration in the Draft General Plan, it is the City's intent that such policies, standards or proposals be considered as General Plan proposals under consideration or study consistent with Gov. Code Section 65360(b), and proposed projects should be measured against those new proposals rather than inconsistent provisions in other interim City standards, policies, plans and/or the Sacramento County General Plan; and

WHEREAS, a public meeting on the expanded General Plan scope-of-services and findings for review of pending projects was held on July 18, 2005;

NOW, THEREFORE, the City Council of the City of Rancho Cordova does hereby resolve as follows:

1. To approve the expanded scope-of-services for the General Plan, as described in Exhibits A through H, attached hereto.

2. To approve the nine (9) findings related to the processing of projects and to use them in a manner consistent with Gov. Code Section 65360 while the preparation of a General Plan is underway, as described in Exhibit I attached hereto.

3. To the extent the City adopts, notices or publishes or otherwise makes available to decisionmakers and the public specific conceptual policies, standards or proposals for consideration in the Draft General Plan in the future, the City hereby finds that there is a reasonable probability that such policies, standards or proposals will be studied as a General Plan proposal and, therefore, proposed projects should be measured against those new proposals consistent with Gov. Code Section 65360(b), rather than measured again inconsistent provisions in other City standards, policies, plans and/or the Sacramento County General Plan.

4. To find that the adoption of the expanded General Plan scope-of-work is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines 15262 because the scope-of-work involves planning studies which are part of the preparation of the Draft General Plan/Draft Environmental Impact Report and the City Council has not approved, adopted or funded any future actions that may be proposed as a result of such planning studies.

5. To find that the adoption of the findings are exempt from the California Environmental Quality Act for the following reasons: (1) Findings 2 and 8 address funding for operational costs and do not constitute a project which has the potential to cause a significant effect on the environment pursuant to CEQA Guideline Section 15061(b)(3); (2) Findings 1, 6 and 7 are the re-articulation of policies and standards already adopted by the City Council and found to be categorically exempt under Section 15061(b)(3) on May 16, 2005; and (3) Findings 3, 4, 5 and 9 are categorically exempt for the reasons described in (a) through (e) below.

    a. The adoption of interim policies and standards is supported by Government Code Section 65360(b) because they enable the City to make the required findings that there is a reasonable probability that a proposed land use or action will be consistent with the General Plan proposal being considered or studied, or a General Plan proposal "which will be studied within a reasonable time;"

b. The interim policies and standards only will be employed by the City on a short-term basis while the environmental effects of such policies are comprehensively studied and evaluated as part of the Draft General Plan/Draft Environmental Impact Report;

c. The interim policies and standards are expected to help minimize adverse impacts on the environment while the City prepares its General Plan by requiring development proposed in the City to be consistent with a comprehensive and integrated set of policies and standards either in effect, or which the City expects eventually will be part of such General Plan;

d. All land use proposals and actions that the City evaluates relative to the interim policies and standards will undergo program or project-level site specific environmental review under the California Environmental Quality Act, so that the physical implementation of the interim policies and diagrams will comply in all respects with the California Environmental Quality Act;

e. In light of all of the foregoing circumstances, the adoption of the findings does not create the potential for causing a significant effect on the environment as described in CEQA Guidelines Section 15061(b)(3).

5. To make all portions of this resolution severable from one another. Should any individual component or any portion of this Resolution be found invalid and unenforceable by a court of competent jurisdiction, it is the City Council's intent and desire that the remaining portions of the Resolution continue in full force and effect.

PASSED AND ADOPTED this _____ day of _____, 2005, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____

KEN COOLEY, MAYOR OF THE
CITY OF RANCHO CORDOVA

ATTEST:

_____

LILLIAN HARE
CITY CLERK

GENERAL PLAN PRO FORMA SCOPE OF SERVICES

DESCRIPTION

As previously discussed with the City Council, staff considers a comprehensive fiscal review of the proposed land uses within the General Plan to be a crucial undertaking for the City. To date, City staff has conducted preliminary meetings with representatives of the firms Bay Area Economics and Ralph Anderson. Additionally, staff has reviewed the 10 year fiscal model developed by Charlie Long and implemented within the City of Citrus Heights.

In completing this task, staff proposes to fully analyze the costs associated with the overall operation of the City. While the General Plan Pro Forma will address the costs of capital improvements associated with development and the market feasibility of proposed land uses, the most immediate need of the City is to ensure the adequate funds are available to provide City services as the community grows. As such, the Pro Forma will consider a broad range of services, some not currently provided by the City.

Because not all projects are physically located in such a manner as to allow revenue generating commercial uses, the Pro Forma will consider the overall obligations of the City and the total anticipated revenues. It is not adequate for an individual project to demonstrate fiscal solvency for City services since it is quite likely projects that are predominantly or wholly residential will not generate adequate revenue for all direct and indirect City services. It is expected, however, that all projects will generate adequate revenue to fund law enforcement, maintenance of roads, street lights and public landscapes, and similar direct services.

At this time staff continues to review options for completing the Pro Forma, including the specific tasks that will be required, the selection of consultants and the determination of a refined cost estimate. However, based upon internal discussions the following general approach appears to meet the needs of the City and provide the fiscal assurances the City requires given Rancho Cordova's various financial constraints and the magnitude of development applications currently under consideration.

Staff is requesting Council authorization to proceed with refining the General Plan Pro Forma scope of services and with securing necessary consultant assistance to complete this work.

TASKS

Task 1 Conduct Preliminary Fiscal Analysis

A preliminary analysis of the overall fiscal implications of the General Plan is anticipated as an initial task. This initial analysis will provide a general understanding of fiscal issues and may identify major concerns related to proposed land uses. If such major concerns are identified, staff will return immediately to the City Council to discuss options for the Council on how to proceed.

Task 2 Conduct Preliminary Market Analysis

Concurrent with Task 1, staff anticipates a market analysis of proposed General Plan land uses. This preliminary market analysis would likely consider the viability of the total non-residential uses proposed within the General Plan, including commercial centers, the Downtown core, dispersed town centers throughout the community, and the likely absorption rate of these various uses. It is possible that this analysis will identify competing, or possibly incompatible, land use proposals within the Draft General Plan

Task 3 Modify Land Use Map (Optional, as needed based on Task 1 and Task 2)

If Task 1 or Task 2 identifies significant issues related to the balance of revenue and cost of services, the reasonable timing for development of revenue generating land uses, or incompatible land use proposals within the General Plan, then modifications to the General Plan Land Use Map or related General Plan policies might be required. Should such substantial concerns be identified, staff would propose Plan modification and/or develop detailed strategies to ensure fiscal viability as the City develops.

Task 4 Refined Analysis and Identification of Assurances

Following the initial analysis noted in Tasks 1 and 2, and any General Plan refinements required as described in Task 3, the General Plan Pro Forma team would conduct a refined analysis of revenues and costs associated with providing services and facilities in new development and a refined market analysis of near term (5 to 10 year) development. The results of this task would likely include specific measures to ensure the City's fiscal viability, possibly including requirements for secured funding sources to support the provision of City services, assurances from developers regarding the timing of various types of land uses or other measures as yet to be determined that would assure the City's fiscal solvency.

TIMELINE

Due to the complexity of this analysis, including the merging of fiscal issues with market considerations, it is likely that completion of the General Plan Pro Forma will require at least six months. If major fiscal or market absorption issues are discovered through this work, then revisions to the General Plan Land Use Map could be required and a review and possible further amendment to the General Plan schedule could be required.

RESPONSIBLE PARTY

The Finance Department will provide direction and guidance for the completion of the General Plan Pro Forma, with support provided by the General Plan team, various City departments, and selected consultants.

COST

As noted above, this scope of services requires further refinement. However, based upon preliminary discussions with consulting firms and the broad nature of the fiscal and market analysis required under the Pro Forma, a preliminary estimate for preparing the General Plan Pro Forma is $100,000. If Task 1 and/or Task 2 identify substantial issues related to funding services or the likelihood of development occurring as anticipated, then costs for these efforts

could increase due to the iterative nature of refining the Land Use Map and the subsequent additional fiscal/market analysis that might be required.

FUNDING SOURCE

It is anticipated that the funding source for this portion of the General Plan Scope expansion would be accommodated in the General Plan fee. Staff recommends the City Council direct staff to conduct a review and update of the General Plan Fee Study to ensure the General Plan Cost Recovery Fee is adequate to fund this work.

PARKS AND OPEN SPACE SCOPE OF SERVICES

DESCRIPTION

Core park issues are an increase in park requirements to seven (7.0) acres of parks per 1,000 residents, how parks in new development will be configured, and what facilities should be provided within parks. The City has yet to establish guidelines for a balance between large community parks and small neighborhood parks, determine a basic allocation of land between active recreation fields and passive recreation areas, or clearly address how increased residential density will affect the types of parks required by residents. These and many other park design issues have significant implications in the review of Pending Projects.

The City has adopted a policy requiring open space within new development and is currently working with the firm MIG to define our expectation of open space. It is likely this effort will require three (3) months to complete, present to the development community, submit to the Planning Commission and bring forward to the City Council for action.

Due to the importance of park and open space amenities with the community, particularly for higher density residential, it would be desirable to resolve the park and open space standards prior to finalizing the General Plan. Additionally, the chosen park and open space standards may influence the outcomes of the General Plan Pro Forma in that the land dedication, park improvement fees and maintenance associated with these facilities will be significant costs for which developers and future residents will be obligated.

TASKS

Task 1 Refine Park Standards

The Cordova Recreation and Park District (Park District) has undertaken a comprehensive revision of park requirements for land within the City boundaries. Ultimately the City must establish its policy for requiring park facilities and the effort of determining appropriate standards has become a major focus of City staff efforts. Specific tasks remaining to be completed include:

- Review amenities list
- Coordination with and direction to Park District
- City Attorney participation
- Development community outreach
- Workshop with City Council

Task 2 Draft Open Space Performance Standards

The City has engaged the services of the firm MIG to assist with preparing Open Space Performance Standards, and the City has entered into a contract with MIG to complete this work. Specific tasks associated with this work include:

- Under City direction, MIG to prepare draft Open Space Performance Standards

- Coordination between City Council and Park District
- Development community outreach
- Workshop with City Council

Task 3 Community Outreach

Due to the significance of park and open space amenities within the City, it is recommended that additional focused outreach to the community be provided.

- Conduct a GPAC community workshop on Park and Open Space Standards

TIMELINE

Major efforts on this work will be completed by September 15, 2005, with additional refinement likely to occur until December 2005 and possibly continuing during the formal public hearing/adoption process during early 2006.

RESPONSIBLE PARTY

The General Plan team will provide overall coordination on inclusion of Park Standards within the General Plan, with technical support provided by the Planning Department and the City Attorney's office. The Planning Department will serve as lead staff on the Open Space Performance Standards, with technical support and document production provided by MIG, and legal review provided by the City Attorney's office.

COST

Due to the complexity of legal issues associated with Park and Open Space Standards, it is difficult to accurately predict the cost of completing these tasks. Given the cost of the MIG contract and the need for coordination by the General Plan team and the Planning Department, it is likely the costs for this work will be at least $75,000, and could be substantially higher if significant work is required of the City Attorney's office.

FUNDING SOURCE

It is anticipated that the funding source for this portion of the General Plan Scope expansion would be accommodated in the General Plan fee. Staff recommends the City Council direct staff to conduct a review and update of the General Plan Fee Study to ensure the General Plan Cost Recovery Fee is adequate to fund this work.

CAPITAL IMPROVEMENT/ROADS PLANNING SCOPE OF SERVICES

DESCRIPTION

As a parallel process to the General Plan, the City has been updating its Capital Improvement Plan (CIP) and Traffic Impact Fee. The General Plan team has been working closely with Public Works Staff and the fee consultants to develop, evaluate, and refine land use assumptions associated with the Draft Land Use Plan to a level of detail that is more refined than those presented in the Draft Land Use Map Book and effort not anticipated in the original scope of services. The tasks below identify additional efforts associated with the CIP project and other transportation projects that are outside the original General Plan scope of services for the Circulation Element of the project.

TASKS

Task 1 Develop Detailed Land Use Assumptions for Circulation Planning

The first task for this phase includes developing detailed land use assumptions for each of the City's land use categories as described in the Draft Land Use Map Book. These assumptions have been developed to yield residential unit counts, retail and non-retail jobs, number of school students, and other factors. This effort is geographically based and broken down by Traffic Analysis Zones. The output is then "reduced" from buildout potential to a "year 2030" benchmark, as requested by City staff.

This task also includes the creation of existing conditions data for the entire General Plan Planning Area utilizing data from the existing condition survey completed in the spring/summer of 2004. The data is calibrated to provide the same dataset as for buildout (dwelling units, jobs, students, etc).

Output data from the land use model is summarized in two ways: first, by Traffic Analysis Zone as requested by the traffic consultant; second, by developed and undeveloped lands within and outside the City as requested by the fee consultant.

Task 2 Technical Review and Revision to Land Use Assumptions/Distribution

Once the outputs from Task 1 have been summarized as requested by City staff, it is presented for technical evaluation to City staff and its consultant team. Part of this evaluation involves ensuring that land use mixes adequately reflect the intent of the Draft Land Use Map Book and City Vision for new growth areas. Based on feedback, the General Plan team will refine the assumption set for traffic modeling and infrastructure cost distribution purposes.

Task 3 Evaluation of Results/Refine System and/or Assumptions as Appropriate

Results of the refined data set, and the accompanying proposed CIP, will be evaluated by stakeholders, public, and decision makers. Based on cost estimates for building the system, the City will review and may reconsider ("truth") the system improvements based on costs, construction feasibility or other factors. Once staff has received direction to modify the Circulation System and/or corresponding land use assumptions, the General Plan team will

modify the database (preferably using the PLACE^{3}S model) and refine the Circulation Plan accordingly.

Task 4 Additional Circulation System Modifications

In addition to the Circulation System modifications listed in Task 3, there are several significant local and regional transportation and transit issues being considered and analyzed (e.g., connector road, Sunrise Reliever, Bus Rapid Transit, grade separated crossings). The General Plan team has been participating in these discussions and will continue to work toward resolution so that the City's Circulation Plan can reflect the current policy direction of the City Council, as well as regional and state agencies.

Task 5 Transit System/Transit Master Plan

The traffic volumes facing Rancho Cordova, generated both by City development and by regional growth, require that consideration be given to public transit options. While Regional Transit provides various transit services within and through the City (light rail, bus transit, etc.), additional local transit programs guided by the City could provide substantial improvements in convenience for transit riders.

City staff proposes that a City Transit Plan be prepared to resolve outstanding questions related to transit, including:

- ✓ How will transit be provided in developing areas south of Highway 50 and east of Sunrise?
- ✓ What form will Bus Rapid Transit (BRT) and where will BRT routes be located?
- ✓ Will the City sponsor local transit programs such as local fixed trolley, jitney routes or other services to enhance the value of Regional Transit services?

To date, a detailed plan for preparing the Transit Master Plan has not been finalized. The preliminary approach is that staff will contract with an appropriate transit planning consultant and prepare a City Transit Master Plan that will be coordinated with and supportive of Regional Transit's programs within the City.

TIMELINE

This phase is being completed in conjunction with Public Work's Capital Improvement Plan/Traffic Impact Fee update. Tasks 1 and 2 have been completed. PMC is currently working in conjunction with Public Works and its consultant team to refine the assumptions as described in Task 3. Tasks 4 and 5 will be completed in the next 4 to 5 months.

RESPONSIBLE PARTY

PMC has been the responsible party for creating land use assumptions and coordination the calculations for the land use model. The Public Works Department has and will continue to provide direction and guidance on circulation planning and transit programs.

COST

It is estimated that Tasks 1 through 4 will cost approximately $40,000. The estimated cost for preparing a Transit Master Plan as described in Task 5 is $50,000, however, additional consideration and discussion with qualified consultants is required to refine and confirm this estimate.

FUNDING SOURCE

The funding source for this portion of the General Plan Scope expansion would be a combination of the General Plan Fee, funds available through the CIP effort, and transit funds from Regional Transit. Staff will pursue alternative funding sources, but recommends the City Council direct staff to conduct a review and update of the General Plan Fee Study to ensure the General Plan Cost Recovery Fee is adequate to provide funding as needed to complete this effort.

DOWNTOWN VISION SCOPE OF SERVICES

DESCRIPTION

The goal of this new phase of the General Plan is to create a clear vision for Downtown Rancho Cordova that promotes the success of the district while balancing the needs of residents with the demands of the marketplace. As part of the process, goals, policies, and implementation strategies/actions will be crafted and made a part of the General Plan. Potential modifications to the Draft Land Use Map will be identified and forwarded to Council for direction.

This phase of the General Plan will help to answer the following questions associated with the Downtown:

- How big should the Downtown be? What is the ideal size that promotes economic vitality and supports an active and memorable destination place?
- How does the District integrate with surrounding development (neighborhoods, businesses, office complexes) and existing conditions (freeway access, over crossing, visibility)? If the size of the Downtown changes, what is the resulting influence upon surrounding neighborhoods, villages, and corridors?
- How does the Downtown relate to/impact other commercial and office development within Rancho Cordova and the Planning Area? Will commercial activity in the Downtown reduce the need for commercial uses in other parts of the City? What use would be unique to the Downtown?
- What is the right mix of uses for Downtown (retail, office, residential, civic and service, cultural and entertainment, other destination uses)?
- What does Downtown look like physically? What is its character? How tall are the buildings? Are there large setbacks, or are buildings close to the street? What does the streetscape look like?

TASKS

Task 1 Existing Conditions Study

This first task will evaluate the existing conditions of the Downtown area. The objective of this task is to gain a better understanding of what the Downtown, in its present size, scale, and scope looks like today. As part of the task, a field study will be conducted, looking at:

- The existing mix of uses (more detailed than the survey conducted under the General Plan)
- Location of businesses
- Level of parcelization/ownership
- Heights of individual buildings
- Types and scales of right-of-way, including conditions of the roadway and widths of sidewalks
- Other physical features of the Downtown area

Task 2 Case Studies

The case studies task will provide further investigation of what other jurisdictions have done with their Downtown to establish a vision, promote development and redevelopment, and create a quality destination place within their City and larger regional setting. This task would investigate whether there are there ideas, concepts, programs, or features that Rancho Cordova can adopt to meet the local need, with an emphasis on communities that have sought to create or recreate downtown cores.

As part of this task, PMC is proposing downtown tours (actual and/or virtual) around California and the western United States. Four options are available to the City on how this could be done:

- Option 1: Have staff visit a select group of places and provide imagery showcasing the sample downtowns (Virtual Tour).
- Option 2: Invite City Council and Planning Commissioners to tour selected downtowns. Staff would then present the conclusions of these tours during a subsequent workshop.
- Option 3: City Council and Planning Commission members who are willing to participate in site visits are divided into two, three, or four groups (depending on level of interest) and taken on selected weekends to visits a group of communities (i.e. one group may go to Southern California; one to Northern California communities; one to Colorado or Utah; etc). During the trip, participations would identify features about the downtowns that they would like to see in Rancho Cordova. The groups will then share their information with each other at a subsequent workshop.
- Option 4: Invite key persons from other jurisdictions with successful downtowns (i.e. Economic Development Directors, Chamber of Commerce, Planning, Pubic Works, Finance, etc.) to come to Rancho Cordova to talk about what works and does not work in their downtowns.

Task 3 Visioning

Task 3 will define the vision for Downtown. This task includes a great deal of public participation and outreach, including:

- A Public Survey that gathers information on quality of life, preferred direction, pace and type of community growth, economic development practices, and Rancho Cordova's general role in Sacramento County. Survey results will be available for public review once tabulated. This task could be shared with other efforts conducted for the City to reduce the overall costs of the task.
- A Visual Preference Survey that showcases images of other Downtowns, both positive and negative, and solicits feedback from members of the community. The Visual Preference Survey will help to define the anticipated look and feel of the Downtown by gaining an understanding of the community's preference for different features, design concepts, and uses that may be located within Rancho Cordova's Downtown. Additionally, it will allow community members to participate in the planning process without requiring them to be at a public meeting. The survey will be conducted both in print and on the City's website.
- A Community Downtown Vision Workshop and Charrette where residents, property owners, and other interested groups and individuals in the City will discuss and develop a range of planning ideas. This workshop will be a "hands-on" outreach effort whose

primary goals are to extract and understand the community's preference in development style and urban character. The workshop will help stakeholders find common interests and agreement on the future of Downtown Rancho Cordova.

Task 4 Policies and Practices

Task 4 will identify policies and practices that can help influence the development of the downtown. These policies, programs, and incentives would be included in the General Plan in the form of goals, policies, and actions. It is anticipated that a subsequent detailed plan (e.g., Specific Plan, Special Planning Area) would be necessary for successful implementation and that the efforts could be coordinated with Redevelopment and Economic Development efforts.

Task 5 Optional and Recommended 3-D Model

A digital visualization simulation is an exciting new way to develop and communicate design ideas. The team is recommending that the City pursue an optional task of creating a 3-D model of the Downtown area. The model would be created in two phases. The first would illustrate the existing conditions of the site, showing existing buildings and street right-of-ways. The second phase would translate the vision as described in Task 4 into vivid imagery. The final product would merge the two models together to demonstrate the effects of the proposed changes.

Alternatively, the City may elect to only pursue a model for only a portion of the Downtown area. The Target and Mervyn's shopping centers at Zinfandel Drive, Folsom Boulevard, and Olsen Drive would be an ideal area. Additionally, this task could be merged with a comparable task for the Folsom Boulevard Specific Plan.

TIMELINE

This work will be completed by November 2005 in accordance with the revised General Plan project schedule. Task 1 is to be completed by September 1; Task 2 by mid September; Task 3 by mid October; and Task 4 by the end of October. Optional Task 5 will be broken into two subtasks that will run concurrently with their associated tasks (i.e. the existing conditions model will be made during Task 1) and would be completed in conjunction with Task 4 in late October.

RESPONSIBLE PARTY

PMC staff on the General Plan team will work with our urban designers and public relations team to complete this Downtown visioning effort.

COST

The estimated cost of completing this work is between $48,000 and $55,000 – depending upon the option for touring Downtowns as listed in Task 2. The optional task to conduct 3-D modeling for all of the downtown is estimated to be an additional $12,000.

FUNDING SOURCE

It is anticipated that the funding source for this portion of the General Plan Scope expansion would be accommodated in the General Plan Fee. Staff recommends the City Council direct

staff to conduct a review and update of the General Plan Fee Study to ensure the General Plan Cost Recovery Fee is adequate to fund this work.

PLACE^{3}S SCOPE OF SERVICES

DESCRIPTION

As part of the development of the General Plan, a need has been identified to create accurate long-range predictions of development potential within the General Plan Planning Area. The PLACE^{3}S software tool was developed by the State of California Energy Commission in partnership with the Oregon Department of Energy and the Washington State Energy Office. PLACE^{3}S stands for **PLA**nning for **C**ommunity **E**nergy, **E**conomic, and **E**nvironmental **S**ustainability. The system was originally designed to help jurisdictions enhance the sustainability of their communities, but in recent years, as the software has been further developed and refined, local and regional agencies have used the software to evaluate growth scenarios and the associated impacts.

The use of PLACE^{3}S will allow the City to create and evaluate land use scenarios of varying complexity in a very time efficient manner that leads to greater reliability and certainty for future development and redevelopment within the City.

TASKS

Task 1 Existing Conditions

Task 1 of the PLACE^{3}S analysis will be the creation of an existing conditions base map to help in the analysis. This data can be used to compare the change in community statistics (i.e. dwelling units, population, jobs by sector, etc) over the life of the General Plan. The existing conditions survey completed for the General Plan in the spring and summer of 2004 will be converted into the PLACE^{3}S system.

Task 2 January/May Draft Land Use Map

Task 2 will be the conversion of the January/May Draft Land Use Map (as adopted by the City Council in May, 2005) into the PLACE^{3}S system. In addition to applying land uses, projection assumptions such as units per acre and jobs per acre will be included. The objective is to create a more accurate set of projections for development than currently exists in the Draft Land Use Map Book.

Task 3 Project Alternatives

Up to four alternatives will be created and analyzed as part of the PLACE^{3}S phase. These alternatives may be carried over in some fashion to the Environmental Impact Report phase of the project to assist with their alternatives analysis. Staff will work with public and decision makers in the development of alternatives to ensure consistency with the City's vision and the results of other ongoing efforts (e.g., General Plan Pro Forma).

Task 4 Final Land Use Map

The Final Land Use Map will be developed based upon the alternatives designed in Task 3, input by the GPAC, and ultimately direction from the City Council. Once completed, the map

will be converted into the City's existing GIS system. The City can update and continue to utilize the features of the model to reflect actual development, evaluate individual project alternatives, and to project return on investment output for land use and development decisions.

TIMELINE

This work will be completed by November 2005 in accordance with the revised General Plan project schedule. Its completion has been timed in conjunction with the preparation of the Final Draft Land Use Map in November and December 2005. Tasks 1 and 2 are expected to be completed by early August. Alternatives will be developed and analyzed between mid August and early October 2005. This work will lead to the development of the Final Draft Land Use Map during October 2005.

RESPONSIBLE PARTY

PMC staff, working in conjunction with City staff, will facilitate the set up, development, and use of the PLACE^{3}S software. SACOG staff will be a valuable resource in assisting the City with the development of a model uniquely tuned to Rancho Cordova.

COST

The estimated cost of completing this work is $48,000.

FUNDING SOURCE

This additional work would support both the General Plan effort and the Traffic Impact Fee effort. The primary funding source for work on the PLACE^{3}S phase would be from the General Plan Fee. Staff is recommending that the City Council consider a minor increase in the General Plan cost recovery fee. Some costs could be shared with the update to the Traffic Impact Fee, as projections generated for the Land Use Map can also be used for that project. It is anticipated that the funding source for this portion of the General Plan Scope expansion would be accommodated partially through the General Plan fee and partially through the Traffic Impact Fee. Staff recommends the City Council direct staff to conduct a review and update of the General Plan Fee Study to ensure the General Plan Cost Recovery Fee is adequate to fund this work.

ADDITIONAL REVIEW/REVISION PERIOD SCOPE OF SERVICES

DESCRIPTION

In discussing the schedule of the General Plan, staff received comments from members of the Council regarding the need for adequate public hearings within the Plan adoption process. The six-month extension allows additional time for consideration of significant issues and Draft Elements not afforded under the original project scope and schedule. The attached scope proposes additional study sessions for joint GPAC and Council consideration of key issues as outlined in the attached General Plan extended schedule. It is anticipated that the additional six (6) to ten (10) study sessions and public meetings proposed within this task will both result in a better General Plan and will facilitate the adoption of the Plan through a greater foundation of public input and participation prior to formal hearings. Preparation, attendance and follow up work associated with additional workshops and public meetings account for the substantial majority of the additional cost for this task.

TASKS

Task 1 GPAC Review of Elements, Second Review

To date, the General Plan Advisory Committee (GPAC) has reviewed each of the draft General Plan Elements. Due to the previous adoption schedule of December 31, 2005, the GPAC's review of elements was accomplished in a limited time frame and the GPAC has not yet reviewed the revised elements. This task will allow the GPAC a second review of all draft elements prior to publication of the Draft General Plan for public review.

Task 2 Additional Community Outreach

A variety of additional community outreach efforts are described in the topic specific scopes accompanying this report. These outreach efforts will occur over the next six months and the process and costs for focused community outreach are considered within the other topic specific scopes provided with this report.

Task 3 Consultation with the Development Community

Staff proposes to conduct additional outreach and coordination with the development community through the BIA and other meeting venues as available. Staff proposes that regular meetings on General Plan progress be conducted outside the GPAC and other City meetings to allow the development community to better understand the General Plan process and to participate in solving the challenges faced by the City with regard to urban development and achieving the City's vision.

TIMELINE

This effort will be conducted in both an on going manner as the General Plan continues to evolve and through focused efforts during the formal hearing and adoption process.

RESPONSIBLE PARTY

The General Plan will be responsible for coordinating the outreach and public review efforts described within this scope section.

COST

The additional review described herein is partially considered within the topic specific scopes accompanying this report, and therefore are partially funded through those estimates. It is estimated that additional public outreach efforts not considered within the accompanying scopes will cost and additional $18,000 for staff work and related direct expenses.

FUNDING SOURCE

It is anticipated that the funding source for this portion of the General Plan Scope expansion would be accommodated in the General Plan Fee. Staff recommends the City Council direct staff to conduct a review and update of the General Plan Fee Study to ensure the General Plan Cost Recovery Fee is adequate to fund this work.

GENERAL PLAN EIR SCOPE EXPANSION

DESCRIPTION

The Rancho Cordova General Plan EIR scope will be expanded to address expansion of the General Plan work effort that will have potential effects on the environmental analysis (e.g., PLACE^{3}S analysis and capital improvement plan/roads planning) and expand the water supply analysis to address in further detail concerns identified in on-going litigation of the Sunrise-Douglas Community Plan/Sunridge Specific Plan EIR. This expanded scope for the EIR will also address redevelopment planning activities in the City. The scope for this task has been prepared in conjunction with the firms of EDAW and WRIME, Inc., and City staff considers the estimated costs to be reasonable given the current understanding of this task. However, staff requests authorization to negotiate further with prospective consultants and to negotiate with other consulting firms as determined appropriate.

TASKS

Task 1 Project Description and Background Expansion and Draft EIR Technical Analysis

Planning staff is already tasked (as part of the current General Plan EIR scope) to prepare an adequate Project Description pursuant to the requirements of CEQA. The Project Description that has been currently developed will be expanded to include the expanded components of the General Plan (e.g., capital improvement plan/roads planning, parks and open space standards refinement) to ensure that the potential environmental effects of these modifications are adequately considered in the EIR. In addition, the EIR will include a description of City-proposed redevelopment planning efforts (e.g., anticipated Redevelopment Plan) in order to address the environmental effects and provide CEQA clearance for redevelopment activities.

These additional items to the Project Description will be addressed in each of the individual technical sections of the Draft EIR.

Task 2 Environmental Analysis - Provision of an Assumptions Sections

A new technical section will be added to the Draft EIR that provides a detailed description of development assumptions used in the General Plan process associated with land use and development intensities, anticipated market absorption and build-out projections for City and Planning Areas. This would include a description of the use of the PLACE^{3}S software. The General Plan development assumptions will be the basis of the technical analysis provided in the Draft EIR.

Task 3 Environmental Analysis – Transportation and Circulation/Public Services and Utilities

The Transportation & Circulation and Public Services & Utilities sections of the EIR are already included in the existing General Plan EIR scope. However, the technical analyses in both sections will be expanded to take into account capital improvement plan/roads planning and parks and open space standards refinements of the General Plan.

Task 4 Environmental Analysis – Water Supply Technical Appendix

In order to provide further detail regarding expected water supply sources for the City (e.g., water sources currently identified in the Sacramento County Water Agency Zone 40 Master Plan), anticipated water demands associated with General Plan development, the anticipated environmental effects, identify if impacts will occur to the underlying groundwater basin including effects on sustainable yield and contaminant plume migration, groundwater recharge, and impacts to surface water bodies, a detailed technical memorandum on water supply sources and demands will be prepared by EDAW and WRIME, Inc. This additional analysis is intended to address concerns that have been raised in on-going litigation regarding the Sunrise-Douglas Community Plan/Sunridge Specific Plan EIR and provide the City with a highly defensible, comprehensive water supply analysis. Staff will incorporate the analysis and recommended mitigation measures provided by EDAW and WRIME, Inc. into the EIR. (A copy of EDAW's proposed work plan and budget is provided in Appendix A.)

TIMELINE

This work will be completed within the Administrative Draft EIR/Draft EIR component of the schedule revised General Plan project schedule (February 14, 2006).

RESPONSIBLE PARTIES

Responsible partiers for tasks noted within this Scope section include PMC staff, the Public Works Department, the Planning Department, the City Attorney, EDAW and WRIME.

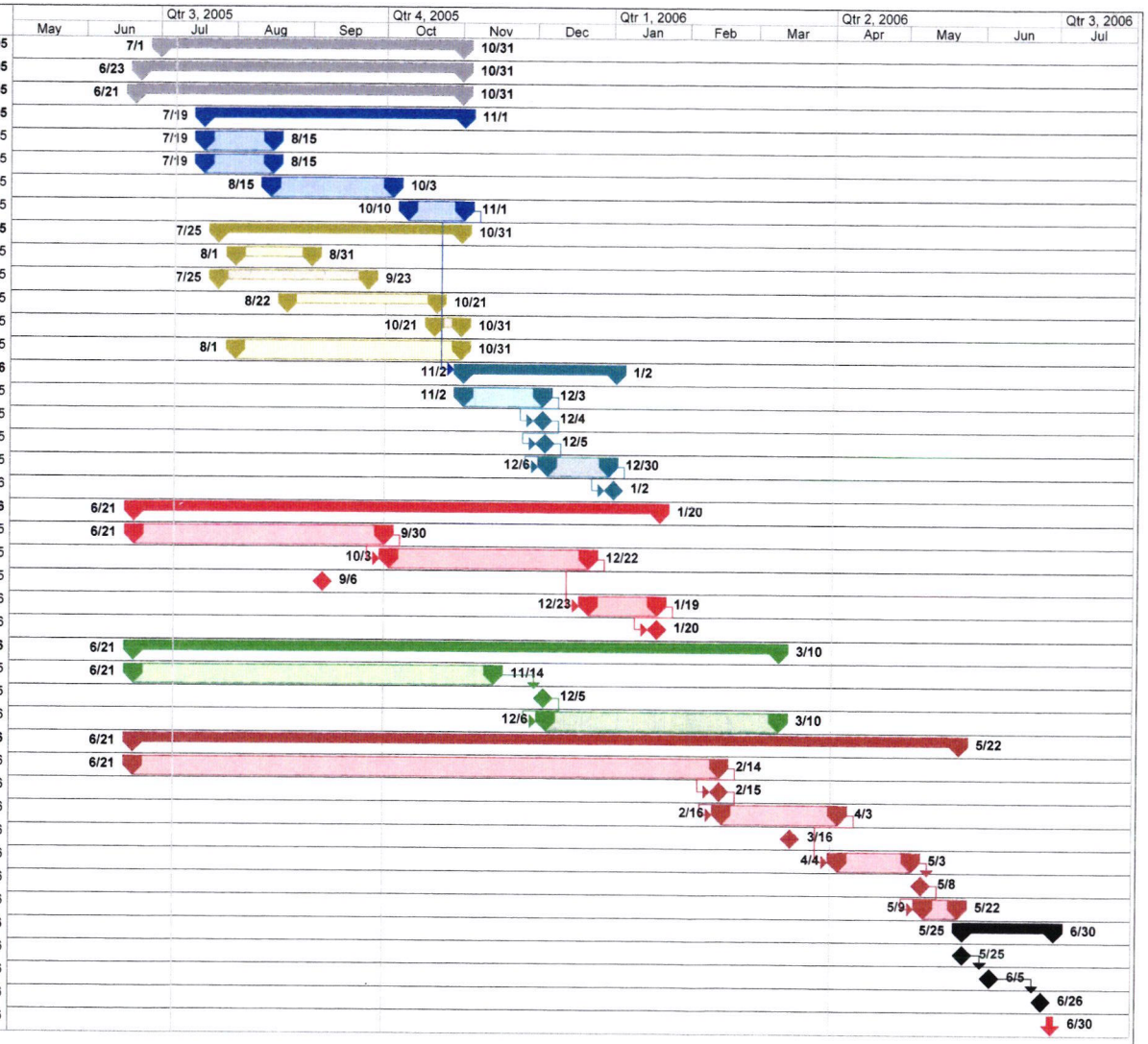
COST

The total cost of the expanded EIR scope is $209,700, which includes an estimated cost for PMC and City Staff to complete this work effort ($49,700) and an estimated cost for EDAW and WRIME, Inc. to conduct their analysis and provide the City with a technical memorandum for use in the EIR ($160,000).

FUNDING SOURCE

The anticipated funding source for this portion of the General Plan Scope expansion would be either the General Plan Fee, supplemental funding for water analysis provided directly by developers, or a combination of these funding sources. Staff recommends the City Council direct staff to explore these two funding sources and to conduct a review and update of the General Plan Fee Study as needed to ensure the General Plan Cost Recovery Fee is adequate to fund this work.

ID	Task Number	Task Name	Start	Finish
1	**1**	**General Plan Pro Forma**	**Fri 7/1/05**	**Mon 10/31/05**
3	**2**	**Parks and Open Space Standards**	**Thu 6/23/05**	**Mon 10/31/05**
5	**3**	**CIP/Roads Planning**	**Tue 6/21/05**	**Mon 10/31/05**
7	**4**	**PLACE3S/Land Use Analysis**	**Tue 7/19/05**	**Tue 11/1/05**
8	4.1	Existing Conditions	Tue 7/19/05	Mon 8/15/05
9	4.2	Draft Land Use Map	Tue 7/19/05	Mon 8/15/05
10	4.3	Alternatives	Mon 8/15/05	Mon 10/3/05
11	4.4	Final Draft Land Use Map	Mon 10/10/05	Tue 11/1/05
12	**5**	**Visioning Downtown**	**Mon 7/25/05**	**Mon 10/31/05**
13	5.1	Existing Conditions Study	Mon 8/1/05	Wed 8/31/05
17	5.2	Case Studies	Mon 7/25/05	Fri 9/23/05
22	5.3	Visioning	Mon 8/22/05	Fri 10/21/05
28	5.4	Policies and Practices	Fri 10/21/05	Mon 10/31/05
30	5.5	Optional 3-D Model	Mon 8/1/05	Mon 10/31/05
31	**6**	**Land Use Element and Land Use Map**	**Wed 11/2/05**	**Mon 1/2/06**
32	6.1	Revise Draft Element	Wed 11/2/05	Sat 12/3/05
33	6.2	Presentation of Draft Element and Land Use Map #1	Sun 12/4/05	Sun 12/4/05
34	6.3	Presentation of Draft Element and Land Use Map #2	Mon 12/5/05	Mon 12/5/05
35	6.4	Refine Land Use Map	Tue 12/6/05	Fri 12/30/05
36	6.5	Adoption of Final Land Use Map	Mon 1/2/06	Mon 1/2/06
37	**7**	**Housing Element**	**Tue 6/21/05**	**Fri 1/20/06**
38	7.1	Draft Housing Element	Tue 6/21/05	Fri 9/30/05
39	7.2	Housing Element Review by HCD (60 day)	Mon 10/3/05	Thu 12/22/05
40	7.3	City Council/GPAC Study Session	Tue 9/6/05	Tue 9/6/05
41	7.4	Revisions to Housing Element	Fri 12/23/05	Thu 1/19/06
42	7.5	City Council Adopts Housing Element	Fri 1/20/06	Fri 1/20/06
43	**8**	**All Other Elements**	**Tue 6/21/05**	**Fri 3/10/06**
44	8.1	Revise Draft Elements	Tue 6/21/05	Mon 11/14/05
45	8.2	Presentation of Draft Elements	Mon 12/5/05	Mon 12/5/05
46	8.3	Public Review of Draft Elements	Tue 12/6/05	Fri 3/10/06
47	**9**	**Environmental Impact Report**	**Tue 6/21/05**	**Mon 5/22/06**
48	9.1	Staff Drafts Admin DEIR	Tue 6/21/05	Tue 2/14/06
49	9.2	Release DEIR for Public Comment	Wed 2/15/06	Wed 2/15/06
50	9.3	Comment Period for DEIR	Thu 2/16/06	Mon 4/3/06
51	9.4	Planning Commission Hearing on DEIR	Thu 3/16/06	Thu 3/16/06
52	9.5	Staff Drafts FEIR	Tue 4/4/06	Wed 5/3/06
53	9.6	Release FEIR	Mon 5/8/06	Mon 5/8/06
54	9.7	Public Review of FEIR	Tue 5/9/06	Mon 5/22/06
55	**10**	**Final Adoption Steps**	**Thu 5/25/06**	**Fri 6/30/06**
56	10.1	Planning Commission - send recommendations to CC to adopt GP and c	Thu 5/25/06	Thu 5/25/06
57	10.2	City Council Hearing 1	Mon 6/5/06	Mon 6/5/06
58	10.3	City Council Hearing 2 - Adopt General Plan and Certify EIR	Mon 6/26/06	Mon 6/26/06
59	10.4	Revised State Deadline to Adopt General Plan and Certify EIR	Fri 6/30/06	Fri 6/30/06



Rancho Cordova General Plan
Updated Project Timeline
Date: Thu 7/7/05

Task Milestone Summary Deadline

FINDINGS OF GENERAL PLAN CONSISTENCY OR PENDING PROJECTS

1. The project is consistent with the General Plan Vision Book, General Plan Land Use Map Book, General Plan Draft Circulation Plan and other policies that there is a reasonable probability will be adopted in the General Plan effort.
2. The project provides all funding required for all operational costs that will be incurred by the City when providing services to the project. Such revenue contributions and municipal expenses must be considered at both the project level and in the context of the entire City. In order to provide evidence relevant to this finding, any project larger than either fifty residential parcels or 50,000 non-residential square feet of potential development shall either:
    - (a) wait until the General Plan Pro Forma is completed by the City, and then demonstrate that the project satisfies this finding based upon the General Plan Pro Forma; or
    - (b) proceed before the City completes the General Plan Pro Forma by preparing a project Pro Forma that is consistent with the following guidelines:
        - (i) The developer consults with the City to determine the scope of project Pro Forma analysis required based on the size, physical location and potential for revenue generation of the given project;
        - (ii) City must review and approve developers Pro Forma scope and proposed consultant team prior to initiation of fiscal analysis;
        - (iii) The developer's project Pro Forma must include both an analysis of revenue generation and City costs (including capital improvements and operational costs) and a market analysis to determine the likely timing of construction of revenue generating land uses;
        - (iv) The developer proposes measures within the project Pro Forma that ensure adequate revenue will be available to fund capital and operational costs associated with the project, as may determined necessary by the final General Plan Pro Forma analysis;
        - (v) In the event the project Pro Forma is not conclusive to the satisfaction of the City, potential assurances the developer could provide to the City include, but not limited to: (1) authority to redesignate a portion of a project; and (2) activation of a special tax assessment; and,
        - (v) City shall conduct a peer review of any project Pro Forma prepared by an applicant prior to relying upon such evidence in the review and consideration of a project.
3. The project provides all facilities necessary to ensure its orderly development within the City. Evidence that the City will consider in making this finding shall include, but not be limited to, the most recent public: staff reports, nexus studies, capital improvement plans, and City consultant reports.

4. The applicant demonstrates that the project will adequately deliver road and circulation improvements, including:
    - Provide funding for circulation improvements consistent with the ultimate City Capital Improvement Plan; and,
    - Provide road improvements consistent with "improvement thresholds" as established within the Sunridge Specific Plan or as amended under the City's current thresholds analysis.
5. The applicant demonstrates that the project will be consistent with the planned circulation improvements under consideration by the City, including:
    - The Elk Grove/Rancho Cordova/El Dorado Hills Connector Road;
    - Transit improvements, including RT Light Rail and Bus Rapid Transit services, and local transit enhancements along Jaeger Road and the Rancho Cordova Parkway; and,
    - Other such circulation improvements as identified within the Draft General Plan or under consideration at the time of project
6. Within the boundaries of the project, the project provides seven acres or improved park land per one thousand residents. Residential projects of fifty or fewer parcels and projects that have no residential parcels shall pay a fee determined by the City in lieu of this requirement. The City anticipates that, prior to General Plan adoption, it will refine this finding based upon additional staff work and further input from developers and other stakeholders.
7. Within the boundaries of the project, the project provides a minimum of ten percent of the project area is accessible open space. Resource areas that have significant restrictions on access and/or the construction of trails and related improvements shall not be used to satisfy this requirement. Open space areas that may be used to satisfy this requirement include, without limitation, areas where trails, trail access points, trail nodes, and related improvements may be constructed. The City anticipates that, prior to General Plan adoption, it will refine this finding based upon additional staff work and further input from developers and other stakeholders.
8. The project will provide sufficient funding for park improvements, and on-going operation and maintenance of parks and open space, including without limitation, ongoing maintenance and operation of public facilities and project-related improvements, whether such facilities and improvements are located within or outside project boundaries.
9. To the extent applicable, the project either contributes to the establishment of a vibrant Downtown District or at a minimum will not undermine development of a Downtown District. Determination of whether a project contributes to or affects the creation of a vibrant Downtown include:
    - Physical location. If a project is located within one mile of the boundaries of the Downtown, the proposed land uses and physical improvements (roads, parks, public facilities, etc.) of the project shall be evaluated for compatibility with the City's Downtown vision.

- Proposed uses. No project located within three miles of Downtown shall include non-residential uses that, by virtue of type or scale, are determined to be detrimental to the successful development of the Downtown.

The above findings are intended to be standards that a project must satisfy in order for the City to have the legal authority to approve it. Again, the standards reflect what it is reasonably probable may become requirements of the City's final General Plan. The burden of providing evidence to make these findings will be on applicants.

MEMORANDUM

DATE: July 18, 2005

TO: Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: DRAFT 7-YEAR ANATOLIA ROAD REPAIR AND MAINTENANCE AGREEMENT

RECOMMENDATION

Staff recommends that the City Council conceptually approve the draft 7-year Anatolia Road Repair and Maintenance Agreement regarding the subject villages. Approval of the draft agreement will provide for increased Developer funded maintenance of streets not meeting City standards within the Anatolia Subdivision, and a decreased potential for road hazards and public nuisance.

BACKGROUND

In March of 2005 City Staff was notified of numerous areas of settlement within paved areas of the Anatolia subdivision. Since the original observations in March, numerous additional failures have been observed and more failures may develop in the future. To assist in resolving the issue, Public Works has met with the Developer on a weekly basis and performed numerous site visits.

The current condition of the streets is not addressed in the original Subdivision Improvement Agreements and, therefore, an additional Road Repair and Maintenance Agreement (Agreement) is required. A draft version of the Agreement is included as attachment A. In summary, the draft Agreement includes, but is not limited to, the following:

- The Developer shall provide a 7-year warranty.
- Localized repairs shall be performed to the satisfaction of the City on an as-needed basis for the duration of the 7-year warranty period.
- After pavements and/or underlying soils have generally stabilized, all streets within the Villages shall be completely resurfaced to meet City Construction Standards. Resurfacing shall generally consist of grind and overlay or Slurry Seal. The asphalt overlay or slurry seal is required to

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reduce water intrusion and pavement failure at seams resulting from pavement cuts associated with repair of settled areas.

- The Developer shall post bonds sufficient to cover required maintenance and resurfacing. City Staff is currently evaluating the required bond amount based on estimated quantities.

The attached draft Agreement is prepared specifically to address construction within the Anatolia I & II development by Lennar Renaissance Inc. Agreements of a similar form and scope will be required for many of the remaining subdivisions constructed by other developers.

Staff requests conceptual approval of the draft Agreement. In addition, Staff requests that the City Council authorize the City Manager, or designee, to approve future agreements of a similar form for the remaining villages of Anatolia I and Anatolia II.

Attachments:

1. Resolution
2. 7-year Anatolia Road Repair and Maintenance Agreement

CITY OF RANCHO CORDOVA

RESOLUTION NO. 90-2005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA PROVIDING CONCEPTUAL APPROVAL OF THE DRAFT 7-YEAR ANATOLIA ROAD REPAIR AND MAINTENANCE AGREEMENT

WHEREAS, numerous areas of pavement failure have been observed in the Anatolia I & II Subdivision; and

WHEREAS, many of the streets do not meet City of Rancho Cordova Construction Standards and the condition is not addressed in the Subdivision Improvement Agreement; and

WHEREAS, the attached Draft Anatolia Road Repair and Maintenance Agreement (Agreement) is necessary to address existing conditions and will provide for increased Developer funded maintenance of streets not currently meeting City standards, and a decreased potential for road hazards and public nuisance; and

WHEREAS, the attached Draft Agreement is prepared specifically to address construction within the Anatolia I & II development by Lennar Rennaissance Inc. and Agreements of a similar form and scope will be required for many of the remaining subdivisions constructed by other developers; and

WHEREAS, authorization is now being requested to execute the attached Agreement after revision to its final form, and agreements of a similar form and scope, with the Developers of the Anatolia I and Anatolia II Subdivision.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AS FOLLOWS**:**

1. That the City Manager, or designee, is authorized to execute the attached Agreement after revision to its final form, and agreements of a similar form and scope, with the Developers of the Anatolia I and Anatolia II Subdivision.

2. That the City Manager, or designee, is authorized, for and on behalf of the City, to administer the agreement in accordance with the terms and conditions set forth therein.

PASSED AND ADOPTED by the City Council of on the 18th day of July, 2005 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Lillian E. Hare, City Clerk

ANATOLIA ROAD REPAIR AND MAINTENANCE AGREEMENT

This "Anatolia Road Repair and Maintenance Agreement" (**"Agreement"**), dated for reference purposes only as of July _____, 2005 is entered into by and between the City of Rancho Cordova (**"City"**), and Lennar Renaissance, Inc.,a California corporation (**"Principal"**), who agree as follows:

Recitals

A. The City and Principal entered into several separate Subdivision Improvement Agreements during January, 2004, (collectively, **"the SIA"**) concerning Principal's obligation to construct certain improvements in connection with the City's approval of the final subdivision maps for the subdivisions designated as Anatolia I and Anatolia II, Village Nos. 1, 3, 4, 7, 8, 9, 12A and 15 (the **"Project"**).

B. Following the signature date of the SIA, the City of Rancho Cordova (**"the City"**) was formed, and without limitation, the City assumed all of the County's rights and obligations under the SIA.

C. The improvements to be constructed by Principal pursuant to the SIA included, without limitation, certain streets within the Project (the **"Streets"**), as reflected in the Tentative Subdivision Map(s) for the Project.

D. On or around March 2005, City engineers inspected the road improvements of the Project and determined that there were construction defects in some segments of Streets constructed by Principal. The City and Principal agree that some segments of Streets constructed by Principal did not conform to the applicable City Improvement Standards and there are significant road failures in the Project. The roads are not acceptable to the City and do not satisfy the Principal's obligations to the City under the SIA. Principal is currently undertaking the repair of the defective segments of the Streets and entering into this agreement in order to remedy this situation and to provide appropriate assurance that the Streets will meet City standards for initial quality and longevity.

E. Accordingly, the Parties acknowledge and agree that Principal has not satisfied its obligations under Paragraph [__] of the SIA, relating to the City's "Acceptance of Improvements." Notwithstanding the repair work performed by Principal to date, City will not accept the Streets for ownership and maintenance unless Principal agrees to an extended warranty, increased security amounts and additional terms and conditions beyond those contemplated under the SIA for the correction of defects.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, the parties hereby agree as follows:

Agreement

1. Stand Alone Agreement. This Agreement is separate and distinct from the SIA. Nothing in this Agreement is intended to amend, replace, supersede, or otherwise curtail the performance and enforceability of terms and conditions set forth in the SIA. This Agreement is intended only to supplement the provisions of the SIA, such that the goal of ensuring that Streets are well-constructed, well-maintained and will perform for the standard design life of the street. The terms and provisions of this Agreement

should not be construed to conflict with or otherwise inhibit the terms and provisions of the SIA, nor should the terms and provisions of the SIA be construed to conflict with or otherwise inhibit the terms and provisions of this Agreement.

2. Correction of Defects within Streets. Principal agrees to remedy any defects in the Streets arising from faulty or defective construction of said improvements, or defective materials furnished, occurring within six (6) years of the expiration of the twelve-month period established under Paragraph [__] of the SIA. The six-year warranty period established in this Paragraph (2), shall begin immediately upon the expiration of the twelve-month period established under Paragraph [__] of the SIA.

3. Repair Work Security.

(a) Principal shall obtain and furnish to City an improvement security consisting of a surety bond in favor of City, issued by a corporate surety authorized to do business in the State of California, and in form approved by City, securing the faithful performance by Principal of the repair work required, and also securing the payment of the costs and interest, if any, due under Sections 12.030.210 et seq. of the Rancho Cordova City Code. Principal shall obtain an additional bond issued by a corporate surety authorized to do business in the State of California, in the amount of not less than 50 percent of the total estimated cost of the repair work, securing payment to contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials for the repair work.

(b) The failure of Principal to commence the required repair work or to complete the same within the time required after commencement thereof, shall entitle City to the full payment of the security, or so much thereof as may be necessary to complete the required repair work. The amount of the surety bond for faithful performance shall be in the sum of $_____ [*need estimate from City Engineer*]. The amount of the surety bond for the payment of the claims of the contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials for the repair work shall be at least 50% of the above specified dollar amount.

4. Repair Work Security As Condition Precedent. The furnishing of the repair work security by Principal as required by Paragraph 3 shall be a condition precedent to issuance by the City of Certificates of Occupancy for the Project and the performance by the City of the covenants herein on its part to be performed.

5. Methods of Repair Work.

(a) Principal understands and acknowledges that all pavement repairs shall be per the City Standard Construction Specifications and the recommendations contained within the two (2) letters prepared by Robert R. Grant of Wallace, Kuhl & Associates, Inc., dated June 20, 2005, titled "Method B Procedure Anatolia I – Villages 1, 3, 7/Anatolia II – Villages 9A, 9B, 12A, 15" and "Method B Procedure

Anatolia I – Villages 4, 8." All work shall be subject to continuous observation by the soils engineer of record or a mutually agreed upon soil engineer. The soils engineer shall be paid by the developer. Principal, and Principal's builder and contractor, shall keep the City's Construction Management Representative (CM) informed of progress and scheduling of the work at all times.

(b) Prior to performing pavement removals, Builder shall mark out the extent of removal and obtain approval from CM and a soils engineer acceptable to the City. At a minimum, removals shall extend to the limits of the observed settled pavement or the limits of loose soils, whichever is greater, at the time of the work. On a case-by-case basis, additional removals shall be performed where required by CM, or where deemed necessary by Builder. Following removals, pavement shall be replaced in accordance with the approved plans and City of Rancho Cordova Standard Construction Specifications. Minimum 18-inch notch grinds shall be utilized to transition between new and existing asphalt.

6. Acceptance of Streets. Due to Principal's acknowledged breach of SIA Paragraph [__], insofar as the Streets were not acceptable to the City, the Parties agree that acceptance under the terms of the SIA will not occur. Instead, the Parties agree that all bonds secured under the SIA and all additional bonds secured under this Agreement will not be released until the end of the six-year warranty established by the terms of this Agreement. The City will accept the Streets for maintenance upon the expiration of the six-year warranty period established under the terms of this Agreement and upon satisfactory completion of all road repairs in accordance with the terms of this Agreement.

7. Certificates of Occupancy Certificates of Occupancy shall not be granted for any homes within the subdivision until all pavement failures have been repaired within the subdivision, and on any other Streets required for access to the subdivision, according to the terms of this Agreement. In addition, fog seal shall be required prior to issuance of Certificates of Occupancy. Principal shall provide a map to the satisfaction of the City showing a minimum of two access routes to any unit proposed for occupancy.

8. As-Needed Repairs. Principal or Principal's agent shall carry out localized repairs to the satisfaction of the City on an as-needed basis. Streets shall be maintained free from hazards and in general conformance with the City Standard Construction Specifications. As-needed repairs, as notified by the City of Rancho Cordova to the Principal, shall be completed within seven (7) calendar days. Areas indicating settlement shall be repaired, at a minimum, in accordance with the City Standard Construction Specifications and the recommendations contained within the two (2) letters prepared by Robert R. Grant of Wallace, Kuhl & Associates, Inc., dated June 20, 2005, titled "Method B Procedure Anatolia I – Villages 1, 3, 7/Anatolia II – Villages 9A, 9B, 12A, 15" and "Method B Procedure Anatolia I – Villages 4, 8." Pavement shall be repaired in accordance with Paragraph 5 of this Agreement. Skin-patching shall be prohibited. All as-needed repair costs shall be borne by Principal.

9. Resurfacing.

(a) In Spring of 2007, Streets shall be evaluated by the City, Principal and a mutually agreed upon third party consultant to be paid for by the Principal. If at the time of observation the potential for future settlement is low as determined by the third party consultant, and if the City determines in its sole and absolute discretion that either an overlay coat of asphalt or approved slurry seal is required over any section of the Streets, Principal will, within one hundred and twenty (120) days of receipt of written notification of such requirement from the City, cause such overlay coat of asphalt or approved slurry seal to be installed. Resurfacing shall generally consist of grind and overlay and all related work. In rare cases where the failure is extremely isolated, the City may consider a type 2 slurry seal in lieu of grind and overlay.

(b) If the third party consultant determines that the pavement and/or underlying soils are unstable in 2007, or if the City prefers not to perform resurfacing at that time, then the resurfacing shall be delayed. All Streets shall be evaluated periodically to the satisfaction of the City and resurfacing shall be performed after the pavement and/or underlying soils have generally stabilized. Periodic evaluation by the third party consultant shall be performed a minimum of once per year, or more often where requested by the City, and shall be paid for by Principal.

(c) Resurfacing to the satisfaction of the City shall include all measures as necessary to provide like new roads in accordance with the Standard Construction Specifications including, but not limited to, raising utility covers, re-striping, etc. Streets shall generally be without seams or patches.

(d) The repair work security required under Paragraph 3 of this Agreement shall be sufficient to cover required maintenance and resurfacing.

10. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

11. Severability Clause. If any distinct and individual paragraph, section, part, term or provision of this Agreement is declared invalid by a reviewing court of proper jurisdiction, all other paragraphs, sections, parts, terms or provisions shall remain valid.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the dates set forth below.

CITY:

CITY OF RANCHO CORDOVA

Dated: _____, 2005.

By_____
MAYOR

CITY (SEAL)

ATTEST:_____
Clerk of the City Council

PRINCIPAL:

LENNAR RENAISSANCE, INC.,
a California corporation

Dated: _____, 2005.

_____
Larry Gualco
Vice President

MEMORANDUM

DATE: July 18, 2005

TO: Redevelopment Agency Chair & Members

FROM: Curt Haven,
Director of Economic Development

SUBJECT: **RETAINING CONSULTANT SERVICES WITH SEIFEL CONSULTING TO PREPARE REDEVELOPMENT PLAN DOCUMENTS**

RECOMMENDATION

To approve the attached scope of work and budget in order to initiate the adoption of a redevelopment project area within the City of Rancho Cordova.

Exhibit A: Proposed Seifel Consulting Inc. Scope of Work
Exhibit B: Proposed Seifel Consulting Inc. Compensation and Schedule

BACKGROUND

On December 6, 2004, the City Council formed the Redevelopment Agency (Ordinance No. 55-2004) in order to help revitalize areas in the City of Rancho Cordova (City) that are hindered by adverse physical and economic conditions. The City and its Redevelopment Agency (Agency) wish to move forward in the redevelopment process, as defined under the California Redevelopment Law (CRL). Redevelopment will be a powerful financing and implementation tool to help the City realize its exciting vision for the community, including the development of a vibrant downtown.

The first step in the redevelopment process under the CRL is the adoption of a survey area so that the Agency can study and determine what areas are in need of, and eligible for, redevelopment assistance. On January 18, 2005 by Resolution No. 16-2005, the City Council designated the Survey Area, which is contiguous with the City's Planning Area. This allows for the greatest amount of flexibility as the Redevelopment Project Area must be within the boundary of the Survey Area.

Work has been initiated in studying the Survey Area, and this initial analysis will provide the information needed to refine the boundaries and allow the City to

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designate a formal "Project Area" within which redevelopment activities can be conducted in accordance with the CRL.

Adoption of the Project Area establishes the Agency's ability to collect tax increment revenue, which the City would not receive otherwise under the current revenue neutrality agreement with the County of Sacramento (County). Tax increment revenue would be used to support this work effort, provide the Agency with funding to improve and redevelop commercial and residential areas, and support the production of affordable housing in the City.

DISCUSSION

The Agency is requested to consider initiating the process for adopting the Redevelopment Plan. The primary purpose of the plan adoption will be to enable the Agency to alleviate adverse conditions in the Project Area, thereby improving the overall image of the City.

The process of adopting a Redevelopment Plan requires the preparation of the following documents:

- Legal Description of the Project Area
- Preliminary Report
- Report to Council
- Environmental Impact Report
- Redevelopment Plan

Staff recommends that the Agency Board retain consultant services to prepare most of these documents. This recommendation includes approving a maximum contract of $300,000 with SCI to provide services related to preparing the Report on the Plan Amendment. Inclusive in this contract is an allowance for additional services, up to $75,000, that could include a potential subcontract for an engineering or surveying firm to prepare the legal description of the Project Area. In order to be cost effective, it is anticipated that the Redevelopment Project Area will be included with the General Plan Environmental Impact Report currently underway. The recommended Scope of Work and associated budget are presented in Exhibits A and B. Under a separate contract, the Agency's Counsel, Meyers Nave Riback Silver & Wilson (Meyers Nave), will prepare the Redevelopment Plan and accompanying notices, resolutions and ordinances, provide legal review of work products prepared by other consultants, and consult on day-to-day questions and issues relating to the amendment. A description of each document to be prepared by staff, consultants and/or Agency Counsel is provided below.

- Legal Description

A legal description of the Project Area must be prepared and submitted to the State Board of Equalization in order to officially designate the Project Area It also must be included as part of the 33327 Request to the County. The 33327 Request to the County, which in turn produces the Section 33328 Report, sets the base year.

- Preliminary Report and Report to Council

The Preliminary Report and ultimately the Report to Council summarize the legally defensible reasons for adopting the Redevelopment Plan. These documents describe and identify the adverse physical and economic conditions in the Project Area, as well as the specific activities that are planned to alleviate these conditions. They present an analysis of financial resources and/or mechanisms available to the City and Agency to carry out the Project, describing the need for additional tax increment revenues to alleviate blight. In addition, the Report to Council includes the Agency's first Implementation Plan that presents the Agency's proposed housing and economic development initiatives during the first five years. In addition, the Report to Council documents the Agency's adherence to all of the prescribed steps in the redevelopment plan adoption process.

- Environmental Impact Report

Adoption of a redevelopment plan is a project requiring California Environmental Quality Act (CEQA) compliance. Staff recommends that the Environmental Impact Report (EIR) for the General Plan be utilized for the plan adoption, assuming the current timeline for General Plan adoption in June 2006. The purpose of the EIR is to analyze programmatic long-range impacts of the Redevelopment Plan as well as specific impacts of projects identified in the Redevelopment Strategy. Because a primary purpose of the contemplated plan amendment is to provide the Redevelopment Agency with the appropriate resources to develop these projects, it is necessary that the environmental impact of these projects be identified in an EIR. The EIR would also identify the environmental impact of the overall redevelopment program, which will evolve as part of the plan adoption process.

- A Redevelopment Plan

The Redevelopment Plan is the document that sets forth the legal guidelines under which the Redevelopment Agency functions. It incorporates the Project Area boundaries, the Redevelopment Agency objectives, the Agency's method of achieving the objectives, and a financing plan. In also includes all of the time limits governing redevelopment agency activities.

Consultant's Qualifications

The redevelopment plan adoption process and accompanying document is strictly mandated by the CRL. If any of the mandatory steps in the process are overlooked or not completed in compliance with the applicable State statutes, the legality of the plan or plan adoption could be jeopardized making it susceptible to legal challenge. Therefore, a successful plan adoption will require retaining a consulting team that is experienced in the plan adoption process and the careful oversight of Redevelopment Agency counsel.

Staff's recommended consultant, Seifel Consulting Inc. (SCI), has extensive expertise in the Redevelopment Plan Adoption Process. Founded in 1990, SCI has performed over 400 consulting assignments, listening closely to the client's need and responding diligently and cost effectively. SCI has advised on over 100 redevelopment projects throughout California, ranging in size from 40 acres to 7,000 acres. SCI provides strategic advice, financial projections and documentation of adverse blighting conditions, as well as prepares technical analyses and reports needed for the adoption, amendment and implementation of the projects. SCI stays current with the latest changes in the CRL and case law to ensure that its clients meet all requirements of the CRL. The firm's qualifications and extensive experience with similar projects are described on their website at www.seifel.com.

Plan Adoption Process

Included in Exhibit B is the Schedule for adopting the plan for the City of Rancho Cordova. This schedule assumes that the Plan will be adopted by June 2006 in order to get a base year of FY 2005/06, which will facilitate expenditures in FY 2007/08. The major milestones in the process include:

- September 2005: Planning Commission adopts Preliminary Plan and adopts Project Area boundary.
- September 2005: Solicitation for Project Area Committee (PAC) begins.
- September 2005: SCI begins technical analyses for preparation of Preliminary Report.
- January 2006: Draft Preliminary Report and Admin Draft Redevelopment Plan delivered for staff comment.
- February 2006: Final Preliminary Report and Draft Redevelopment Plan delivered.
- April 2006: Draft Report to Council submitted to staff.
- May 2006: Final Report to Council submitted.
- May 2006: PAC provides recommendation on Redevelopment Plan and technical documents (i.e. the Report to Council).
- June 2006: First reading of ordinance adopting redevelopment plan.
- July 2006: Ordinance adopting the redevelopment plan is effective.

SUMMARY

Staff recommends that the Agency Board initiate the process of adopting the Redevelopment Plan. This process begins by entering into an agreement with SCI to provide services necessary for preparing the Redevelopment Plan Adoption.

This recommendation is based on the necessity to alleviate adverse physical and economic conditions. Proceeding with the Plan Adoption allows the Agency to effectively leverage and reinvest property tax increment generated in the redevelopment area in future redevelopment projects. Redevelopment will be a powerful financing and implementation tool to help the City realize its exciting vision for the community, including the development of a vibrant downtown.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 91-2005

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA TO RETAIN CONSULTANT SERVICES TO PREPARE REDEVEOPMENT PLAN DOCUMENTS

WHEREAS, the Rancho Cordova Redevelopment Agency (Agency) was established on December 6, 2004, and

WHEREAS, under the California Redevelopment Law (CRL) the first step in the redevelopment process is the adoption of a survey area was done by the Agency on January 18, 2005, and

WHEREAS, the Agency needs to initiate the process for adopting the Redevelopment Plan

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE REDEVELOPMENT AGENCY that the attached scope of services and compensation schedule with Seifel Consulting, Inc., be approved for the preparation of RDA Plan Documents.

PASSED AND ADOPTED by the Redevelopment Agency on the 18th day of July 18, 2005 by the following vote of Agency Members:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Ken Cooley, Chairperson

ATTEST:

_____
Lillian E. Hare, Secretary

Exhibit A
Scope of Services

This Scope of Services contains the proposed work program for the redevelopment plan adoption and is designed to facilitate the plan adoption process in accordance with the provisions of the California Community Redevelopment Law (CRL). If any steps in the plan formulation, review, and/or adoption process were to be overlooked, or not completed in compliance with applicable state law, the redevelopment plan could be susceptible to legal challenge. Since such an oversight could delay implementation of the redevelopment plan, it is essential that Seifel Consulting Inc. (SCI) coordinate the Plan Adoption process with Agency staff and its Agency Counsel, Meyers Nave Riback Silver & Wilson (Agency Counsel). This proposal assumes that Agency Counsel will provide all of the necessary legal work throughout the plan adoption process.

A. Task Descriptions

The following tasks are based on our understanding of the consultant role. This proposal assumes that the Agency handles the administrative plan adoption processes such as mailings, meeting notices, staff reports, and preparation of public hearings and meetings. It also assumes that Agency Counsel prepares the Redevelopment Plan, all required legal documents, legal notices, resolutions and ordinances as required by the Agency and City Council. We anticipate that this scope of services would be further refined with Agency staff to meet the Agency's needs.

Task 1. Project Coordination and Management

With the initiation of the contract, SCI will meet with the Agency and City staff to review the proposed work tasks and agree upon a process towards an efficient and cost effective work plan. This initial meeting will include reviewing the proposed scope and timeline for completion of each task, determining how each task can best be accomplished and allocating responsibilities among staff and consultant team members to assure timely and efficient completion of the plan adoption process. We will also discuss the proposed schedule for document preparation and City actions, as well as the public participation process.

SCI will take primary responsibility for document production coordination. We will participate in regularly scheduled meetings and conference calls throughout the duration of the project with Agency staff. The purpose of these meetings will be to inform staff, evaluate progress of the plan adoption effort, obtain additional information from staff, and review work performed to date. SCI will attend up to six meetings in person. Conference calls will be conducted throughout the plan adoption process.

We recognize that Agency and City staff time is very valuable. As a result every effort has been made to avoid any significant reliance on staff for work associated with the plan adoption. However, this proposal assumes that the Agency will assign one full time equivalent staff person/consultant to manage and undertake the key Agency responsibilities outlined in this proposal. SCI will provide the Agency with project coordination and management services as needed, up to a proposed budget, which may include, but are not limited to, the following services:

- Review the plan adoption schedule and potentially revise based on Agency staff input.
- Help prepare up to five (5) staff reports.
- Coordinate or review plan adoption related documents prepared by Agency staff and/or the Agency Counsel.
- Provide other advice and assistance regarding the plan adoption and redevelopment activities as necessary.
- Assist staff with collection of documents and data relevant to the plan adoption.

Task 2. Eligibility Analysis and Project Area Recommendation

The purpose of this task is to provide the Agency with recommendations regarding how much area should be included in the redevelopment project (Project Area) and how best to approach the plan adoption process. Based on our initial work for the Agency, we recommend that the Project Area only include the incorporated portions of the City's Planning Area boundary. (The Planning Area was adopted as the Redevelopment Survey Area.) The CRL requires evidence of substantial and pervasive physical and economic blight in the Project Area. In collaboration with Agency staff, we will evaluate the existing conditions within the incorporated area of the Survey Area in order to recommend the Project Area boundaries. SCI will meet with staff to discuss the findings of the above analysis, as well as to present recommendations regarding the plan adoption process.

Task 3. Preliminary Report

SCI will prepare the Preliminary Report, as required by the CRL, in conjunction with Agency staff. Agency Counsel will review the report for adequacy. The report will include the reasons for creating the redevelopment project, a description of existing blighting conditions in the Project Area, an assessment of the project's financial feasibility, including reasons for tax increment financing, and a description of the Agency's program to alleviate blight. The following describes our work related to the Preliminary Report.

a. Documentation and Presentation of Blight Findings

The CRL mandates that for the Project Area to be declared blighted, it must exhibit at least one physical and at least one economic blight condition. Furthermore, both physical and economic blight must be substantial and pervasive. SCI will assess the type and degree of blight found in the proposed Project Area by each blighting condition as outlined in Section 33031 of the CRL. This proposal provides for field surveys of blighting conditions in the proposed Project Area.

Standard for Blight Documentation

SCI will document physical and economic blight in accordance with the requirements of the California Community Redevelopment Law in effect for 2005.

Documentation of Blight

SCI will document physical and economic blight as described below. We will assess the type and degree of blight in the Project Area by conducting field surveys and analyzing available data on the Project Area. SCI will review documents provided by the Agency (plans, environmental impact reports, studies, etc.) for relevance to the documentation of blight. We will also review available documents prepared by others (such as building inspection or code compliance reports) for relevance. As appropriate, such documents will be compiled for incorporation into the plan adoption documents. We will also meet with Agency staff and others knowledgeable about existing conditions in the area.

Analysis of Existing Conditions

SCI (working closely with the staff and legal advisors) will identify the presence or absence of blighting conditions in the Project Area by:

- Analyzing information obtained from Agency and other sources to document physical and economic blight;
- Performing a field survey of the physical and economic conditions of the Project Area; and,
- Meeting with staff to review our findings and discuss local conditions, trends, concerns, improvement needs, and long-term planning objectives in the community.

The determination of economic blight will be based on an examination of indicators of economic activity in the proposed Project Area. The results of this analysis will provide an indication of whether existing blighting conditions would be able to be overcome by private enterprise acting alone.

SCI will prepare an in-depth field survey of physical and economic blighting conditions, as described below. We will prepare a summary description of the physical and economic blight findings.

Field Survey

SCI will conduct a field survey of parcels in the Project Area as one means of documenting blight. This proposal provides for a field survey of 100 percent of the parcels in the proposed Project Area. SCI will complete individual electronic survey forms for each parcel surveyed.[a] Surveyors will complete assessments of both building and parcel conditions, broken into categories including: building identification, primary building condition indicators, secondary building condition indicators, building condition conclusions, adverse physical conditions (other than building conditions), adverse economic conditions, and adverse environmental conditions.

All primary structures, as well as other additional "major" structures will be visually rated. The standards for the general assessment of physical and economic conditions used by the surveyors will be specific to the provisions of the CRL pertaining to blight, and more generally to the relative cost of correcting building deficiencies, code compliance problems, and seismic safety problems to a degree sufficient to ensure a relatively long-term physical and economic life (i.e., 20-40 years).

Surveyors will consider a wide range of adverse physical conditions when rating individual buildings. Some of these conditions (such as serious structural problems or unreinforced masonry construction) may be considered to be major indicators of physical blight; while other conditions (such as peeling paint, when no other significant factors are present) may be considered to be relatively minor indicators of physical blight. A scale of 1 (Dilapidated) to 4 (Sound) will be used to assign ratings of overall building condition, as demonstrated in Table A-1. A team of trained redevelopment professionals will conduct the survey. The surveys will be conducted by foot and/or bicycle, and parcel assessment will be made from adjacent streets or sidewalks.

The housing conditions portion of the field survey may be completed by Pacific Municipal Consultants (PMC), following training with SCI. This can be further discussed and refined with the Agency. Based on the data we've reviewed to date, the Project Area likely would include about 800-1000 parcels.

[a] The budget is based on a survey of 800-1000 parcels.

Table A-1
Building Condition Rating Criteria

Building Condition Rating	General Condition	Likely Cost of Correcting Deficiencies	Potential for Private Economic Rehabilitation without redevelopment
1 Dilapidated	Very extensive physical/structural deficiencies (often dilapidated)	Very high	Very difficult, if not impossible
2 Deteriorated	Extensive physical/structural deficiencies	High	Difficult
3 Deferred Maintenance	General good condition, some deficiencies present	Significant	Possible
4 Sound	Relatively few deficiencies present	Low to moderate	Relatively easy

b. Photographic Documentation

SCI will prepare photographic documentation of physical and economic blight as appropriate throughout the proposed Project Area, and a map of the general locations of the photographs.

c. Map Preparation

The Agency will take responsibility for producing base maps and for ensuring that they are consistent with the Plan legal description for the Project Area. The Agency will provide base maps to SCI in electronic GIS format. SCI will use the base maps provided by the Agency to prepare diagrams and exhibits used in documents leading to the adoption of the redevelopment plan.

Using the base maps supplied by the City/Agency, SCI will prepare not more than nine (9) maps illustrating blighting conditions, and a photographic documentation location map. Substantial revisions to maps, or maps in excess of those described above, will be invoiced as additional services on a time and materials basis.

Substantial revisions to maps or maps in excess of those described above will be invoiced as additional services on a time and materials basis.

d. Financial Analysis

SCI will analyze the financial feasibility of the plan adoption by comparing projected tax increment revenues and redevelopment project costs. We will:

- Calculate and summarize fiscal limits for the proposed Project Area.
- Refine and create computer models to project potential net tax increment revenues from the Project Area, available for project activities, including the 20 percent set-aside for affordable housing and the amount of funds to be reallocated to all affected taxing entities (pass-through payments). (SCI will work with the Agency to determine assumptions for development buildout.
- Work closely with staff to refine assumptions, including development projections, increases in assessed value due to reassessment and inflation.

- Analyze the use of tax increment revenues as the principal source of funding, compared to other potential financial sources and/or mechanisms available to the Agency to carry out the financing portion of the Project Area.
- Evaluate the proposed method of financing redevelopment and its financial feasibility. Determine which of the activities can be funded given the projected tax increment revenue and other funding sources.

e. Project Activities and Costs

The Preliminary Report must demonstrate that the proposed project activities are directly related to the alleviation of blight as required by the CRL. We will work with the City's Department of Public Works and review capital improvement programs and all relevant plans, studies, and reports. We will prepare a list of potential actions and projects to include in the proposed redevelopment program with guidance from Agency and City staff. To the extent feasible, the City and Agency shall provide gross cost estimates and estimates of non-Agency funding sources. In summary, we will work with Agency staff to determine the project activities to be accomplished, and prepare a description of how each will alleviate blight; estimate, with Agency guidance, net costs to the Agency for each project activity, including affordable housing activities; and prepare a project cost table for use in the financial feasibility analysis.

f. Report Organization

SCI will prepare the Preliminary Report, as required by CRL, in conjunction with the Agency. Agency Counsel will review the report for adequacy. SCI will use existing analyses to the extent possible as the background and framework for the Preliminary Report. The Preliminary Report will be organized as follows:

I. Introduction

Provides background information, legal requirements and summarizes the reasons for the plan adoption.

II. Existing Conditions

Documents urbanization and existing conditions contributing to blight in the Project Area, based on blight definitions contained in the current CRL.

III. Redevelopment Program Description

Describes Redevelopment Project activities to alleviate blighting conditions in the Project Area and project costs.

IV. Proposed Methods of Financing and Feasibility

Analyzes potential financial resources and/or mechanisms available to the Agency; provides tax increment projections and evaluates tax increment as the principal project funding mechanism; assesses feasibility of the Redevelopment Project and; explains why blight cannot be eliminated without assistance from redevelopment.

Task 4. Report to Council

SCI will prepare the Report to the City Council on the plan adoption (Report to Council) in accordance with Section 33352 of the CRL. The Report will incorporate the updated Preliminary Report (the first four chapters covering physical and economic blight, report on urbanization, financial feasibility, and redevelopment programs and activities), additional chapters to provide analysis of the Agency's initial

plans for implementation of the Project, and required procedural steps for the adoption of the Redevelopment Plan taken by the Agency.

a. Update Preliminary Report Analysis

SCI will update findings and analysis contained in the Preliminary Report in response to new or additional information requested by Agency Counsel and/or the Agency. Such updates would be made to contribute to a legally defensible, comprehensive, and accurate Report to Council. The sections most likely to be updated would include, but are not limited to, blight documentation, development forecasts, proposed projects, and tax increment projections.

b. Implementation Plan

SCI will prepare, on behalf of the Agency, a Five Year Implementation Plan, required by the CRL, as part of the Report to Council. The Implementation Plan must demonstrate how the Agency's proposed goals, objectives, programs, activities and expenditures will help to eliminate blight in the Project Area.

c. Additional CRL Documentation Requirements

SCI will incorporate summaries of PAC meeting minutes, as maintained by the Agency under Section 33387, into the report. SCI will document that the Agency has followed the correct procedural process and performed all required components of the Report to Council, in accordance with CRL Section 33352. SCI will incorporate summaries of community meeting(s), which will be prepared by the Agency.

d. Report Organization

SCI will prepare the Report to Council in accordance with CRL Section 33352, organized as follows:

I. Introduction

Adapted from Preliminary Report as updated.

II. Existing Conditions

Adapted from Preliminary Report as updated.

III. Redevelopment Program Description

Adapted from Preliminary Report as updated.

IV. Proposed Methods of Financing and Feasibility

Adapted from Preliminary Report as updated.

V. Implementation Plan (FY 2006/07 to 2010/11)

An Implementation Plan as described above.

VI. Relocation Plan

Method of relocation, if necessary, based on existing City policy.

VII. Analysis of Preliminary Plan

Analysis of the Preliminary Plan and compliance with CRL.

VIII. Planning Commission Actions

Report and recommendations from Planning Commission, prepared by City.

IX. Summary of Public Review of the Proposed Plan

Description of the public participation process performed during the redevelopment plan adoption process, in particular, the meetings and participation of the PAC.

X. Environmental Review

Summary of the environmental review process performed for the redevelopment plan adoption and consistency with the California redevelopment law.

XI. Report of County Fiscal Officer

Description of the Sacramento County Controller's Report (Section 33328 Report).

XII. Summary of Consultations with Taxing Entities

Summary of the Agency's consultations with affected taxing entities regarding fiscal impact, with records maintained by the Agency.

XIII. Neighborhood Impact Report

Neighborhood impact report, based on the environmental review, specifically the proposed Redevelopment Project's impacts on low and moderate income housing and households.

Task 5. Meeting Attendance and Taxing Entity Consultations

The following meeting attendance is proposed:

- Public Meetings: SCI will prepare for and participate in up to five public meetings, including meetings of the Agency Board, City Council, Planning Commission, and or others, including the public hearing. Formal presentations in excess of those set forth above shall be invoiced as additional services.
- Community Meetings: SCI will attend up to three PAC meetings and/or community meetings.
- Meetings with Taxing Entities: SCI will attend up to three meeting with taxing entities.

SCI will provide staff with general consultation services on PAC formation and process. Community outreach will require substantial effort, and we are committed to the philosophy and implementation of a strong public involvement program. However, based on discussions with Agency staff, this proposal assumes that the Agency, or a consultant to the Agency, will take the leading role in the public involvement process. SCI will rely on the Agency to identify and assemble stakeholders and facilitate PAC formation, meetings and workshops in the proposed Project Area.

SCI will provide input to the PAC election process and advise on the best way to encourage the formation of a PAC that is representative of the residents' diversity, the property owners' interests, and the interests of businesses and industries in the Project Area. SCI will outline a framework for the PAC member composition, member recruitment, and operation.

SCI will assist Agency staff in consultations with affected taxing entities. SCI will obtain the list of affected taxing entities from the County Auditor and attend meetings with Agency staff and affected taxing entities. We recommend that initial consultations be initiated early in the process.[b]

[b] Affected taxing entities may request the preparation of special fiscal/financial analyses not typically provided in the Preliminary Report and the Report to Council. Any additional fiscal analysis, such as a fiscal impact analysis with and without the plan adoption, would be billed as an additional service.

As an optional and additional service, SCI is willing to help staff prepare a public participation process to facilitate reaching a consensus on a redevelopment program. This could involve community workshops with various constituent groups. The community process could be designed to involve various neighborhood associations and community groups that have an interest in the redevelopment project.

B. Deliverables

Drafts and a final report will be provided for each of the following documents:

- Preliminary Report
- Report to Council

For the above documents, we will provide three types of work products:

- Administrative draft for internal circulation to Agency Counsel and City departments
- Final draft for internal circulation to Agency Counsel and City departments
- Final report

The administrative draft and final draft will be prepared for use by staff and Agency Counsel. The administrative and final drafts will be provided electronically in portable document format (PDF) and will be available as password-protected downloadable files from the SCI's web site. These drafts may be provided as individual chapters as they are ready.

The final report will be provided electronically in portable document format (PDF) and will be available as a password-protected downloadable file from SCI's web site. In addition, the final will be provided as one (1) unbound camera ready original for reproduction.

We will prepare documents for 8 1/2 by 11 paper size and printed on one side. Preparation of more than one draft of the documents described above, or redrafting of documents after Agency staff and Agency Counsel approval of the final will be billed as additional services as described below.

We understand that we need to incorporate periodic reviews by staff and Agency Counsel. While incorporating staff and Agency Counsel review of the Preliminary Report and the Report to Council, we reserve the right of final review of these documents and will be responsible only for documents prepared by SCI that are not altered subsequent to delivery of the final report.

C. Additional Advisory Services

In our experience on similar projects, additional consultations and advisory services not included in the work plan described above are often needed. However, the amount and extent of these other services will depend on a variety of factors not yet known. In addition, these services, if required, can be accomplished either by the City and Redevelopment Agency or as an additional service by SCI.

SCI will provide Agency staff with advisory services on an as needed basis, billed as additional services on a time and materials basis, which may include, but are not limited to, the following services:

- Retain and supervise a surveying firm that would prepare a legal description of the Project Area boundary that clearly identifies the properties within the Project Area in accordance with State Board of Equalization guidelines.
- Assist in identifying proposed catalyst developments and needed public improvements;

- Verify that all affected taxing agencies were properly identified for notification;
- Preparing responses to written comments received at the joint public hearing;
- Preparing more than the number of draft documents described under Deliverables (see above) or redraft documents after City and Agency staff and Agency Counsel have given their approval;
- Assistance in the preparation the relocation plan policy for the City and Agency;
- Training City and Agency staff;
- Reassignment of tasks initially assigned to City, Redevelopment Agency or Agency Counsel to SCI;
- Additional meetings not described above or covered within the amount allocated for Task 5;
- Gathering data and preparing applications and supporting documents other than as described above;
- Participating in outreach services, such as presentations at business meetings;
- Updating or providing additional photographic documentation;
- Services necessitated by factors outside of SCI's control, including services or revisions to reports in response to changes in the City's or the Redevelopment Agency's decisions or due to untimely decisions, changes in City or Redevelopment Agency staff, and changes in agency approvals and interpretations.
- Additional assistance with the PAC process.

D. Coordination with Agency and City Staff

From our experience working with other cities and redevelopment agencies, we know that City staff time is often limited. As a result, we plan to structure our approach to this project in a way that avoids significant reliance on Agency and City staff for work associated with the plan adoption. At the same time, and in order to keep our fees as reasonable as possible, we must rely on the City staff to provide specific data and coordinate specific services, as follows:

Timely Provision of Data and Reports

- All available reports, documents, studies, plans, and other information relevant to the documentation of existing conditions and the expeditious conduct of the plan adoption process.
- The best available zoning, land use, GIS maps and aerial photographs.
- Historical 5-year and current assessed values, retail sales tax, transient occupancy (hotel) tax receipts, and property tax information in support of economic blight documentation and the projection of future tax increment revenues.
- Available crime statistics.
- Provision of information on soils and groundwater contamination as well as other hazardous materials contamination, and other information as needed to document blight.
- Other information as needed to document blight, such as infrastructure and public improvement deficiencies, traffic issues and documentation of the need for redevelopment from developers.

Agency Coordination Responsibility

- Coordination with staff team and various City departments on the provision of relevant data such as that described above.
- Scheduling and conducting staff team meetings with SCI, including kick-off meeting, regular team meetings, and conference calls.

- Scheduling and conducting meetings to ensure community participation in the redevelopment plan adoption process at a level consistent with the requirements of the California Community Redevelopment Law. SCI will rely on the Agency to identify and assemble stakeholders and facilitate meetings and workshops in the Project Area neighborhoods.
- Timely response to inquiries from SCI staff.
- Coordination of review and edits of deliverables with City staff and consolidation of edits into one document for delivery to SCI.

Other Agency Responsibilities

- Prepare a legal description of the Project Area boundary that clearly identifies the properties within the Project Area in accordance with State Board of Equalization guidelines. (Optionally, this may be done as part of this contract.)
- Summary of meetings and consultations with the community and PAC meeting minutes for incorporation into the Report to Council.
- Mailing and notifications to property owners, business, and residents, including related mailing costs.
- Revisions of Agency prepared legal descriptions and related maps if necessary due to boundary changes.
- Identification and notification of all affected taxing agencies.
- Preparation of summary of consultations with taxing agencies for incorporation into the Report to Council.
- Staff reports, minutes of public meetings and all written documents for City (i.e. staff reports, etc.).
- Other staff sources to facilitate adoption.

E. Role of Redevelopment Legal Counsel

This Scope of Work assumes that the City of Rancho Cordova will use legal counsel from Meyers Nave Riback Silver & Wilson to serve in the capacity of redevelopment legal counsel (Agency Counsel) to prepare and maintain a schedule of plan adoption activities, prepare resolutions and explanatory memoranda, assist the City in the management of the plan adoption process, and provide other services as needed. Specifically, Agency Counsel will be responsible for the following:

- Schedule of Actions– a detailed schedule of actions identifying 1) legal and procedural steps, 2) action dates, 3) responsible entities, and 4) documents involved.
- Redevelopment Plan and Other Legal Documents– Draft and Final Redevelopment Plan, as well as update and create as needed other Agency documents, such as the Owner Participation and Preference Rules and Relocation Policy.
- All other legal documents, such as resolutions, ordinances, notices and miscellaneous documents necessary to accomplish the steps identified on the Schedule of Actions as needed.

Agency Counsel will also review the Preliminary Report and Report to Council to assure consistency with the redevelopment law.

Exhibit B
Compensation and Schedule

A. Budget

This proposed budget is based on our current understanding of the work to be performed and the proposed scope of services. A major line item of the budget is the preparation of the Preliminary Report, as it includes blight analysis and the field survey. From our experience with past plan adoptions, we have based our budget projection on the type of blight analysis that we expect would be performed, including a field survey of 800-1000 parcels in the proposed Project Area. However, we anticipate that this budget would be refined once the Project Area boundaries are agreed upon. SCI will also work with Agency staff to tailor the scope and budget to suit the Agency's needs.

Table B-1
Proposed Budget for Plan Adoption

Task	Estimated Cost
Task 1. Project Coordination/Management	$20,000-$25,000
Task 2. Project Area Recommendation	$10,000-15,000
Task 3. Preliminary Report	$100,000-$125,000
Task 4. Report to Council	$35,000-$40,000
Task 5. Meeting Attendance and Taxing Entity Consultations	$20,000-$25,000
Expenses[a]	$10,000-$12,000
Total[b]	**$195,000-$225,000**
Additional Services[c]	$25,000-$75,000
Total[b]	**$220,000-$300,000**

a. Expenses provided as an estimate only. All expenses are billed as described below.
b. May not precisely add due to rounding.
c. Includes potential addition of surveying firm as a subcontract.

1. Fee Schedule

2005 Hourly Rates (Time) for Seifel Consulting Inc.

Elizabeth Seifel, President	$190
Managing Consultant	$150
Senior Consultant	$125
Consultant	$110
Analyst	$100
Research Assistant	$90
Document Processing/Graphics	$65

Testimony as expert witness at court trials, administrative hearings, and depositions will be billed at 200 percent of the above rates. Travel time is billed at 50 percent of above rates.

Expenses (Materials)

- Telephone charges are computed at 2 percent of billed professional services.
- Automobile mileage charges are at current IRS mileage rates.
- Photocopying/report reproduction charges are 10 cents per page, except for bulk reproduction of reports, which is charged on a direct reimbursable basis.
- Delivery service charges are at cost.
- Per diem/travel expenses, including airfare, automobile rental and hotel (if necessary) are charged at actual cost.
- All remaining expenses are billed on a direct reimbursable basis.

Project Delays and Suspensions

While SCI (Consultant) attempts to provide staffing arrangements for projects based on current conditions, projects that are put on hold by the Agency (Client) may require an adjustment of team members based upon the date the project resumes. In accordance with that date, additional hours will be required to familiarize and educate team members and will be billed as additional services. Further, if the Client's key staff member(s), originally assigned to the project are no longer able to work on the project in the future, the budget may be revised to reflect training and education of new staff assigned to this project.

If the Client suspends the Project for more than ninety (90) days, consecutive or in the aggregate, the Consultant shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Consultant shall be compensated for actual and reasonable expenses incurred in the interruption and resumption of the Consultant's services. The Consultant's fees for the remaining services and the time schedules shall be equitably adjusted.

Payment Terms

SCI will invoice the Client on a monthly basis for all hourly services performed and all reimbursable expenses incurred by the Consultant team during the preceding month. Invoices are due and payable by Client within thirty (30) days of invoice date. Invoices not paid by Client within thirty (30) days of invoice date shall commence bearing a late fee the 31st day after invoice date at the rate of ten percent (10%) per annum until they are paid in full.

Delinquent Payment/Work Stoppage

If at any time Client is more than thirty (30) days delinquent with respect to an undisputed invoice, Consultant reserves the right to stop performing services under this letter agreement without any liability whatsoever to Client for damages of any kind client may incur in connection with Consultant's work stoppage.

Good Faith Disputes

In the event of any good faith dispute with regard to any portion of any Consultant invoice, the undisputed portion shall be paid as provided herein. Upon resolution of the disputed portion, any amounts paid to Consultant shall be paid with interest at the rate set forth above, accruing from the 31st day after the invoice date.

Any disputes concerning Consultant's invoices must be addressed by Client in writing to Consultant within thirty (30) days of the invoice date. The absence of any such inquiries within the thirty (30) day period shall be deemed an unequivocal acceptance of Consultant's services and an agreement with Consultant's charges for all such services (time and materials).

Subcontractor Management

Upon client approval, where SCI is managing subcontractor(s), a contract administrative charge of 10 percent will be applied to all subcontractor invoices.

B. Project Schedule

The plan adoption schedule is to be determined upon discussion with Agency staff. The Preliminary Report and Report to Council will be prepared at suitable dates to meet an anticipated adoption in Summer 2006. We are able to begin as soon as the contract is executed, based on our anticipated workload.

Table B-2 includes a proposed schedule. This schedule is dependent on timely responses to requests for information and meetings from City staff.

Table B-2
Draft Plan Adoption Schedule

Date	Action
Winter 2005	Staff and SCI begin work on Feasibility Analysis for the proposed Plan Adoption. Refinement of Survey Area based on initial blight analysis.
Completed January 2005	City Council adopts Survey Area.
May 2005	SCI provides feasibility memorandum and recommendation on incorporated vs. unincorporated land and strategy for plan adoption.
June 2005	SCI begins research, initial field work and blight analysis.
July 2005	SCI prepares Project Area boundary recommendation.
August 2005 through September 2005	SCI begins building conditions field survey within Project Area boundaries.
September 2005	Planning Commission adopts Preliminary Plan and selects Project Area boundaries; transmits to Agency.
September 2005	Subconsultant prepares legal description of Project Area.
September 2005	Agency accepts Preliminary Plan and authorizes transmittal of documents required by Health & Safety Code (HSC) Section 33327 to County Auditor/Assessor, State Board of Equalization (SBE) and affected taxing entities.
Ongoing from September 2005 to end of process	Staff informally consults with affected taxing entities.
September 2005	Following public hearing, City Council calls upon residents, landlords, business owners and existing community organizations in Project Area to form a Project Area Committee (PAC); PAC Formation Procedures adopted.
September 2005	Agency counsel prepares and staff transmits documents required by Section 33327 to County Auditor/Assessor, SBE and affected taxing entities.
September 2005 through December 2005	SCI in conjunction with the Agency staff performs technical analysis for Preliminary Report.
October 2005	Agency staff publicizes opportunity to serve on PAC. Notice is given 30 days prior to the formation of the PAC. Agency conducts public meeting regarding establishment of PAC. PAC election. (Election must be held within 100 days after selection of Project Area boundaries.)
October 2005	State Board of Equalization accepts documents required by Section 33327.
November 2005	Conclusion of challenge period for PAC election.
November 2005	City Council certifies PAC formation.
November 2005	PAC Meeting #1
December 2005	PAC Meeting #2
December 2005	Agency receives report required by HSC 33328 from County Auditor/Assessor (60 days).
January 2006	PAC Meeting #3
January 2006	City staff and consultants complete Draft Preliminary Report, Admin Draft EIR (if necessary), and Admin Draft Redevelopment Plan.

February 2006	City staff and consultants complete Preliminary Report, Draft EIR (if necessary), and Draft Redevelopment Plan.
February 2006	Agency authorizes transmittal of Preliminary Report, Draft EIR (if necessary), and Draft Redevelopment Plan to appropriate entities.
February 2006	Circulation of Preliminary Report, Draft EIR (if necessary), and Draft Redevelopment Plan to appropriate entities.[a] (Note: Can distribute materials to Planning Commission and PAC, but is for information only.)
March 2006	PAC Meeting #4
April 2006	Comments received from reviewing entities on Draft EIR.
April 2006	PAC Meeting #5
April 2006	City staff and consultants complete Draft Report to Council and Admin Draft Final Redevelopment Plan.
May 2006	Report to Council and Redevelopment Plan completed.
May 2006	Agency authorizes transmittal of Report to Council, Final Redevelopment Plan and Final EIR (if necessary) to City Council, PAC and Planning Commission.
May 2006	City Council/Agency call for joint public hearing
May 2006	Notice joint public hearing via neighbor notice letter.
May to June 2006	Notice joint public hearing in newspaper of general circulation for four successive weeks.
May 2006	PAC Meeting #6: Approve or disapprove Redevelopment Plan; PAC recommendation for or against Redevelopment Plan.
June 2006	Community meeting(s) on the Redevelopment Plan.
June 2006	Planning Commission adopts its report and recommendations regarding the Redevelopment Plan
June 2006	Final EIR (if necessary) completed. Joint public hearing held on Redevelopment Plan and EIR
June 2006	City Council action on Redevelopment Plan, EIR and Implementation Plan (1st Reading of Ordinance adopting Redevelopment Plan).
July 2006	Ordinance adopting the Redevelopment Plan is effective.

a. Per Senate Bill1382 (SB 1382), Chapter 158, Statutes of 2004, the Preliminary Report must be distributed no later than 90 days before the date set for the public hearing. This new legislation became effective January 1, 2005.

Agenda Item #10A

Material received during the Council Meeting of July 18, 2005.



CITY OF RANCHO CORDOVA

CITY COUNCIL

JULY 18, 2005

Tonight's Agenda

- Background – June 15, 2005 and June 20, 2005 Council Meetings
- Proposed Additions to the General Plan Scope of Services
- Findings for the Review of Pending Projects
- Council Action on Scope and Findings

Overview of June 15, 2005 Study Session

- Staff review of General Plan issues of concern
- Fiscal responsibility is imperative
- Concern over delays to Pending Projects
- Interest in meeting needs of City and Project applicants

Overview of June 20, 2005 Study Session

- Continued review of issues of concern and GP schedule
- Council directed staff to request a 6 month extension for the GP
- Council directed staff to propose specific additional tasks and to further develop findings for the review of pending projects

Proposed Additions to GP Scope of Services

- General Plan Pro Forma (Fiscal Impacts/Market Analysis)
- Parks and Open Space Standards
- Capital Improvement Plan/Roads Planning
- Downtown Rancho Cordova
- PLACE^{3}S Analysis
- Additional Review/Revision Period
- EIR Scope/Water Analysis

General Plan Pro Forma

- Purpose/Tasks:
  - Conduct Preliminary Fiscal Analysis
  - Conduct Preliminary Market Analysis
  - Modify Land Use Map (Optional, as needed based on Task 1 and Task 2)
  - Refined Analysis and Identification of Assurances
- Cost: $100,000
  - Fiscal consultants: $80,000
  - GP Team/City staff: $20,000

Parks and Open Space Standards

- Purpose/Tasks:
  - Refine Park Standards
  - Draft Open Space Performance Standards
  - Community Outreach
- Cost: $75,000
  - MIG/Open Space Consultant: $50,000
  - GP Team/City staff: $25,000

Capital Improvement Plan and Roads Planning

- Purpose/Tasks:
  - Detailed Land Use Assumptions for CIP
  - Technical Review/Revision of Assumptions
  - Evaluation of Results/Refine System and/or Assumptions as Appropriate
  - Additional Circulation System Modifications
  - Transit System/Transit Master Plan

- Cost: $90,000
  - Transportation consultants: $50,000
  - GP Team/City staff: $40,000

Downtown Rancho Cordova

- Purpose/Tasks:
  - Existing Conditions Study
  - Case Studies
  - Visioning
  - Policies and Practices
  - Optional and Recommended 3-D Model
- Cost: $67,000 (GP Team/City staff)

PLACE^{3}S ANALYSIS

- Purpose/Tasks:
  - Existing Conditions Base Map
  - January/May Draft Land Use Map
  - Project Alternatives
  - Final Land Use Map
- Cost: $48,000 (GP Team/City staff)

Additional Review and Revision Period

- Purpose/Tasks:
  - GPAC Review of Elements, Second Review
  - Additional Community Outreach
  - Consultation with the Development Community
  - 6 to 10 additional public hearings and workshops
- Cost: $18,000 (General Plan Team)

EIR Scope and Water Analysis

- Purpose/Tasks:
  - Revised GP Project Description, Expanded Background Report and Technical Analysis
  - Modified Assumptions Sections
  - Expanded Circulation, Public Services and Utilities Analysis
  - Water Supply Technical Report
- Cost: $209,700
  - EIR/Water consultants: $160,000
  - GP Team/City staff: $24,700
  - City Attorney review: $25,000

Findings for Review of Pending Projects

- Prior to approval of any project, it must be determined that it is reasonably probable that the project will be consistent with the final General Plan (Government Code 6530).

Findings for Review of Pending Projects

- Recognize the decision to allow pending projects to proceed
- Findings reflect work in progress and will continue to evolve
- Intent of draft findings to communicate how projects successfully demonstrate compliance

Findings for Review of Pending Projects

1. **Reasonably probable to be consistent with the General Plan Vision Book, General Plan Land Use Map Book, General Plan Draft Circulation Plan and other policies within the final General Plan.**

2. Provides funding for all operational costs that will be incurred by the City (Pro Forma requirement).

3. Provides all facilities necessary to ensure its orderly development within the City.

Findings for Review of Pending Projects

4. Delivers road and circulation improvements consistent with the CIP and in a timely manner.

5. Consistent with major planned circulation improvements.

6. Provides seven acres or improved park land per one thousand residents.

7. Provide a minimum of ten percent of residential land as accessible open space.

Findings for Review of Pending Projects

8. Provide sufficient funding for park improvements, and on-going operation and maintenance of parks and open space.

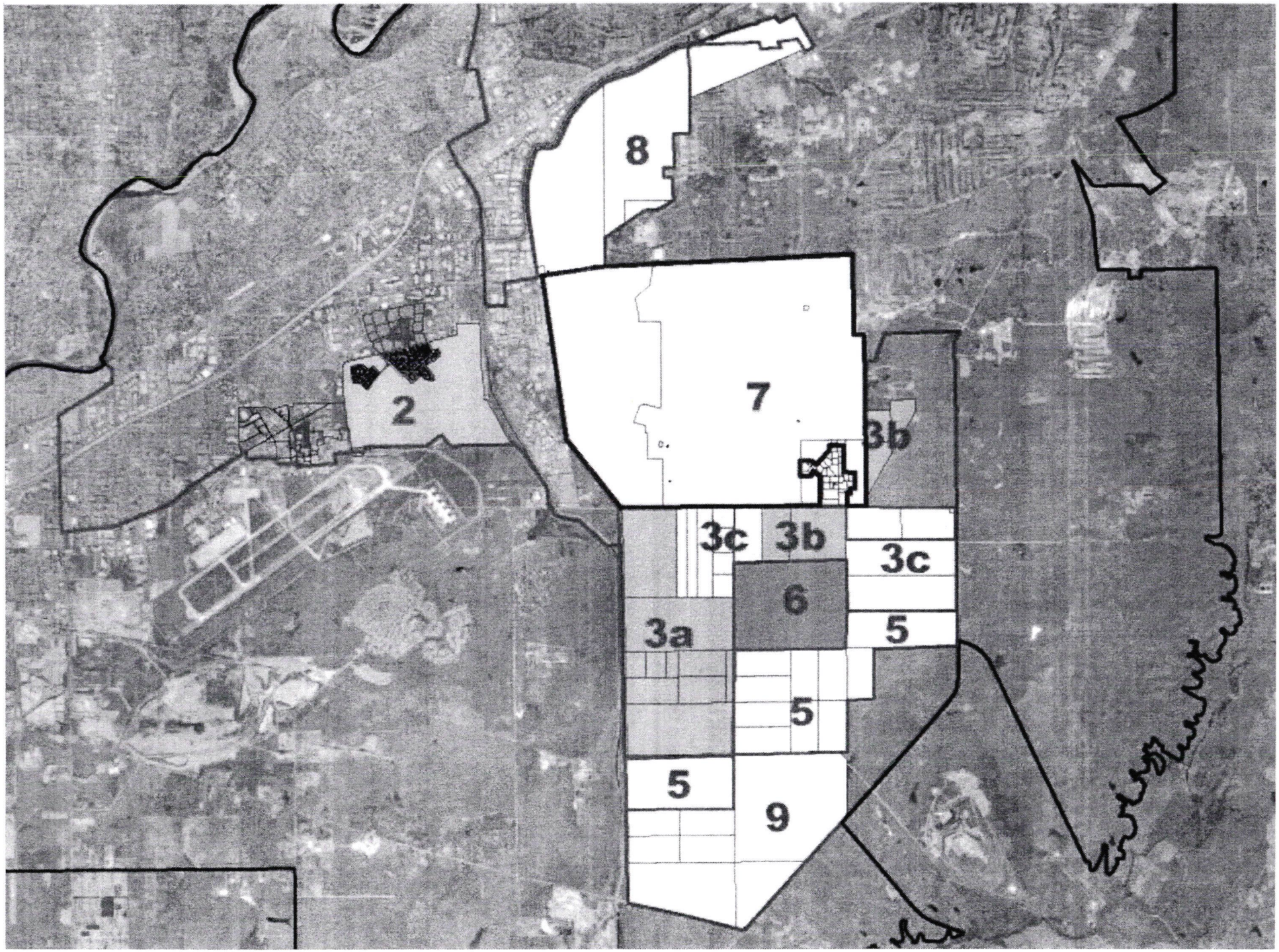
9. Contributes to the establishment of a vibrant Downtown District or at a minimum will not undermine development of a Downtown District.

Remedy Through Development Agreement

- May be unable to fully address issues/findings in a timeframe that meets the schedules of all Pending Projects.
- At City's discretion, may choose to address outstanding issues through development agreements.

RECOMMENDATION

- Approve Resolution 89-2005 (with amendment) with Attachments A through I, thereby approving the proposed additions to the General Plan Scope of Services and the Findings of General Plan Consistency for Pending Projects.


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Agenda Item #11A

Material received during the Council Meeting of July 18, 2005.

ANATOLIA ROAD REPAIR AND MAINTENANCE AGREEMENT

This "Anatolia Road Repair and Maintenance Agreement" (**"Agreement"**), dated for reference purposes only as of July _____, 2005 is entered into by and between the City of Rancho Cordova (**"City"**), and Lennar Renaissance, Inc.,a California corporation (**"Principal"**), who agree as follows:

Recitals

A. The City and Principal entered into several separate Subdivision Improvement Agreements during January, 2004, (collectively, **"the SIA"**) concerning Principal's obligation to construct certain improvements in connection with the City's approval of the final subdivision maps for the subdivisions designated as Anatolia I and Anatolia II, Village Nos. 1, 3, 4, 7, 8, 9, 12A and 15 (the **"Project"**).

B. Following the signature date of the SIA, the City of Rancho Cordova (**"the City"**) was formed, and without limitation, the City assumed all of the County's rights and obligations under the SIA.

C. The improvements to be constructed by Principal pursuant to the SIA included, without limitation, certain streets within the Project (the **"Streets"**), as reflected in the Tentative Subdivision Map(s) for the Project.

D. On or around [*insert date(s)*], City engineers inspected the road improvements of the Project and determined that there were construction defects in some segments of Streets constructed by Principal. The City and Principal agree that some segments of Streets constructed by Principal did not conform to the applicable City Improvement Standards and there are significant road failures in the Project. The roads are not acceptable to the City and do not satisfy the Principal's obligations to the City under the SIA. Principal is currently undertaking the repair of the defective segments of the Streets and entering into this Agreement pursuant to Section 10 of the SIA in order to remedy this situation and to provide appropriate assurance that the Streets will meet City standards for initial quality and longevity.

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E. Accordingly, the Parties acknowledge and agree that Principal has not satisfied its obligations under Paragraph [__] of the SIA, relating to the City's "Acceptance of Improvements." Notwithstanding the repair work performed by Principal to date, City will not formally accept the Streets for ownership and maintenance unless Principal agrees to an extended warranty, increased security amounts and additional terms and conditions beyond those contemplated under the SIA for the correction of defects.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, the parties hereby agree as follows:

Agreement

1. Stand Alone Agreement. This Agreement is separate and distinct from the SIA. Nothing in this Agreement is intended to amend, replace, supersede, or otherwise curtail the performance and enforceability of terms and conditions set forth in the SIA. This Agreement is intended only to supplement the provisions of the SIA, such that the goal of ensuring that Streets are well-constructed, well-maintained and will perform for the standard design life of the street. The terms and provisions of this Agreement should not be construed to conflict with or otherwise inhibit the terms and provisions of the SIA, nor should

the terms and provisions of the SIA be construed to conflict with or otherwise inhibit the terms and provisions of this Agreement.

2. Correction of Defects within Streets. Principal agrees to remedy the existing defects in Streets in accordance with the terms of Paragraph 6 of this Agreement. Principal and City agree that these initial repairs shall be completed by October 31, 2005. Principal further agrees to remedy any defects in the Streets arising from faulty or defective construction of said Streets, or defective materials furnished, occurring prior to August 1, 2011. If, for any reason, the initial repairs are not completed by October 31, 2005, the extended warranty period shall extend six (6) years from the date the initial repairs are completed to the satisfaction of the City.

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3. Scope of Extended Warranty. The extended warranty established by the terms of this Agreement shall apply only to repairs necessitated by defects in Streets or damage to other improvements in or near the Streets *if* such damage is the direct or indirect result of road settlement, compaction or other road construction failure. Other improvements include, but are not limited to sidewalks, sewers, water pipes and drainage infrastructure. To the extent other improvements do not experience damage directly related to road defects, such improvements shall be accepted by the City in accordance with the terms of the SIA.

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4. Repair Work Security.

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(a) Principal shall obtain and furnish to City an improvement security consisting of a surety bond in favor of City, issued by a corporate surety authorized to do business in the State of California, and in form approved by City, securing the faithful performance by Principal of the repair work required, and also securing the payment of the costs and interest, if any, due under Sections 12.030.210 et seq. of the Rancho Cordova City Code. Principal shall obtain an additional bond issued by a corporate surety authorized to do business in the State of California, in the amount of not less than 50 percent of the total estimated cost of the repair work, securing payment to contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials for the repair work.

(b) The failure of Principal to commence the required repair work or to complete the same within the time required after commencement thereof, shall entitle City to the full payment of the security, or so much thereof as may be necessary to complete the required repair work. The amount of the surety bond for faithful performance shall be in the sum of $_____ [*need estimate from City Engineer*]. The amount of the surety bond for the payment of the claims of the contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials for the repair work shall be at least 50% of the above specified dollar amount.

5. Repair Work Security As Condition Precedent. The furnishing of the repair work security by Principal as required by Paragraph 4 shall be a condition precedent to issuance by the City of Certificates of Occupancy for the Project and the performance by the City of the covenants herein on its part to be performed.

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6. Methods of Repair Work.

(a) Principal understands and acknowledges that all pavement repairs shall be per the City Standard Construction Specifications and the recommendations contained within the two (2) letters prepared by Robert R. Grant of Wallace, Kuhl & Associates, Inc., dated June 20, 2005, titled "Method B Procedure Anatolia I – Villages 1, 3, 7/Anatolia II – Villages 9A, 9B, 12A, 15" and "Method B Procedure Anatolia I – Villages 4, 8." All work shall be subject to continuous observation by the soils engineer of record or a mutually agreed upon soil engineer. The soils engineer shall be paid by the developer. Principal, and Principal's builder and contractor, shall keep the City's Construction Management Representative (CM) informed of progress and scheduling of the work at all times.

(b) Prior to performing pavement removals, Builder shall mark out the extent of removal and obtain approval from CM and a soils engineer acceptable to the City. At a minimum, removals shall extend to the limits of the observed settled pavement or the limits of loose soils, whichever is greater, at the time of the work. On a case-by-case basis, additional removals shall be performed where required by CM, or where deemed necessary by Builder. Following removals, pavement shall be replaced in accordance with the approved plans and City of Rancho Cordova Standard Construction Specifications. Minimum 18-inch notch grinds shall be utilized to transition between new and existing asphalt.

7. Acceptance of Streets. Due to Principal's failure to complete all roadway improvements to the City's satisfaction in accordance with Paragraph [ ] of the SIA, the Parties agree that acceptance under the terms of the SIA has not occurred. Instead, the City agrees to preliminarily accept the Streets for ordinary maintenance upon the completion of satisfactory repairs as described in Paragraph 6 of this Agreement. The City shall formally accept Streets upon the expiration of the extended warranty period established under Paragraph 2 of this Agreement and upon satisfactory completion of all road repairs in accordance with the terms of this Agreement. The Parties agree that all bonds secured under the SIA and all additional bonds secured under this Agreement will not be released until the end of the extended warranty period established under Paragraph 2 of this Agreement.

8. Certificates of Occupancy Certificates of Occupancy shall not be granted for any homes within the subdivision until all pavement failures have been repaired within the subdivision, and on any other Streets required for access to the subdivision, according to the terms of this Agreement. In addition, fog seal shall be required prior to issuance of Certificates of Occupancy. Principal shall provide a map to the satisfaction of the City showing a minimum of two access routes to any unit proposed for occupancy.

9. As-Needed Repairs. Principal or Principal's agent shall carry out localized repairs to the satisfaction of the City on an as-needed basis. Streets shall be maintained free from hazards and in general conformance with the City Standard Construction Specifications. As-needed repairs, as notified by the City of Rancho Cordova to the Principal, shall be completed within seven (7) calendar days. Areas indicating settlement shall be repaired, at a minimum, in accordance with the City Standard Construction Specifications and the recommendations contained within the two (2) letters prepared by Robert R. Grant

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Deleted: The City will accept the Streets for maintenance upon the expiration of the six-year warranty period established under the terms of this Agreement and upon satisfactory completion of all road repairs in accordance with the terms of this Agreement.
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of Wallace, Kuhl & Associates, Inc., dated June 20, 2005, titled "Method B Procedure Anatolia I – Villages 1, 3, 7/Anatolia II – Villages 9A, 9B, 12A, 15" and "Method B Procedure Anatolia I – Villages 4, 8." Pavement shall be repaired in accordance with Paragraph 6 of this Agreement. Skin-patching shall be prohibited. All as-needed repair costs shall be borne by Principal.

10. Resurfacing.

(a) In Spring of 2007, Streets shall be evaluated by the City, Principal and a mutually agreed upon third party consultant to be paid for by the Principal. If at the time of observation the potential for future settlement is low as determined by the third party consultant, and if the City determines that either an overlay coat of asphalt or approved slurry seal is required over any section of the Streets, Principal will, within one hundred and twenty (120) days of receipt of written notification of such requirement from the City, cause such overlay coat of asphalt or approved slurry seal to be installed. Resurfacing shall generally consist of grind and overlay and all related work. Where appropriate, the City may consider a type 2 slurry seal in lieu of grind and overlay.

(b) If the third party consultant determines that the pavement and/or underlying soils are unstable in 2007, or if the City prefers not to perform resurfacing at that time, then the resurfacing shall be delayed. All Streets shall be evaluated periodically to the satisfaction of the City and resurfacing shall be performed after the pavement and/or underlying soils have generally stabilized. Periodic evaluation by the third party consultant shall be performed a minimum of once per year, or more often where requested by the City, and shall be paid for by Principal.

(c) Resurfacing to the satisfaction of the City shall include all measures as necessary to provide like new roads in accordance with the Standard Construction Specifications including, but not limited to, raising utility covers, re-striping, etc. Streets shall generally be without seams or patches.

(d) The repair work security required under Paragraph 4 of this Agreement shall be sufficient to cover required maintenance and resurfacing.

(e) If the stability of the repaired Streets is confirmed and resurfacing commences in accordance with this Paragraph (10), then the extended warranty established under Paragraph 2 of this Agreement shall expire one year after Principal has completed the resurfacing to the satisfaction of the City Engineer. Under no circumstances, however, shall the extended warranty remain in effect beyond the timelines established in Paragraph 2 of this Agreement.

11. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

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12. Severability Clause. If any distinct and individual paragraph, section, part, term or provision of this Agreement is declared invalid by a reviewing court of proper jurisdiction, all other paragraphs, sections, parts, terms or provisions shall remain valid.

13. Judicial Review. All City actions and determinations under this Agreement shall be final and conclusive, unless they are arbitrary and capricious or an abuse of discretion.

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IN WITNESS WHEREOF, the parties have executed this Amendment as of the dates set forth below.

CITY:

CITY OF RANCHO CORDOVA

Dated: _____, 2005.

By_____
MAYOR

CITY (SEAL)

ATTEST:_____
Clerk of the City Council

PRINCIPAL:

LENNAR RENAISSANCE, INC.,
a California corporation

Dated: _____, 2005.

_____
Larry Gualco
Vice President

Agenda Item #11A – part 1

Material received during the Council Meeting of July 18, 2005.

ECONOMIC IMPACTS OF CRITICAL HABITAT DESIGNATION FOR VERNAL POOL SPECIES

Prepared For:

Division of Economics

U.S. Fish & Wildlife Service

4401 North Fairfax Drive

Arlington, VA 22203

Prepared By:

CRA International

5335 College Avenue, Suite 26

Oakland, California 94618

June 20, 2005

CRA No. D07040

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I EXECUTIVE SUMMARY

I.1 PURPOSE AND APPROACH

On September 24, 2002, the U.S. Fish & Wildlife Service (Service) proposed critical habitat for vernal pool species pursuant to the Endangered Species Act of 1973. A total of 1,233,840 acres were designated in Jackson County, Oregon and 35 California counties, from Siskiyou and Modoc counties in the north through Ventura County in the south.[1] This report quantifies the economic impacts associated with the proposed designation of critical habitat. It does so by taking into account the cost of conservation-related measures that are likely to be associated with future economic activities that may adversely affect the habitat within the proposed boundaries. The report combines information on current and projected land uses within critical habitat areas with a defined economic model to calculate these impacts. This report also disaggregates individual critical habitat units defined by the Service to identify the sub-regions where most economic impacts occur.

The economic analysis considers both the economic efficiency and distributional effects that may result from species and habitat protection. Economic efficiency effects generally reflect opportunity costs associated with the commitment of resources required to accomplish species and habitat conservation. For example, if activities on private lands are limited as a result of the designation or the presence of the species, and thus the market value of the land is reduced, this reduction in value represents one measure of opportunity cost or change in economic efficiency. Distributional effects reflect which sectors of the economy experience changes in costs or revenues as a consequence of critical habitat.

I.2 REPORT ORGANIZATION

Following the Executive Summary is an outline of the analytical framework and approach used in the analysis and an overview of the socioeconomic conditions in the affected counties. The impacts to land development, public projects, and private activities are presented next, followed by an evaluation of the regional costs and impacts to small businesses.

I.3 DESCRIPTION OF HABITAT AND AFFECTED COUNTIES

The Service has designated critical habitat for 15 vernal pool species. Vernal pools are usually clustered into interconnected systems of pools, swales, and uplands forming an interwoven matrix of uplands and wetlands called vernal pool complexes. Water remains in the pools and swales for between a few days to a few months. The primary constituent elements used to determine suitable habitat tend to fall into two categories: (1) characteristics of areas such as vernal pools with seasonal periods of inundation and drying; and (2) characteristics of surrounding watersheds that maintain the hydrologic features of the seasonally inundated areas, provide a source of nutrients and food sources

[1] Since the September 2002 listing, habitat in Riverside County has been excluded and is not included in this analysis.

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[1] Since the September 2002 listing, habitat in Riverside County has been excluded and is not included in this analysis.

for listed species, provide habitat for pollinators for some of the listed plants, and/or provide habitat for birds and other animals (such as small mammals) known to aide in the dispersal of the listed vernal pool species.

Most species are associated with four to eight separate proposed habitat units. However, two shrimp species have more than 15 habitat units each, and one plant species, Solano grass, has only two proposed habitat units. The species with the greatest number of proposed habitat units is the vernal pool fairy shrimp, with 36 units and at least one unit in 27 of the 36 counties. In total, there are 129 habitat units covering 1,233,840 acres, or 2.4 percent of the land area of the counties included in the proposed designation.

Approximately 7,623 acres are located in Jackson County, Oregon. The vast majority of the proposed habitat falls within 35 counties in California, ranging from Siskyou County in the north to Ventura County in the south. Table I-1: Acres of Proposed Habitat identifies the number of acres in the affected California counties. A variety of economies are represented by the affected counties, from urban centers to farming communities. For profiles of the socioeconomic conditions in the affected counties, please see Section III.

I.4 Impacts on Real Estate Development

Critical habitat designation is expected to have the largest impacts on real estate development. Critical habitat for vernal pools occurs in a number of rapidly growing areas. Regulatory requirements to avoid onsite impacts and mitigate offsite affect the welfare of both producers and consumers. Two scenarios are considered. In the base scenario, avoidance requirements are assumed to reduce the construction of new housing. In this scenario, critical habitat is expected to impose losses of over $965 million relating to lost development opportunities. A second scenario, in which developers accommodate the reduction in developable land through densification, is also discussed.

I.5 Public Sector Activities

The California Department of Transportation is planning to undertake a number of projects to build, upgrade, and maintain the state's transportation network in areas of vernal pool critical habitat. After determining the number of affected critical habitat acres, the typical mitigation requirements were applied to determine the impacts on this type of activity. The total costs to California transportation projects, as a result of critical habitat designation, are estimated to be $16.9 million. This figure does not include the costs of project delays. It was determined that there were no large infrastructure projects planned in Jackson County, Oregon.

Vernal pool habitat is located near the future site of the University of California, Merced campus. Although the exact mitigation requirements and costs will be determined as a part of the planning process, it is estimated that the impacts will total $10 million. This estimate incorporates the cost of mitigating approximately 66.5 acres of affected habitat.

The report also considers potential impacts on the energy sector. This analysis examines planned power production facilities within the study area for proximity to proposed critical habitat. It finds the sites fall into one of two categories: either they are too far from critical habitat to be affected, or are within or near habitat but have already completed the environmental mitigation process for vernal pools. In both cases, the

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incremental impacts of designation are zero; the regulation is not expected to impact energy production.

There are overlaps between critical habitat and land managed by the Department of the Defense, Bureau of Land Management, Bureau of Reclamation, the Forestry Service, the Fish and Wildlife Service, and the Bureau of Indian Affairs. After consideration and discussion with Service staff, it is determined that the impacts from designation on these organizations will be minimal.

I.6 Regional Economic Effects

Designation of critical habitat alters the level of economic activity. As a result, regulation has impacts that spread beyond the sectors directly affected. Indirect and induced impacts of the regulation are calculated using the standard IMPLAN model. Counties with the largest change in new residential home construction were included in this analysis. These counties consisted of, Sacramento, Solano and Butte. Critical habitat designation of vernal pool species has little effect on the regional economy. New residential construction is reduced by approximately $17 million, which causes output in other industries to decrease by approximately $12 million. These combined reductions represent only 0.03 percent of the region's output. Included among the industries most affected are wholesale trade and architectural/engineering services.

I.7 Small Business Impacts

Critical habitat is not expected to result in significant small business impacts since revenue losses are less than one percent of total small business revenues in affected areas. From Sacramento permit data, it appears that large businesses greatly dominate greenfield development. It is estimated that approximately 6 small businesses annually will be affected as a consequence of designation, mainly in Solano, Sacramento, and Butte Counties.

I.8 Summary Of Measured Impacts

The economic impacts of critical habitat designation vary widely among the 36 affected counties, and even within counties. The counties most impacted by the critical habitat designation include Sacramento ($374 million), Butte ($145 million), Placer ($120 million), Solano ($87 million), Fresno ($43 million), Stanislaus ($33 million), Madera ($32 million), Monterey ($29 million), Shasta ($20 million), Tehama ($19 million) and Merced ($16 million). Further, economic impacts are unevenly distributed within counties. Our analysis is conducted for each of the 158 affected census tracts, resulting in a high degree of spatial precision.

The economic impacts of critical habitat designation are highly localized. Roughly half of all economic impacts are attributable to less than five percent of designated acres.

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Table I-1: Acres of Proposed Habitat

County	Acres of Proposed Habitat
Alameda	2,037
Amador	2,530
Butte	58,849
Calaveras	401
Colusa	994
Contra Costa	7,152
Fresno	32,218
Glenn	166
Jackson (OR)	7,623
Kings	836
Lake	4,141
Lassen	14,028
Madera	95,802
Mariposa	17,869
Mendocino	2,637
Merced	194,335
Modoc	347
Monterey	45,995
Napa	2,745
Placer	32,248
Plumas	1,287
Sacramento	68,820
San Benito	91,326
San Joaquin	16,507
San Luis Obispo	64,171
Santa Barbara	20,755
Shasta	22,348
Siskiyou	2,277
Solano	67,961
Stanislaus	132,708
Tehama	130,752
Tulare	41,247
Tuolumne	2,436
Ventura	46,531
Yolo	440
Yuba	1,324
Total[2]	**1,233,840**

Source: Critical Habitat Boundary Files, U.S. Fish and Wildlife Service.

[2] Numbers may not sum due to rounding.

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Table I-2: Summary of Economic Effects of Critical Habitat Designation

County	Development Impacts[3]	Public Projects	Total	Annualized Impact[4]
Sacramento	$374,318,063		$374,318,063	$33,021,474
Butte	$145,365,498	$7,057,135	$152,422,633	$13,446,372
Placer	$119,842,952		$119,842,952	$10,572,268
Solano	$87,273,040		$87,273,040	$7,699,026
Fresno	$42,947,066		$42,947,066	$3,788,691
Stanislaus	$33,185,991		$33,185,991	$2,927,591
Madera	$31,682,033	$1,398,818	$33,080,851	$2,918,316
Monterey	$29,227,849		$29,227,849	$2,578,413
Shasta	$19,662,901		$19,662,901	$1,734,616
Tehama	$18,775,990	$6,093,965	$24,869,955	$2,193,970
Merced	$16,117,011	$10,000,000	$26,117,011	$2,303,982
San Luis Obispo	$14,530,647		$14,530,647	$1,281,860
Contra Costa	$11,072,864	$2,129,022	$13,201,886	$1,164,640
Alameda	$5,103,523		$5,103,523	$450,221
San Benito	$2,560,372		$2,560,372	$225,870
Mendocino	$1,992,384		$1,992,384	$175,764
Santa Barbara	$1,942,397		$1,942,397	$171,354
Napa	$1,875,754		$1,875,754	$165,475
Tulare	$1,823,668		$1,823,668	$160,880
Mariposa	$1,681,262		$1,681,262	$148,317
Jackson	$1,226,589		$1,226,589	$108,207
Lake	$872,465		$872,465	$76,967
Ventura	$743,051		$743,051	$65,550
Tuolumne	$406,103		$406,103	$35,825
Yuba	$396,585		$396,585	$34,986
San Joaquin	$259,220		$259,220	$22,868
Yolo	$228,443		$228,443	$20,153
Amador	$187,124		$187,124	$16,508
Glenn	$62,969		$62,969	$5,555
Plumas	$38,974		$38,974	$3,438
Kings	$18,943		$18,943	$1,671
Modoc	$4,412		$4,412	$389
Calaveras	$2,873		$2,873	$253

[3] Impacts in 2004 dollars.

[4] Annualized impacts represent the yearly payout of the 20-year immediate annuity, compounded annually at 7%, which has a present value equal to the total calculated impacts.

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County	Development Impacts[3]	Public Projects	Total	Annualized Impact[4]
Colusa	$0		$0	$0
Lassen	$0	$174,461	$174,461	$15,391
Siskiyou	$0		$0	$0
Total	**$965,429,015**	**$26,853,401**	**$992,282,416**	$87,536,860

Sources: Critical Habitat Boundary Files, U.S. Fish and Wildlife Service; California Department of Transportation, Office of State Planning.

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II RELEVANT BACKGROUND AND ANALYTICAL FRAMEWORK

II.1 REPORT PURPOSE

On September 24, 2002, the U.S. Fish & Wildlife Service (Service) proposed critical habitat for vernal pool species pursuant to the Endangered Species Act of 1973. Since the original designation, a number of non-economic exclusions were introduced.[5] For this economic analysis, a total of 1,233,840 proposed acres are examined. The habitat units span 35 California counties, from Siskiyou and Modoc counties in the north through Ventura County in the south. Critical habitat has also been proposed in Jackson County, Oregon.[6] This report attempts to quantify the economic effects associated with the proposed designation of critical habitat. It does so by taking into account the cost of conservation-related measures that are likely to be associated with future economic activities that may adversely affect the habitat within the proposed boundaries. The report combines information on current and projected land uses within critical habitat areas with a defined economic model to calculate these impacts. This report also disaggregates individual critical habitat units defined by the Service to identify the sub-regions where most economic impacts occur.

This information is intended to assist the Secretary in determining whether the economic benefits of excluding particular areas from the designation outweigh the biological benefits of including them.[7] In addition, this information allows the Service to address the requirements of Executive Orders 12866 and 13211, and the Regulatory Flexibility Act (RFA), as amended by the Small Business Regulatory Enforcement Fairness Act (SBREFA).[8] The small business analysis is included in Section VIII of this report. This report also complies with direction from the U.S. 10th Circuit Court of Appeals that effects resulting from the listing decision should be included in the economic analysis to inform decision-makers regarding which areas to designate as critical habitat.[9]

This section provides the framework for the economic analysis. First, it describes the general analytic approach to estimating economic effects, including both efficiency and distributional effects. Next, it discusses the scope of the analysis, including the link between existing and critical habitat-related protection efforts and economic impacts. Finally, it describes the information sources employed to conduct this analysis.

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[5] For an analysis of the economic impacts on Butte, Madera, Merced, Solano, and Sacramento counties, where no land has been excluded for non-economic reasons, please see section XI.

[6] Since the September 2002 listing, habitat in Riverside County has been excluded and is not included in this analysis.

[7] 16 U.S.C. §1533(b)(2).

[8] Executive Order 12866, "Regulatory Planning and Review," September 30, 1993; Executive Order 13211, "Actions Concerning Regulations That Significantly Affect Energy Supply, Distribution, or Use," May 18, 2001; 5 U.S.C. §§601 *et seq* ; and Pub Law No. 104-121.

[9] In 2001, the U.S. 10th Circuit Court of Appeals instructed the Service to conduct a full analysis of all of the economic impacts of proposed CHD, regardless of whether those impacts are attributable co-extensively to other causes (*New Mexico Cattle Growers Assn v. U.S.F.W.S.*, 248 F.3d 1277 (10th Cir. 2001)).

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II.2 Approach To Estimating Economic Effects

This economic analysis considers both the economic efficiency and distributional effects that may result from species and habitat protection. Economic efficiency effects generally reflect opportunity costs associated with the commitment of resources required to accomplish species and habitat conservation.

This analysis also addresses the distribution of impacts associated with the designation, including an assessment of any local or regional impacts of habitat conservation and the potential effects of conservation activities on small entities, the energy industry, or governments. This information may be used to determine whether the effects of the designation unduly burden a particular group or economic sector. For example, while habitat conservation activities may have a small impact relative to the national economy, individuals employed in a particular sector of the regional economy may experience a significant level of impact. The difference between economic efficiency effects and distributional effects, as well as their application in this analysis, are discussed in greater detail below.

II.3 Efficiency Effects

At the guidance of the Office of Management and Budget (OMB) and in compliance with Executive Order 12866 "Regulatory Planning and Review," Federal agencies measure changes in economic efficiency in order to discern the implications on a societal level of a regulatory action. For regulations specific to the conservation of the vernal pool species, efficiency effects represent the opportunity cost of resources used, or benefits foregone, by society as a result of the regulations. Economists generally characterize opportunity costs in terms of changes in producer and consumer surplus in affected markets.[10]

In some instances, compliance costs may provide a reasonable approximation of the efficiency effects associated with a regulatory action. For example, a lead Federal agency may enter into a consultation with the Service to ensure that a particular activity will not adversely modify critical habitat. The end result of the consultation may be a small amount of additional mitigation for on-site impacts of the proposed activity. The cost of the additional mitigation would have been spent on alternative activities the proposed project not been designated critical habitat. In the case that compliance activity is not expected to significantly affect markets – that is, not result in a shift in the quantity of a good or service provided at a given price, or in the quantity of a good or service demanded given a change in price – the measurement of compliance costs provides a reasonable estimate of the change in economic efficiency.

Where habitat protection measures are expected to significantly impact a market, it may be necessary to estimate changes in producer and consumer surplus. For example, a designation that precludes the development of large areas of land may shift the price and quantity of housing

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[10] For additional information on the definition of "surplus" and an explanation of consumer and producer surplus in the context of regulatory analysis, see Gramlich, Edward M., "A Guide to Benefit-Cost Analysis (2nd Ed.)," Prospect Heights, Illinois: Waveland Press, Inc., 1990; and U.S. 240-R-00-003, September 2000, available at http://yosemite.epa.gov/ee/epa/eed.nsf/ webpages/Guidelines.html.

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supplied in a region. In this case, changes in economic efficiency (i.e., social welfare) can be measured by considering changes in producer and consumer surplus in the real estate market.

This analysis begins by measuring costs associated with measures taken to protect species and habitat. However, if the cost of conservation measures is expected to significantly impact markets, the analysis will consider welfare impacts to affected markets.

II.3.1 Distributional and Regional Economic Effects

Measurements of changes in economic efficiency focus on the net impact of conservation activities, without consideration of how certain economic sectors or groups of people are affected. Thus, a discussion of efficiency effects alone may miss important distributional considerations. OMB encourages Federal agencies to consider distributional effects separately from efficiency effects.[11] This analysis considers several types of distributional effects, including impacts on small entities; impacts on energy supply, distribution, and use; and regional economic impacts. It is important to note that these are fundamentally different measures of economic impact than efficiency effects, and thus cannot be added to or compared with estimates of changes in economic efficiency.

Section of this analysis considers how small entities, including small businesses, organizations, and governments, as defined by the RFA, may be affected by proposed critical habitat designation (CHD).[12] In addition, in response to Executive Order 13211 "Actions Concerning Regulations That Significantly Affect Energy Supply, Distribution, or Use," considers the impacts of critical habitat on the energy industry and its customers.[13]

Regional economic impact analysis produces a quantitative estimate of the potential magnitude of the initial change in the regional economy resulting from a regulatory action. Regional economic impacts are commonly measured using input / output models. These models investigate the effects of a change in one sector of the economy on economic output, income, or employment in other local industries. These economic data provide a quantitative estimate of the magnitude of shifts of jobs and revenues in the local economy.

Regional input / output models may overstate the long-term impacts of a regulatory change because they provide a static view of the regional economy. That is, they measure the initial impact of a regulatory change on an economy but do not consider long-term adjustments that the economy will make in response. For example, these models provide estimates of the number of jobs lost as a result of a regulatory change, but do not consider re-employment of these individuals over time or other adaptive responses by affected businesses. In addition, the flow of goods and services across the regional boundaries defined in the model may change as a result of the regulation, compensating for a potential decrease in economic activity within the region.

Despite these and other limitations, in certain circumstances regional economic impact analysis may provide useful information about the scale and scope of localized impacts. It is important to remember that measures of regional economic effects generally reflect shifts in resource use rather

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[11] U.S. Office of Management and Budget, "Circular A-4," September 17, 2003, available at http://www.whitehouse.gov/omb/circulars/a004/a-4.pdf.

[12] 5 U.S.C. § 601 *et seq.*

[13] Executive Order 13211, "Actions Concerning Regulations That Significantly Affect Energy Supply, Distribution, or Use," May 18, 2001.

supplied in a region. In this case, changes in economic efficiency (i.e., social welfare) can be measured by considering changes in producer and consumer surplus in the real estate market.

This analysis begins by measuring costs associated with measures taken to protect species and habitat. However, if the cost of conservation measures is expected to significantly impact markets, the analysis will consider welfare impacts to affected markets.

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than efficiency losses. Thus, these types of distributional effects are reported separately from efficiency effects (i.e., not summed). In addition, measures of regional economic impact cannot be compared with estimates of efficiency effects, but should be considered as distinct measures of impact.

II.4 Scope Of The Analysis

This analysis identifies those economic activities believed to most likely threaten the listed species and its habitat and, where possible, quantifies the economic impact to avoid, mitigate, or compensate for such threats within the boundaries of the CHD. In instances where critical habitat is being proposed after a species is listed, some future impacts may be unavoidable, regardless of the final designation and exclusions under 4(b)(2). However, due to the difficulty in making a credible distinction between listing and critical habitat effects within critical habitat boundaries, this analysis considers all future ESA-related impacts to be coextensive with the designation.[14]

II.4.1 Sections of the Act Relevant To the Analysis

The analysis focuses on activities that are influenced by the Service through sections 4, 7, 9, and 10 of the Act. Section 4 of the Act focuses on the listing and recovery of endangered and threatened species, as well as CHD. According to section 4, the Secretary is required to list species as endangered or threatened "solely on the basis of the best available scientific and commercial data."[15]

The protections afforded to threatened and endangered species and their habitat are described in sections 7, 9, and 10 of the Act, and economic impacts resulting from these protections are the focus of this analysis:

- Section 7 of the Act requires Federal agencies to consult with the Service to ensure that any action they authorize, fund, or carry out will not likely jeopardize the continued existence of any endangered or threatened species or result in the destruction or adverse modification of the species' designated critical habitat. The administrative costs of these consultations, along with the costs of project modifications resulting from these consultations, represent compliance costs associated with the listing of the species and the designation of critical habitat.[16]
- Section 9 defines the actions that are prohibited by the Act. In particular, it prohibits the "take" of endangered wildlife, where "take" means to "harass, harm, pursue, or collect, or to attempt to

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[14] In 2004, the U.S. 9th Circuit invalidated the Service's regulation defining destruction or adverse modification of critical habitat (*Gifford Pinchot Task Force v. U.S. Fish and Wildlife Service*). The Service is currently reviewing the decision to determine what effect it (and to a limited extent Center for Biological Diversity v. Bureau of Land Management (Case No. C-03-2509-SI, N.D. Cal.)) may have on the outcome of consultations pursuant to section 7 of the Act.

[15] 16 U.S.C. §1533.

[16] The Service notes, however, that a recent Ninth Circuit judicial opinion, Gifford Pinchot Task Force v. U. S. Fish and Wildlife Service, has invalidated the Service's regulation defining destruction or adverse modification of critical habitat. The Service is currently reviewing the decision to determine what effect it (and to a limited extent Center for Biological Diversity v. Bureau of Land Management (Case No. C-03-2509-SI, N.D. Cal.)) may have on the outcome of consultations pursuant to section 7 of the Act.

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engage in any such conduct."[17] The economic impacts associated with this section manifest themselves in sections 7 and 10.

- Under section 10(a)(1)(B) of the Act, an entity (i.e., a landowner or local government) may develop a Habitat Conservation Plan (HCP) for an endangered animal species in order to meet the conditions for issuance of an incidental take permit in connection with the development and management of a property.[18] The requirements posed by the HCP may have economic impacts associated with the goal of ensuring that the effects of incidental take are adequately minimized and mitigated. The designation of critical habitat does not require completion of an HCP; however, the designation may influence conservation measures provided under HCPs. Federal agencies are not typically the sole stakeholder agency involved with development of an HCP. Federal agencies, however, can be the lead agency on a multi-jurisdictional HCP.

II.4.2 Other Relevant Protection Efforts

The protection of listed species and habitat is not limited to the Act. Other Federal agencies, as well as State and local governments, may also seek to protect the natural resources under their jurisdiction.[19] CEQA is a California State statute that requires State and local agencies (known here as "lead agencies") to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. Projects carried out by Federal agencies are not subject to CEQA provisions. CEQA regulations require a lead agency to initially presume that a project will result in a potentially significant adverse environmental impact and to prepare an EIR if the project may produce certain types of impacts, including when:

> "[T]he project has the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory."[20]

State law instructs the lead agency (typically a county or city community development or planning department in the case of land development projects) to examine impacts from a very broad perspective, taking into account the value of animal and plant habitats to be modified by the project. The lead agency must determine which, if any, project impacts are potentially significant and, for any such impacts identified, whether feasible mitigation measures or feasible alternatives will reduce the impacts to a level less than significant. It is within the power of a lead agency to

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[17] 16 U.S.C. §1538 and 16 U.S.C. §1532.

[18] U.S. Fish and Wildlife Service, "Endangered Species and Habitat Conservation Planning," http://endangered.fws.gov/hcp/.

[19] For example, the Sikes Act Improvement Act (Sikes Act) of 1997 requires Department of Defense (DOD) military installations to develop Integrated Natural Resources Management Plans (INRMPs) that provide for the conservation, protection, and management of wildlife resources (16 U.S.C. §§ 670a - 670o). These plans must integrate natural resource management with the other activities, such as training exercises, taking place at the facility.

[20] California Natural Resources Code §15065(a)

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decide that negative impacts are acceptable in light of economic, social, or other benefits generated by the project.

II.4.3 Additional Analytic Considerations

Previous economic impact analyses prepared to support critical habitat decisions have considered other types of economic impacts related to CHD, including time delay. This analysis considers these economic impacts and has determined that the proposed critical habitat for vernal pool species will cause economic impacts of this nature. These impacts are described in detail in Section IV.4.

II.4.4 Benefits

The published economics literature has documented that social welfare benefits can result from the conservation and recovery of endangered and threatened species. Such benefits have also been ascribed to preservation of open space and biodiversity, both of which can be associated with species conservation, but are not the purpose of critical habitat. Likewise, regional economies and communities can benefit from the preservation of healthy populations of endangered and threatened species, and the habitat on which these species depend.

In Executive Order 12866, OMB directs Federal agencies to provide an assessment of costs and benefits of proposed regulatory actions.[21] However, in its guidance for implementing Executive Order 12866, OMB acknowledges that often, it may not be feasible to monetize, or even quantify, the benefits of environmental regulations.[22] Where benefits cannot be quantified, OMB directs agencies to describe the benefits of a proposed regulation qualitatively. Given the limitations associated with estimating the benefits of proposed CHD for the vernal pool species, the Service believes that the benefits of proposed CHD are best expressed in biological terms that can be weighed against the expected cost impacts of the rulemaking. This discussion will be included in the preamble to the final rulemaking.

II.4.5 Analytic Time Frame

The analysis examines activities taking place both within and adjacent to the proposed designation. Estimates of post-designation impacts are based on activities that are "reasonably foreseeable," including, but not limited to, activities that are currently authorized, permitted, or funded, or for which proposed plans are currently available to the public. The analysis estimates economic impacts to activities from 2005 to 2025, twenty years from the year of final designation.

II.4.6 Critical Habitat Boundaries

This analysis relies on a Geographical Information System (GIS) to spatially characterize the proposed rule. The critical habitat boundaries analyzed are from final rule proposal made in August 6, 2003 by the Service. Areas that the Service excluded due to biological and/or non-economic reasons are *not* analyzed.[23]

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[21] Executive Order 12866, "Regulatory Planning and Review," September 30, 1993.

[22] U.S. Office of Management and Budget, "Circular A-4," 68 FR 54023, September 17, 2003.

[23] For Butte, Madera, Merced, Solano, and Sacramento counties, this analysis also presents impacts when the biological and/or non-economic exclusions are included into the proposed rule. These calculations are presented in section X.

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II.5 Information Sources

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- DataQuick Information Systems;
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- U.S. Department of Commerce, Bureau of Economic Analysis;
- U.S. Department of Labor, Bureau of Labor Statistics;
- California Department of Finance;
- California Department of Transportation;
- California Employment Development Department;
- Federal Highway Administration;
- California Department of Conservation Farmland Mapping and Monitoring Program;
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- Marshall & Swift;
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II.6 Species And Habitat Descriptions

Vernal pool species live either in vernal pools, swales (shallow drainages that carry water seasonally), or other ephemeral freshwater habitats.[24] Vernal pools are a subset of wetlands, characterized by seasonally specific timing and duration of inundation. These habitats form in regions with "Mediterranean" climates where shallow depressions fill with water during fall and winter rains and then evaporate in the spring. Downward percolation of standing water is prevented by the presence of an impervious subsurface layer, such as a claypan, hardpan, or volcanic stratum. The physical factors most important in determining the types and kinds of species found in vernal pools are:

- Pool size
- Depth
- Shape
- Water and soil chemistry
- Hydrology
- Soil type
- Geologic formation
- Landform

Vernal pools are usually clustered into interconnected systems of pools, swales, and uplands forming an interwoven matrix of uplands and wetlands called vernal pool complexes. Water remains in the pools and swales for between a few days to a few months.

II.6.1 Crustacean Species

Four vernal pool crustacean species are included in the proposed critical habitat designation. Three of the four (Conservancy fairy shrimp, longhorn fairy shrimp, and vernal pool tadpole shrimp) were federally listed as endangered, and the fourth, the vernal pool fairy shrimp, was federally listed as threatened in 1994.

Tadpole shrimp (*Lepidurus packardi*) have dorsal compound eyes, a large shield-like shell that covers most of their body, and a pair of long cercopods or appendages at the end of the last abdominal segment. They live primarily at the bottoms of the pools, climbing or scrambling over objects, and plowing along bottom sediments as they forage for food. Their diet consists of organic detritus and living organisms, such as fairy shrimp and other invertebrates.

In contrast to tadpole shrimp, all fairy shrimp have delicate elongated bodies, large stalked compound eyes, and 11 pairs of phyllopods, or gill-like structures that also serve as swimming legs. Fairy shrimp are filter feeders and consume algae, bacteria, protozoa, rotifers, and bits of detritus as they swim through the water on their backs.

Fertilized eggs of both species form a protective protein layer that allows the eggs to withstand heat, cold, and prolonged dehydration. These dormant eggs are known as cysts and they can remain

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[24] Information on vernal pool species and their habitat is taken from the U.S. Fish and Wildlife Service, "Proposed Designation of Critical Habitat for Vernal Pool Species," September 24, 2002 (66 FR 133).

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viable in the soil for decades after deposition. Cysts may hatch within days after the vernal pools fill with water and the early stages of the fairy shrimp develop rapidly into adults.

Conservancy fairy shrimp (*Branchinecta conservatio*) look similar to other fairy shrimp species. Distinguishing characteristics include the male second antennae, used in clasping the female during copulation. The end segment of each second antenna is about 30 percent shorter than the basal segment, and has a 90-degree bend at the tip. Observations suggest this species is often found in pools that are relatively large and turbid. In general, the Conservancy fairy shrimp have very large populations within a given pool and are usually the most abundant fairy shrimp when more than one fairy shrimp species is present.

The longhorn fairy shrimp (*Branchinecta longiantenna*) are named for their relatively long second antennae and are extremely rare. Three discontinuous locations along the eastern margin of the central coast range, from the vicinity of Livermore in Contra Costa County to Soda Lake in San Luis Obispo County, form the only known locations of the crustacean.

Vernal pool fairy shrimp (*Branchinecta lynchi*) are characterized by the presence of several bulges on the male's antenna and by the female's short pyriform, or pear-shaped, brood pouch. Although the vernal pool fairy shrimp is distributed more widely than most other fairy shrimp species, it is generally uncommon throughout its range and rarely abundant where it does occur.

II.6.2 Plant Species

Eleven listed species of vernal pool plants are included in the proposed critical habitat designation. Fleshy owl's clover (*Castilleja campestris spp. succulenta*) is an annual whose distribution is primarily along the Southern Sierra foothills of Merced, Fresno, Madera, Stanislaus, and San Joaquin Counties. The plant displays yellow or orange petals and produces capsules with numerous brown, spindle shaped seeds. It was federally listed as threatened in 1997.

Hoover's spurge (*Chamaesyce hooveri*) grows close to the ground in the shape of gray-green mats 2 to 40 inches in diameter. It has small structures between each pair of leaves which resemble single flowers, but which are actually flower clusters, consisting of one female and five maleflowers. The flowers themselves lack petals, but each flower cluster sits in a cuplike structure with small white appendages that resemble petals. Tiny, white seeds are contained in a spherical capsule that extends on a stalk beyond the edge of the cup. Hoover's spurge was also federally listed as threatened in 1997.

Contra Costa goldfields (*Lasthenia conjugens*) is a member of the Aster family and is found most prominently in Solano County east and south of the City of Fairfield. The species is still extant throughout many other Bay / Delta region counties. Each flower head is yellow with tiny disk flowers in addition to 6 to 13 ray flowers. The plant is 4 to 12 inches tall and was federally listed as endangered in 1997.

Butte County meadowfoam (*Limnanthes floccosa* ssp. californica) has always been confined to Butte County and occurs primarily on intermediate fan terraces in annual grasslands with a landform characterized by small piles of soil. Stems are typically less than ten inches tall, and produce small, yellow-veined, white flower next to each upper leaf. Each of five pistils in the flower is capable of producing an egg-shaped nutlet 0.1 to 0.2 inches long. Butte County meadowfoam was federally listed as endangered throughout its range in 1992.

viable in the soil for decades after deposition. Cysts may hatch within days after the vernal pools fill with water and the early stages of the fairy shrimp develop rapidly into adults.

Conservancy fairy shrimp (*Branchinecta conservatio*) look similar to other fairy shrimp species. Distinguishing characteristics include the male second antennae, used in clasping the female during copulation. The end segment of each second antenna is about 30 percent shorter than the basal segment, and has a 90-degree bend at the tip. Observations suggest this species is often found in pools that are relatively large and turbid. In general, the Conservancy fairy shrimp have very large populations within a given pool and are usually the most abundant fairy shrimp when more than one fairy shrimp species is present.

The longhorn fairy shrimp (*Branchinecta longiantenna*) are named for their relatively long second antennae and are extremely rare. Three discontinuous locations along the eastern margin of the central coast range, from the vicinity of Livermore in Contra Costa County to Soda Lake in San Luis Obispo County, form the only known locations of the crustacean.

Vernal pool fairy shrimp (*Branchinecta lynchi*) are characterized by the presence of several bulges on the male's antenna and by the female's short pyriform, or pear-shaped, brood pouch. Although the vernal pool fairy shrimp is distributed more widely than most other fairy shrimp species, it is generally uncommon throughout its range and rarely abundant where it does occur.

II.6.2 Plant Species

Eleven listed species of vernal pool plants are included in the proposed critical habitat designation. Fleshy owl's clover (*Castilleja campestris spp. succulenta*) is an annual whose distribution is primarily along the Southern Sierra foothills of Merced, Fresno, Madera, Stanislaus, and San Joaquin Counties. The plant displays yellow or orange petals and produces capsules with numerous brown, spindle shaped seeds. It was federally listed as threatened in 1997.

Hoover's spurge (*Chamaesyce hooveri*) grows close to the ground in the shape of gray-green mats 2 to 40 inches in diameter. It has small structures between each pair of leaves which resemble single flowers, but which are actually flower clusters, consisting of one female and five maleflowers. The flowers themselves lack petals, but each flower cluster sits in a cuplike structure with small white appendages that resemble petals. Tiny, white seeds are contained in a spherical capsule that extends on a stalk beyond the edge of the cup. Hoover's spurge was also federally listed as threatened in 1997.

Contra Costa goldfields (*Lasthenia conjugens*) is a member of the Aster family and is found most prominently in Solano County east and south of the City of Fairfield. The species is still extant throughout many other Bay / Delta region counties. Each flower head is yellow with tiny disk flowers in addition to 6 to 13 ray flowers. The plant is 4 to 12 inches tall and was federally listed as endangered in 1997.

Butte County meadowfoam (*Limnanthes floccosa* ssp. californica) has always been confined to Butte County and occurs primarily on intermediate fan terraces in annual grasslands with a landform characterized by small piles of soil. Stems are typically less than ten inches tall, and produce small, yellow-veined, white flower next to each upper leaf. Each of five pistils in the flower is capable of producing an egg-shaped nutlet 0.1 to 0.2 inches long. Butte County meadowfoam was federally listed as endangered throughout its range in 1992.

The remaining seven plant species are members of the grass family and of the Orcuttiae tribe. The Orcuttiae grasses are endemic to vernal pools and have several unusual characteristics. They sprout under water, producing both aquatic and terrestrial leaves as circumstances require, and exude an aromatic coating that likely helps to repel herbivores.

Colusa grass (*Neostapfia colusana*) has zigzag stems 4 to 12 inches tall and has the broadest ecological range among the seven grass species included in the proposed critical habitat designation. Existing populations are concentrated in Merced, Solano, Stanislaus, and Yolo Counties. Colusa grass has fan-shaped lower bracts that subtend the flower. The plant was federally listed as threatened in 1997.

Sacramento Orcutt grass (*Orcuttia viscida*) is densely tufted, bluish green, and covered with hairs. It grows on high terrace sites in acidic soils with an iron-silica hardpan. Currently 70 percent of occupied habitat is located in a small area at a short distance from Mather Field. The plant was federally listed as endangered in 1997.

San Joaquin Valley Orcutt grass (*Orcuttia inaequalis*) is found in Fresno, Mariposa, Madera, Merced, and Tulare Counties and grows underwater for 3 months or more in vernal pools located on alluvial fans, tabletop lava flows, and stream terraces. The erect stems are 2 to 12 inches in length and have long hairs, giving them a grayish-green color. San Joaquin Valley Orcutt grass was federally listed as threatened in 1997.

Hairy Orcutt grass (*Orcuttia pilosa*) stems are 2 to 8 inches tall and grow either erect or laying on the ground with the tips turned upward. The hairiness of the plant gives it a grayish appearance. The species is currently located in Butte, Colusa, Fresno, Glenn, Madera, Mariposa, Merced, Stanislaus, and Tehama Counties and prefers stream terraces and alluvial fans. It was federally listed as endangered in 1997.

Slender Orcutt grass (*Orcuttia tenuis*) grows in a variety of soil and vegetation types as a single stem or in small tufts of stems 2 to 8 inches tall. The plant's inflorescence (or grouping of flower structures) typically makes up half of the plant's height. Slender Orcutt grass is found primarily in Tehama County, but occurrences have also been reported in Butte, Lake, Lassen, Modoc, Plumas, Shasta, Siskiyou, and Sacramento Counties. It was federally listed as threatened in 1997.

Greene's tectaria (*Tectaria greenei*) grows in the Northern Basalt Flow, Northern Claypan, and Northern Hardpan types of vernal pools, typically at shallower depths than the six other grass species included in the critical habitat designation. It can be distinguished from those other species by the shape and arrangement of the scales enclosing flower parts, among other ways. In Central Valley counties the plant lives in grasslands, but in Shasta County the plant is surrounded by pine forests. It was federally listed as endangered in 1997.

Solano grass (*Tuctoria mucronata*) has leaves 0.5 to 1.5 inches long that are rolled inward and have pointed tips. It appears grayish-green, hairy, and sticky, with stems that lay on the ground with tips turned upward. Today, the species is found only in Solano and Yolo counties in vernal pools with Northern Hardpan soil types. The plant was federally listed as endangered in 1978.

II.6.3 Primary Constituent Elements

In identifying areas as critical habitat for vernal pool species, the Service considered those physical and biological habitat features that are essential to the conservation of the species. These essential features are referred to as the species' primary constituent elements (PCEs). Areas that do not

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contain any PCEs at the time of critical habitat designation are not considered critical habitat, whether or not they occur within a mapped critical habitat unit. The Service established PCEs for vernal pool crustacean species based on those habitat components essential for the primary biological needs of foraging, sheltering, reproduction, and dispersal.

Similarly, PCEs for the vernal pool plant species are based on those habitat components essential for the primary biological needs of germination, growth, reproduction, and dispersal. The PCEs established by the Service for each species tend to fall into two categories: (1) characteristics of areas such as vernal pools with seasonal periods of inundation and drying; and (2) characteristics of surrounding watersheds that maintain the hydrologic features of the seasonally inundated areas, provide a source of nutrients and food sources for listed species, provide habitat for pollinators for some of the listed plants, and/or provide habitat for birds and other animals (such as small mammals) known to aide in the dispersal of the listed vernal pool species.
Because of limitations in GIS data, the Service did not exclude all developed areas, such as towns, housing developments, or other lands unlikely to contain the PCEs essential for the conservation of vernal pool species. In addition, the fragmented and isolated nature of remaining vernal pool habitats prevent an easy grouping of the habitats into cohesive units without including some areas that do not contain the PCEs. Existing features and structures within the boundaries of the mapped units, such as buildings, roads, most intensively farmed areas, etc., are unlikely to contain one or more of the PCEs, and are therefore not considered critical habitat. As a result, Federal actions in those areas would not trigger section 7 consultations unless the actions affect the species or PCEs in adjacent critical habitat.

II.7 Proposed Critical Habitat And Affected Counties

Habitat units for the 11 plant species and four crustacean species are proposed for 35 counties in California and one county in Oregon.[25] The total critical habitat acreage proposed for each species and the number of proposed habitat units for that species is shown in Table II-1: Common and Taxonomic Names of Vernal Pool Species. Included in this table is also a shorthand abbreviation for each species taken from Service GIS data that will be used in later tables. Most species are associated with four to eight separate proposed habitat units. However, two shrimp species have more than 15 habitat units each, and one plant species, Solano grass, has only two proposed habitat units.

The species with the greatest number of proposed habitat units is the vernal pool fairy shrimp, with 36 units and at least one unit in 27 of the 36 counties. In total, there are 129 habitat units covering 1,233,840 acres, or 2.4 percent of the land area of the counties included in the proposed designation. Because vernal pool species are often located together, many proposed critical habitat units overlap. Habitat units located partially or wholly within each county are shown in Table II-2: Summary of Critical Habitat Units by County and Region and the total acres covered by at least one critical habitat unit is shown in comparison to the land area of the entire county. Areas of overlap are only counted once to avoid double counting.

California includes a diverse array of cities, counties, and regions. Counties can be divided into regions in various ways. The division of counties into the regions described below follows Association of Government organizations in some cases, and the regional divisions used by W.

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Fulton in his "Guide to California Planning," Second Edition, 1999. Regions with counties having no proposed critical habitat are excluded, as are counties on the periphery of regions if no habitat units in them have been proposed.

- **San Francisco Bay Area**: The San Francisco Bay Area, as defined by the Association of Bay Area Governments, consists of nine counties: Sonoma, Marin, Napa, Solano, Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara. Four counties—Alameda, Contra Costa, Napa, and Solano—contain proposed critical habitat units.
- **San Joaquin Valley**: The San Joaquin Valley Region consists of eight counties: Fresno, Kern, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare. All but Kern have proposed critical habitat units.
- **Mountain:** The Mountain Region consists of six counties: Lassen, Modoc, Nevada, Plumas, Sierra, and Siskiyou. All counties except Nevada and Sierra contain proposed critical habitat units.
- **Upper Sacramento Valley:** The Upper Sacramento Valley Region consists of five counties: Butte, Colusa, Glenn, Shasta, and Tehama. All five contain proposed critical habitat units.
- **Sacramento Valley:** The Sacramento Valley Region, as defined by the Sacramento Area Council of Governments, consists of six counties: Sacramento, Yolo, Sutter, Yuba, Placer, and El Dorado. Placer, Sacramento, Yolo, and Yuba all contain proposed critical habitat units.
- **North Coast**: The North Coast Region consists of five counties: Del Norte, Humboldt, Lake, Mendocino, and Trinity. Only Lake and Mendocino contain proposed critical habitat units.
- **Central Coast**: The Central Coast Region consists of four counties: Monterey, San Benito, San Luis Obispo, and Santa Cruz. All except Santa Cruz contain proposed critical habitat units.
- **Sierra Nevada Foothills**: The Sierra Nevada Foothills Region consists of four counties: Amador, Calaveras, Mariposa, and Tuolumne. All contain proposed critical habitat units.
- **Southern California**: Southern California, for the purposes of this analysis, includes eight counties: Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego, Santa Barbara, and Ventura. Only Ventura and Santa Barbara have proposed critical habitat units.
- **Southern Oregon**: Curry, Josephine, Jackson, Klamath, Lake, Harney, and Malheur counties are situated in southern Oregon, along the border with California. Only Jackson County contains proposed critical habitat for the vernal pool species.

II.7.1 Units in the San Francisco Bay Region

This region contains 19 proposed habitat units for seven species. One Colusa grass unit, two Conservancy fairy shrimp units, seven Contra Costa goldfields units, one longhorn fairy shrimp units, one Solano grass unit, four vernal pool fairy shrimp units, and three vernal pool tadpole shrimp units, all of which cover 79,894 acres across the four counties or 4.0 percent of the region's land area.

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II.7.2 Units in the San Joaquin Valley Region

This region contains 45 proposed habitat units for ten species. Five Colusa grass units, three Conservancy fairy shrimp units, three Greene's tuctoria units, three Hairy Orcutt grass units, four Hoover's spurge units, one longhorn fairy shrimp unit, six San Joaquin Valley Orcutt grass units, six succulent owl's clover units, nine vernal pool fairy shrimp units, and five vernal pool tadpole shrimp units for a total of 513,652 acres within the seven counties. Combined, the proposed critical habitat acreage represents 4.2 percent of the region's land area.

II.7.3 Units in the Mountain Region

This region contains one proposed habitat units for one species, the Slender Orcutt grass. The habitat unit totals 17,940 acres, which represents 0.2 percent of the region's land area.

II.7.4 Units in the Upper Sacramento Valley Region

This region contains 33 proposed habitat units for eight species. Two Conservancy fairy shrimp units, six vernal pool fairy shrimp units, six vernal pool tadpole shrimp units, four Butte County meadow foam units, five Greene's tectaria units, three Hairy Orcutt grass units, three Hoover's spurge units, and four Slender Orcutt grass units are proposed on 213,108 acres in the five counties. Combined, the proposed critical habitat acreage represents 3.0 percent of the region's land area.

II.7.5 Units in the Sacramento Valley Region

This region contains 15 proposed habitat units for seven species. Four vernal pool fairy shrimp units, four vernal pool tadpole shrimp units, three Sacramento Orcutt grass units, and one unit each of Slender Orcutt grass, succulent owl's clover, Colusa grass, and Solano grass are proposed on 102,832 acres in the four counties. Proposed critical habitat acreage represents 3.9 percent of the region's land area.

II.7.6 Units in the Northern Coast Region

This region contains two proposed habitat units for two species. One Slender Orcutt grass unit and one Contra Costa goldfields unit are proposed on 6,778 acres in the two counties, which represents 0.2 percent of the region's land area.

II.7.7 Units in the Central Coast Region

This region contains five proposed habitat units for three species. Three vernal pool fairy shrimp units, one Contra Costa goldfields unit, and one longhorn fairy shrimp unit are proposed on 201,492 acres in three counties. The proposed critical habitat acreage represents 3.9 percent of the region's land area.

II.7.8 Units in the Sierra Nevada Foothills Region

This region contains 18 proposed habitat units for ten species. Two vernal pool tadpole shrimp units, one Sacramento Orcutt grass unit, one Conservancy fairy shrimp unit, three vernal pool fairy shrimp unit, three Colusa grass units, two Greene's tectaria units, two San Joaquin Valley Orcutt grass units, one Hoover's spurge unit, and two succulent owl's clover unit are proposed on 23,236 acres in the four counties. Combined, the proposed critical habitat acreage represents 0.7 percent of the region's land area.

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II.7.9 Units in Southern California

This region contains three proposed habitat units for two species. One Conservancy fairy shrimp unit and two vernal pool fairy shrimp units are proposed on 67,286 acres in two counties. The proposed critical habitat acreage represents 2.4 percent of the region's land area.

II.7.10 Units in Southern Oregon

The Southern Oregon Region consists of Jackson County and contains four habitat units for the vernal pool fairy shrimp. The units cover 7,623 acres, which equals 0.4% of the county's land area.

II.8 Report Outline

The next section provides an overview of the baseline economic conditions in the 36 affected counties, including a description of past and projected employment conditions, housing growth, and population changes. Subsequent sections will quantify the economic effects on the land development market, as well as identify the effects on a regional level.

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Table II-1: Common and Taxonomic Names of Vernal Pool Species

Common Name	Taxonomic Name	Abbreviation in Report	Critical Habitat Units
Succulent Owl's Clover	castilleja campestris succulenta	SUCCL	6
Conservancy Fairy Shrimp	branchinecta conservatio	CONFS	8
Hoover's Spurge	chamaesyce hooveri	HOOVR	7
Contra Costa Goldfields	lasthenia conjugens	CONTR	9
Longhorn Fairy Shrimp	branchinecta longiantenna	LONFS	3
Butte County Meadowfoam	limnanthes floccosa californica	BUTTE	4
Colusa Grass	neostapfia colusana	COLUS	7
San Joaquin Valley Orcutt Grass	orcutta inaequalis	SJVAL	6
Hairy Orcutt Grass	orcutta pilosa	HAIRY	6
Slender Orcutt Grass	orcutta tenuis	SLEND	6
Sacramento Orcutt Grass	orcutta viscida	SACRA	3
Greene's Tuctoria	tuctoria greenei	GREEN	8
Solano Grass	tuctoria mucronata	SOLAN	2
Vernal Pool Fairy Shrimp	branchinecta lynchi	VERFS	36
Vernal Pool Tadpole Shrimp	lepidurus packardi	VERTS	18

Sources: U.S. Fish and Wildlife Service data and "Proposed Designation of Critical Habitat for Vernal Pools Species," September 24, 2002, (66 FR 133).

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Vernal Pool Fairy Shrimp	branchinecta lynchi	VERFS	36
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Sources: U.S. Fish and Wildlife Service data and "Proposed Designation of Critical Habitat for Vernal Pools Species," September 24, 2002, (66 FR 133).

Table II-2: Summary of Critical Habitat Units by County and Region

Region	County	Proposed Habitat Units	Total Acres of Proposed Habitat	Percent of County Area
Mountain				
	Lassen	SLEND 1F SLEND 1G	14,028	0.5%
	Modoc	SLEND 1A	347	0.0%
	Plumas	SLEND 1I	1,287	0.1%
	Siskiyou	SLEND 1A	2,277	0.1%
		Subtotal	17,940	0.2%
Sierra Nevada Foothills				
	Amador	SACRA 3 VERFS 14 VERTS 9	2,530	0.7%
	Calaveras	COLUS 3	401	0.1%
	Mariposa	COLUS 6 CONSFS 6 GREEN 7 HAIRY 4 SJVAL 1 SJVAL 2 SUCCL 3A SUCCL 3B VERFS 21 VERFS 22 VERTS 15	17,869	1.9%
	Tuolumne	COLUS 4 GREEN 6 HOOVR 4 SUCCL 2	2,436	0.2%
		Subtotal	23,236	0.7%
Upper Sacramento				
	Butte	BUTTE 1 BUTTE 2 BUTTE3 BUTTE 4 CONSFS 1 GREEN 2 GREEN 3 GREEN 4 HAIRY 1 HAIRY2 HOOVR 1 HOOVR 2 SLEND 4 VERFS 7 VERFS 9 VERTS 3 VERTS 4	58,849	5.5%
	Colusa	CONSFS 2 GREEN 5 HAIRY 3 HOOVR 3 VERFS 10 VERTS 5 VERTS 6	994	0.1%
	Glenn	CONSFS 2 GREEN 5 HAIRY 3 HOOVR 3 VERFS 10 VERFS 8 VERTS 5	166	0.0%
	Shasta	GREEN1 SLEND 1A SLEND 1B SLEND 1C SLEND 1D SLEND 1E SLEND 1F SLEND 1H SLEND 2A SLEND 2B SLEND 2C SLEND 3 VERFS 5 VERTS 1 VERTS 2	22,348	0.9%
	Tehama	BUTTE 1 CONSFS 1 GREEN 2 HAIRY 1 HOOVR 1 SLEND 3 SLEND 4 VERFS 6 VERFS 7 VERFS 8 VERTS 2 VERTS 3	130,752	6.9%
		Subtotal	213,108	3.0%
Sacramento Valley				
	Placer	VERFS 12	32,248	3.4%
	Sacramento	SACRA 1 SACRA 2 SACRA 3 SLEND 6 SUCCL 1 VERFS 12 VERFS 13 VERFS 14 VERTS 8 VERTS 9	68,820	11.0%
	Yolo	COLUS 1 SOLAN 1 VERTS 10	440	0.1%
	Yuba	VERFS 11 VERTS 7	1,324	0.3%
		Subtotal	102,832	3.9%
San Joaquin Valley				
	Fresno	HAIRY 6 SJVAL 4 SJVAL 5B SUCCL 4 SUCCL 5 SUCCL 6A VERFS 24B VERTS 17	32,218	0.8%

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Region	County	Proposed Habitat Units	Total Acres of Proposed Habitat	Percent of County Area
	Kings	VERFS 26A VERTS 18A	836	0.1%
	Madera	GREEN 8 HAIRY 5 HAIRY 6 SJVAL 2 SJVAL 3 SJVAL 5A SUCCL 4 SUCCL 6B VERFS 24A VERFS 25 VERTS 15	95,802	7.0%
	Merced	COLUS 5 COLUS 6 COLUS 7A COLUS 7B CONSFS 6 CONSFS 7 GREEN 7 HAIRY 4 HOOVR 5 HOOVR 6 LONFS 2 SJVAL 1 SJVAL 2 SUCCL 3A SUCCL 3B SUCCL 4 VERFS 21 VERFS 22 VERFS 23 VERTS 15 VERTS 16	194,335	15.4%
	San Joaquin	SUCCL 1 VERFS 18	16,507	1.8%
	Stanislaus	COLUS 3 COLUS 4 COLUS 5 CONSFS 5 GREEN 6 HAIRY 4 HOOVR 4 HOOVR 5 SUCCL 2 VERFS 18 VERFS 20 VERFS 21 VERTS 13	132,708	13.7%
	Tulare	HOOVR 7A HOOVR 7B HOOVR 7C HOOVR 7D SJVAL 6A SJVAL 6B VERFS 26A VERFS 26B VERFS 26C VERFS 27A VERFS 27B VERTS 18A VERTS 18B VERTS 18C	41,247	1.3%
		Subtotal	513,652	4.2%
San Francisco Bay Area				
	Alameda	CONTR 8 LONFS 1B VERFS 19C VERTS 14	2,037	0.4%
	Contra Costa	CONTR 6 CONTR 7 LONFS 1A VERFS 19A VERFS 19B	7,152	1.5%
	Napa	CONTR 2 CONTR 3 VERFS 17	2,745	0.5%
	Solano	COLUS 2 CONSFS 3 CONSFS 4 CONTR 4 CONTR 5A CONTR 5B SOLAN 2 VERFS 15 VERFS 16 VERTS 11 VERTS 12	67,961	12.9%
		Subtotal	79,894	4.0%
Northern Coast				
	Lake	SLEND 5A SLEND 5B	4,141	0.5%
	Mendocino	CONTR 1	2,637	0.1%
		Subtotal	6,778	0.2%
Central Coast				
	Monterey	CONTR 9 VERFS 28 VERFS 29A VERFS 29B VERFS 29C	45,995	2.2%
	San Benito	VERFS 28	91,326	10.3%
	San Luis Obispo	LONFS 3 VERFS 29B VERFS 29C VERFS 30	64,171	3.0%
		Subtotal	201,492	3.9%
Southern California				
	Santa Barbara	VERFS 31	20,755	1.3%
	Ventura	CONSFS 8 VERFS 32	46,531	4.0%
		Subtotal	67,286	2.4%
Southern Oregon				

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	Tulare	HOOVR 7A HOOVR 7B HOOVR 7C HOOVR 7D SJVAL 6A SJVAL 6B VERFS 26A VERFS 26B VERFS 26C VERFS 27A VERFS 27B VERTS 18A VERTS 18B VERTS 18C	41,247	1.3%
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Region	County	Proposed Habitat Units	Total Acres of Proposed Habitat	Percent of County Area
	Jackson	VERFS 1A VERFS 1B VERFS 1C VERFS 1D VERFS 1E VERFS 1F VERFS 1G VERFS 2A VERFS 2B VERFS 2C VERFS 2D VERFS 2E VERFS 3A VERFS 3B VERFS 3C VERFS 4A VERFS 4B	7,623	0.4%
Total			**1,233,840**	**2.4%**

Source: Critical habitat boundary files, provided by the U.S. Fish and Wildlife Service, February 2005.

Region	County	Proposed Habitat Units	Total Acres of Proposed Habitat	Percent of County Area
	Jackson	VERFS 1A VERFS 1B VERFS 1C VERFS 1D VERFS 1E VERFS 1F VERFS 1G VERFS 2A VERFS 2B VERFS 2C VERFS 2D VERFS 2E VERFS 3A VERFS 3B VERFS 3C VERFS 4A VERFS 4B	7,623	0.4%
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III SOCIOECONOMIC PROFILE OF AFFECTED COUNTIES

To understand the economic impacts of critical habitat designation for the vernal pool species, it is essential to have an accurate picture of current and projected economic activity. This section presents a summary of the current conditions and forecasts for the affected counties by examining population growth, employment sectors and patterns, and housing trends.

The majority of the proposed critical habitat units for the vernal pool species are located in California. Assuming the present growth trends continue, the population in California will likely total 40 million in 2010 and 45.5 million in 2020.[26] The California Department of Finance estimates a statewide growth rate of 1.3 percent per year from 2010 to 2020 and a total change of 29 percent between 2000 and 2020. The population increase will strain the urban housing markets and an estimated 220,000 additional housing units will have to be constructed every year through 2020 in order to keep pace with the expanding population. For comparison, an average of 100,000 permits were issued for new home construction in the state each year between 1990 and 2000. Single-family home construction has been the trend; between 1987 and 2001, this type of development represented 80 percent of new home construction.[27]

Jackson and Josephine counties make up the Rogue Valley, which is considered a center of population and economic growth in Oregon. Forecasts suggest that this region will add jobs faster than any other area in the state. Southern Oregon remains a popular location for tourists and retirees. The region also anticipates growth from in-migration, as people are attracted to the quality of life offered.[28]

The following sections review the growth patterns in the regions and counties that contain proposed critical habitats. Table III-1 presents the changes in population, jobs, and housing units that occurred between 1990 and 2000 and the change in the unemployment rates between 2000 and 2004. Table III-2: Changes in Population: 2000-2020 displays the predicted changes in population between 2000 and 2020, as estimated by the Demographic Research Unit of the California Department of Finance. In addition, economic activity is characterized by the current and future employment sectors. Table III-3: 2002 Business and Employment Pattern summarizes the business and employment patterns for the 36 counties with critical habitat units, and Table III-4: Jobs to Housing Ratiosdisplays the jobs-to-housing ratios in the counties as of the 1990 Census and 2000 Census.

III.1 UNITS IN THE SAN FRANCISCO BAY REGION

Between 1990 and 2000, the San Francisco Bay Region, which includes Alameda, Contra Costa, Napa, and Solano counties, experienced 15 percent and 9.5 percent increases in population and housing, respectively. An additional 264,861 jobs were added over the same time period. Between 2000 and 2020, the population is predicted to increase by 413,036 (28.5 percent) in Alameda,

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[26] California Department of Housing and Community Development, "Raising the Roof, California's Housing Development Projections and Constraints, 1997-2020," May 2000, http://www.hcd.ca.gov/hpd/hrc/rtr/index.html.

[27] California Department of Housing and Community Development, "Raising the Roof, California's Housing Development Projections and Constraints, 1997-2020," May 2000, http://www.hcd.ca.gov/hpd/hrc/rtr/index.html.

[28] Oregon Employment Department, "Regional Profile, Industry Employment in Region 8," June 7, 2004, http://www.qualityinfo.org/olmisj/PubReader?itemid=00003839.

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372,577 (39 percent) in Contra Costa, 41,001 (32.8 percent) in Napa, and 158,480 (39.9 percent) in Solano.[29] According the California Department of Finance, the population of the region comprised of the four previously listed counties plus Marin, San Francisco, San Mateo, Santa Clara, and Sonoma counties, will add a "disproportionately-low 13.3 percent of California's future population".[30] Alameda and Santa Clara counties will account for over half of this anticipated growth. The four counties with critical habitat are predicted to grow by 985,094 residents between 2000 and 2020.

As of 2002, the following principal industries, in terms of annual payroll, existed in the region: manufacturing; health care and social assistance; finance and insurance; professional, scientific, and technical; and, construction.[31] The largest industries, ranked by number of employees in 2002, include trade, education, health, government, and professional services. The region is expected to add additional jobs in the services, financial, education, healthcare, hospitality, and retail sectors.[32]

The median new home prices in 2004 were $772,276 (Alameda), $582,770 (Contra Costa), $785,059 (Napa), and $492,613 (Solano).[33] As of the 2000 Census, the region held a 1.5 jobs-to-housing ratio, with a range of 1.2 (Solano) to 1.7 (Alameda and Contra Costa). The jobs-housing balance is of particular concern for this area, given the current strain on the transportation networks and the expectations for future growth.[34]

III.2 Units In The San Joaquin Valley Region

This region includes Fresno, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare counties and experienced a 20 percent increase in population between 1990 and 2000. The region also added 116,735 housing units (15.4 percent increase) and 215,665 jobs. Madera County posted the greatest increases in population (39.8 percent) and housing units (31 percent) over the ten-year period. Between 2000 and 2020, the region is expected to add 1,375,852 residents.

The following industries in the region ranked high in terms of annual payroll in 2002: manufacturing; retail trade; and, health care and social assistance.[35] The agriculture, trade, education, government, and manufacturing industries employed the majority of the residents in the region in 2002. Growth in the region is predicted to continue, with additional jobs in healthcare, services, manufacturing, government, education, and retail sectors.[36]

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[29] State of California, Department of Finance, "Population Projections by Race / Ethnicity for California and Its Counties 2000-2050," May 2004, http://www.dof.ca.gov/html/demograp/DRU_Publications/Projections/P1.htm.

[30] California Department of Housing and Community Development, "Raising the Roof, California's Housing Development Projections and Constraints, 1997-2020," May 2000, http://www.hcd.ca.gov/hpd/hrc/rtr/index.html.

[31] U.S. Census Bureau,"2002 County Business Patterns," http://censtats.census.gov/cbpnaic/cbpnaic.shtml.

[32] California Department of Transportation, Office of Transporation Economics, "Long-Term Socioeconomic Forecasts by County 2003-2020," May 2000, http://www.dot.ca.gov/hq/tpp/offices/ote/socio-economic.htm.

[33] DataQuick Information Systems, Assessor Database, www.dataquick.com

[34] "ABAG Regional Housing Need Determination, Chapter 2, 2001-2006," October 2002.

[35] U.S. Census Bureau,"2002 County Business Patterns," http://censtats.census.gov/cbpnaic/cbpnaic.shtml.

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The following industries in the region ranked high in terms of annual payroll in 2002: manufacturing; retail trade; and, health care and social assistance.[35] The agriculture, trade, education, government, and manufacturing industries employed the majority of the residents in the region in 2002. Growth in the region is predicted to continue, with additional jobs in healthcare, services, manufacturing, government, education, and retail sectors.[36]

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[29] State of California, Department of Finance, "Population Projections by Race / Ethnicity for California and Its Counties 2000-2050," May 2004, http://www.dof.ca.gov/html/demograp/DRU_Publications/Projections/P1.htm.

[30] California Department of Housing and Community Development, "Raising the Roof, California's Housing Development Projections and Constraints, 1997-2020," May 2000, http://www.hcd.ca.gov/hpd/hrc/rtr/index.html.

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[32] California Department of Transportation, Office of Transporation Economics, "Long-Term Socioeconomic Forecasts by County 2003-2020," May 2000, http://www.dot.ca.gov/hq/tpp/offices/ote/socio-economic.htm.

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The median new home prices in 2004 were $307,600 (Fresno), $288,876 (Madera), $305,565 (Merced), $417,600 (San Joaquin), $366,681 (Stanislaus), and $231,175 (Tulare).[37] As of the 2000 Census, the region held a 1.4 jobs-to-housing ratio, with a range of 1.2 (Merced) to 1.5 (Fresno and Tulare). Within the state, this region is predicted to see the largest percentage household growth between 1997 and 2020, as estimated by the California Department of Finance.[38]

III.3 Units In The Mountain Region

Lassen, Modoc, Plumas, and Siskiyou counties comprise the Mountain Region, which experienced a 7.8 percent increase in population between 1990 and 2000. The region also added 5,027 housing units (10.7 percent increase) and 6,592 jobs, driven by increases in Lassen County. Between 2002 and 2020, the region is expected to add an additional 5,324 residents. Unlike the other counties in the region, Modoc County is estimated to slightly decline in population by 2020.

As of 2002, the following industries posted the highest annual payrolls in the region: retail trade; construction; manufacturing; wholesale trade; and, health care and social assistance.[39] The largest industries, ranked by number of employees in 2002, include trade, education, government, and leisure and hospitality. Jobs in the retail, government, and manufacturing sectors are predicted to increase.[40]

The median new home prices in 2004 were $203,390 (Lassen) and $249,767 (Siskiyou).[41] As of the 2000 Census, the region held a 1.0 jobs-to-housing ratio, with a range of 0.8 (Plumas) to 1.1 (Lassen).

III.4 Units In The Upper Sacramento Valley Region

Composed of Butte, Colusa, Glenn, Shasta, and Tehama counties, the Upper Sacramento Valley Region experienced an 11.4 percent change in population from 1990 to 2000. An additional 21,942 housing units and 37,430 jobs were added over the same time period. Butte County, the largest county in the region, is predicted to grow by 56,058 residents between 2000 and 2020.[42] The remaining counties are estimated to add 88,101 residents over the same time period.

As of 2002, the following principal industries, in terms of annual payroll, existed in the region: retail trade; construction; manufacturing; wholesale trade; and, health care and social assistance.[43] Agriculture, education, government, and manufacturing sectors employed the most residents in

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[37] DataQuick Information Systems, Assessor Database, www.dataquick.com. Data were not available for Kings County in 2004.

[38] California Department of Housing and Community Development, "Raising the Roof, California's Housing Development Projections and Constraints, 1997-2020," May 2000, http://www.hcd.ca.gov/hpd/hrc/rtr/index.html.

[39] U.S. Census Bureau, "2002 County Business Patterns," http://censtats.census.gov/cbpnaic/cbpnaic.shtml.

[40] California Department of Transportation, Office of Transportation Economics, "Long-Term Socio Economic Forecasts by County 2003-2020," May 2000, http://www.dot.ca.gov/hq/tpp/offices/ote/socio-economic.htm.

[41] DataQuick Information Systems, Assessor Database, www.dataquick.com. Data were not available for Modoc and Plumas counties in 2004.

[42] State of California, Department of Finance, "Population Projections by Race / Ethnicity for California and Its Counties 2000-2050," May 2004, http://www.dof.ca.gov/html/demograp/DRU_Publications/Projections/P1.htm.

[43] U.S. Census Bureau, "2002 County Business Patterns," http://censtats.census.gov/cbpnaic/cbpnaic.shtml.

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III.3 Units In The Mountain Region

Lassen, Modoc, Plumas, and Siskiyou counties comprise the Mountain Region, which experienced a 7.8 percent increase in population between 1990 and 2000. The region also added 5,027 housing units (10.7 percent increase) and 6,592 jobs, driven by increases in Lassen County. Between 2002 and 2020, the region is expected to add an additional 5,324 residents. Unlike the other counties in the region, Modoc County is estimated to slightly decline in population by 2020.

As of 2002, the following industries posted the highest annual payrolls in the region: retail trade; construction; manufacturing; wholesale trade; and, health care and social assistance.[39] The largest industries, ranked by number of employees in 2002, include trade, education, government, and leisure and hospitality. Jobs in the retail, government, and manufacturing sectors are predicted to increase.[40]

The median new home prices in 2004 were $203,390 (Lassen) and $249,767 (Siskiyou).[41] As of the 2000 Census, the region held a 1.0 jobs-to-housing ratio, with a range of 0.8 (Plumas) to 1.1 (Lassen).

III.4 Units In The Upper Sacramento Valley Region

Composed of Butte, Colusa, Glenn, Shasta, and Tehama counties, the Upper Sacramento Valley Region experienced an 11.4 percent change in population from 1990 to 2000. An additional 21,942 housing units and 37,430 jobs were added over the same time period. Butte County, the largest county in the region, is predicted to grow by 56,058 residents between 2000 and 2020.[42] The remaining counties are estimated to add 88,101 residents over the same time period.

As of 2002, the following principal industries, in terms of annual payroll, existed in the region: retail trade; construction; manufacturing; wholesale trade; and, health care and social assistance.[43] Agriculture, education, government, and manufacturing sectors employed the most residents in

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[37] DataQuick Information Systems, Assessor Database, www.dataquick.com. Data were not available for Kings County in 2004.

[38] California Department of Housing and Community Development, "Raising the Roof, California's Housing Development Projections and Constraints, 1997-2020," May 2000, http://www.hcd.ca.gov/hpd/hrc/rtr/index.html.

[39] U.S. Census Bureau, "2002 County Business Patterns," http://censtats.census.gov/cbpnaic/cbpnaic.shtml.

[40] California Department of Transportation, Office of Transportation Economics, "Long-Term Socio Economic Forecasts by County 2003-2020," May 2000, http://www.dot.ca.gov/hq/tpp/offices/ote/socio-economic.htm.

[41] DataQuick Information Systems, Assessor Database, www.dataquick.com. Data were not available for Modoc and Plumas counties in 2004.

[42] State of California, Department of Finance, "Population Projections by Race / Ethnicity for California and Its Counties 2000-2050," May 2004, http://www.dof.ca.gov/html/demograp/DRU_Publications/Projections/P1.htm.

[43] U.S. Census Bureau, "2002 County Business Patterns," http://censtats.census.gov/cbpnaic/cbpnaic.shtml.

2002. Growth in the region is predicted to continue, with additional jobs in the healthcare, personal services, agriculture, government, and retail.[44]

The median new home prices in 2004 were $263,934 (Butte), $170,106 (Glenn), $303,707 (Shasta), and $259,845 (Tehama).[45] As of the 2000 Census, the region held a 1.2 jobs-to-housing ratio, with a range of 1.0 (Tehama) to 1.6 (Colusa).

III.5 Units In The Sacramento Valley Region

Between 1990 and 2000, the Sacramento Valley Region, which includes Placer, Sacramento, Yolo, and Yuba counties, experienced a 20 percent increase in population and a 17 percent increase in housing and added 192,720 jobs. According to the Sacramento Area Council of Governments (SACOG), the population of the region comprised of El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba counties, will grow by approximately 50 percent from 2000 to 2025. This growth represents an additional 900,000 residents across the six counties.[46] In particular, the populations of Placer, Sacramento, Yolo, and Yuba counties are predicted to change by 178,190 (75 percent increase), 476,638 (39 percent increase), 101,105 (61 percent increase), and 46,420 (75 percent increase), respectively.

As of 2002, the following principal industries, in terms of annual payroll, existed in the region: retail trade; construction; manufacturing; wholesale trade; and, health care and social assistance. Finance and insurance and professional, scientific, and technical sectors are especially important in Sacramento County.[47] The largest industries, ranked by number of employees in 2002, include trade, government, professional and business services, education, and healthcare. Growth in the region is predicted to continue, with a variety of sectors adding jobs, including manufacturing, education, health services, finance, and technology.[48]

The Final Interim Metropolitan Transportation Plan (MTP), published by SACOG in October 2004, concludes that 90 percent of the new housing development will occur outside of the current metropolitan boundaries.[49] According the California Association of Realtors, current housing conditions allow purchase of a median-priced house by 36 percent of the households in the region.[50] The median new home prices in 2004 were $478,382 (Placer), $414,551 (Sacramento), $361,754 (Yolo), and $197,948 (Yuba).[51] By 2025, if current growth patterns continue, a 54 percent increase in travel is expected due to the estimated increase in population. As of the 2000 Census, the region held a 1.5 jobs-to-housing ratio, with a range of 1.2 (Yuba) to 1.8 (Yolo).

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[44] California Department of Transportation, Office of Transportation Economics, "Long-Term Socio Economic Forecasts by County 2003-2020," May 2000, http://www.dot.ca.gov/hq/tpp/offices/ote/socio-economic.htm.

[45] DataQuick Information Systems, Assessor Database, www.dataquick.com. Data were not available for Colusa County in 2004.

[46] SACOG, "Final Interim Metropolitan Transportation Plan," October 2004, pp. 11 and 12.

[47] U.S. Census Bureau, "2002 County Business Patterns," http://censtats.census.gov/cbpnaic/cbpnaic.shtml.

[48] California Department of Transportation, Office of Transportation Economics, "Long-Term Socio Economic Forecasts by County 2003-2020," May 2000, http://www.dot.ca.gov/hq/tpp/offices/ote/socio-economic.htm.

[49] SACOG, "Final Interim Metropolitan Transportation Plan," October 2004, pp. 11 and 12.

[50] SACOG, http://www.sacog.org/housingcompact/index.cfm.

[51] DataQuick Information Systems, Assessor Database, www.dataquick.com.

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[44] California Department of Transportation, Office of Transportation Economics, "Long-Term Socio Economic Forecasts by County 2003-2020," May 2000, http://www.dot.ca.gov/hq/tpp/offices/ote/socio-economic.htm.

[45] DataQuick Information Systems, Assessor Database, www.dataquick.com. Data were not available for Colusa County in 2004.

[46] SACOG, "Final Interim Metropolitan Transportation Plan," October 2004, pp. 11 and 12.

[47] U.S. Census Bureau, "2002 County Business Patterns," http://censtats.census.gov/cbpnaic/cbpnaic.shtml.

[48] California Department of Transportation, Office of Transportation Economics, "Long-Term Socio Economic Forecasts by County 2003-2020," May 2000, http://www.dot.ca.gov/hq/tpp/offices/ote/socio-economic.htm.

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[51] DataQuick Information Systems, Assessor Database, www.dataquick.com.

III.6 Units In The Northern Coast Region

The Northern Coast Region, which includes Lake and Mendocino counties, experienced a 10.4 percent growth in population from 1990 to 2000, which represented an increase of 13,598 residents. In the same time period, the region added 12,060 jobs and 6,994 housing units. The California Department of Finance considers both geographies as "non-metropolitan". Out of the 21 non-metropolitan counties in California, Lake and Mendocino counties are projected to rank 4th and 6th, respectively, in total growth between 1997 and 2020.[52] The California Department of Finance predicts population changes of 35.4 percent for Lake County and 15.9 percent for Mendocino County between 2000 and 2020.

The following principal industries, ranked in terms of annual payroll in 2002, existed in the region: retail trade; health care and social assistance; manufacturing; and construction.[53] The largest employers of residents in 2002 included trade, education, government, and leisure and hospitality. The social services, recreation, government, business services, and retail sectors are expected to add additional jobs in the region.[54]

Housing prices remain unaffordable in the region and on average, purchases require the income of 2.31 employed workers per household, according to a study prepared in July 2004 by the Wine County InterRegional Partnership (IRP).[55] The IRP study predicts a slowdown in job growth from 2002 to 2020 that will result in a job-housing ratio of 1.14, but also notes a lack of "moderately priced workforce housing".[56] For comparison, the 2000 jobs-to-housing ratios were 0.7 (Lake) and 1.3 (Mendocino). The median new home price in 2004 was $338,959 in Lake County.[57] The transportation network in the region is strained and the IRP study concludes that commutes across Wine Country counties are increasing, due to shortages in workforce housing.

III.7 Units In The Central Coast Region

Between 1990 and 2000, the Central Coast Region, which includes Monterey, San Luis Obispo, and San Benito counties, realized 15 and 12 percent increases in population and housing, respectively. An additional 60,647 jobs were added to the region. Growth in San Benito County was dynamic; over the ten-year period, population and housing units increased by 45 and 35 percent, respectively.[58] Between 2000 and 2020, an additional 19,777 residents are predicted to live

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[52] California Department of Housing and Community Development, "Raising the Roof, California's Housing Development Projections and Constraints, 1997-2020," May 2000, http://www.hcd.ca.gov/hpd/hrc/rtr/index.html.

[53] U.S. Census Bureau, "2002 County Business Patterns," http://censtats.census.gov/cbpnaic/cbpnaic.shtml.

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[55] Wine Country InterRegional Partnership, "Final Report," June 2004, p. 8.

[56] Wine Country InterRegional Partnership "Final Report," June 2004, p. 21.

[57] DataQuick Information Systems, Assessor Database, www.dataquick.com. Data were not available for Mendocino County in 2004.

[58] U.S. Census Bureau, "Census 2000 PHC-T-4. Ranking Tables for Counties: 1990 and 2000," released 2 April 2001, Census 2000 Redistricting Data (P.L. 94-171) Summary File and 1990 Census, http://www.census.gov/population/www/cen2000/phc-t4.html.

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As of 2002, the following principal industries, in terms of annual payroll, existed in the region: retail trade; construction; manufacturing; wholesale trade; and, health care and social assistance.[59] The largest industries, ranked by number of employees in 2002, include trade, agriculture, government, and leisure and hospitality. Growth in the region is predicted to continue, with additional jobs in the services, government, education, and healthcare sectors.[60]

The median new home prices in 2004 were $450,843 (Monterey) and $461,426 (San Luis Obispo).[61] As of the 2000 Census, the region held a 1.5 jobs-to-housing ratio, with a range of 1.3 (San Benito) to 1.7 (Monterey).

III.8 Units In The Sierra Nevada Foothills Region

Amador, Calaveras, Mariposa, and Tuolumne counties comprise the Sierra Nevada Foothills Region. Between 1990 and 2000, this region experienced a population change of 18 percent, driven by the growth in Calaveras County. The region added 22,490 residents, 10,301 housing units, and 11,767 jobs over the ten-year period. The California Department of Finance estimates population changes of approximately 20 percent between 2000 and 2020 for Amador, Mariposa, and Tuolumne counties. Calaveras County is predicted to grow by 46 percent over the same time period.

As of 2002, the following principal industries, in terms of annual payroll, existed in the region: retail trade; health care and social assistance; manufacturing; construction; and, accommodation and food services.[62] In 2002, the largest industries, ranked by number of employees, included trade, government, leisure and hospitality; and, professional and business services. All four counties are expected to add additional jobs in government, services, and retail trade, as well as see continued success in the tourism industry.[63]

At the time of the 2000 Census, the region had a 0.9 jobs-to-housing ratio, with a range of 0.7 (Calaveras) to 1.1 (Amador). The median new home prices in 2004 were $365,373 (Amador) and $354,584 (Calaveras).[64]

III.9 Units In Southern California

The Southern California Region, which includes Santa Barbara and Ventura counties, grew by 11 percent, or 113,920 people, between 1990 and 2000. The region also added 106,279 jobs and

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[61] DataQuick Information Systems, Assessor Database, www.dataquick.com. Data were not available for San Benito County in 2004.

[62] U.S. Census Bureau, "2002 County Business Patterns," http://censtats.census.gov/cbpnaic/cbpnaic.shtml.

[63] California Department of Transportation, Office of Transportation Economics, "Long-Term Socioeconomic Forecasts by County 2003-2020," May 2000, http://www.dot.ca.gov/hq/tpp/offices/ote/socio-economic.htm.

[64] DataQuick Information Systems, Assessor Database, www.dataquick.com. Data were not available for Mariposa and Tuolumne counties in 2004.

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[61] DataQuick Information Systems, Assessor Database, www.dataquick.com. Data were not available for San Benito County in 2004.

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27,986 housing units. According to the California Department of Housing & Community Development, the Greater Los Angeles Metropolitan Area is projected to absorb half of California's 1997-2020 population increase, with the majority of the growth occurring in Los Angeles, Riverside, San Bernardino, and Orange counties. Smaller growth is predicted for Ventura County, which will add approximately 167,200 new residents between 2000 and 2020. Santa Barbara will grow at a slighter slower pace over the same time period, with an increase of 63,200 in population.

As of 2002, the following principal industries, in terms of annual payroll, existed in the region: manufacturing; finance and insurance; health care and social assistance; and, retail trade.[65] The largest industries, ranked by number of employees in 2002, include trade; government; leisure and hospitality; professional and business services; and, manufacturing. According to the California Office of Transportation Economics, the employment forecast for Ventura County is restricted by the lack of affordable housing.[66] A similar picture is painted for Santa Barbara County; however, growth is predicted in the education and services industries.[67]

According to the Ventura County COG, the number of households is expected to reach 303,596 by 2020 and 317,831 by 2025, an increase of 59,120 and 73,355, respectively, over the 2005 total. County forecasts suggest a 1.4 jobs-to-housing ratio by 2025.[68] For comparison, the jobs-to-housing ratios at the time of the 2000 Census were 1.6 (Ventura) and 1.7 (Santa Barbara). In 2004, the median new home prices were $773,950 (Ventura) and $491,863 (Santa Barbara).[69]

III.10 Units in Southern Oregon

Between 1990 and 2000, Jackson County experienced a population change of 24 percent. The region added 34,880 residents, 15,361 housing units, and 27,646 jobs over the ten-year period. The Oregon Office of Economic Analysis estimates population changes of approximately 31 percent between 2000 and 2020 for the county.

As of 2002, the following principal industries, in terms of annual payroll, existed in the region: health care and social assistance; retail trade; and, manufacturing.[70] In 2002, the largest employers, ranked by number of employees, included retail trade and government. Jackson County is expected to add jobs in the services, retail, health care, and social assistance industries.[71]

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[68] SCAG, Community Development Division, Planning and Policy Department, "2000-2030 City Projections," Adopted April 2004, http://www.scag.ca.gov/forecast/downloads/2004GF.xls.

[69] DataQuick Information Systems, Assessor Database, www.dataquick.com.

[70] U.S. Census Bureau, "2002 County Business Patterns," http://censtats.census.gov/cbpnaic/cbpnaic.shtml.

[71] Oregon Employment Department, "Regional Profile, Industry Employment in Region 8," June 7, 2004, http://www.qualityinfo.org/olmisj/PubReader?itemid=00003839.

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At the time of the 2000 Census, the county had a 1.4 jobs-to-housing ratio. The median home price in 2003 was $171,000 in urban Jackson County.[72]

[72] Jackson County website, http://www.co.jackson.or.us/Page.asp?NavID=133, accessed May 25, 2005.

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Table III-1: Population, Housing, and Employment Characteristics

Region	County	Change in Population, 1990-2000	Percent Change in Population, 1990-2000	Change in Housing Units, 1990-2000	Percent Change in Housing Units, 1990-2000	Change in Number of Jobs, 1990-2000	Change in Unemployment Rate, 2004-2000
Mountain							
	Lassen	6,230	22.6	1,642	15.9	2,783	-0.5
	Modoc	-229	-2.4	135	2.9	343	-0.4
	Plumas	1,085	5.5	1,444	12.1	1,295	2.5
	Siskiyou	770	1.8	1,806	9.0	2,171	1.3
	Region	7,856	7.8	5,027	10.7	6,592	
Sierra Nevada Foothills							
	Amador	5,061	16.8	2,221	17.3	4,096	0.4
	Calaveras	8,556	26.7	3,793	19.8	3,702	0.6
	Mariposa	2,828	19.8	1,126	14.6	222	-0.5
	Tuolumne	6,045	12.5	3,161	12.6	3,747	1.0
	Region	22,490	18.0	10,301	15.9	11,767	
Upper Sacramento							
	Butte	21,051	11.6	9,408	12.4	16,007	0.7
	Colusa	2,529	15.5	479	7.6	2,008	1.6
	Glenn	1,655	6.7	653	7.0	600	0.3
	Shasta	16,220	11.0	8,258	13.6	12,905	1.2
	Tehama	6,414	12.9	3,144	15.4	5,910	0.1
	Region	47,869	11.4	21,942	12.7	37,430	
Sacramento Valley							
	Placer	75,603	43.8	29,423	37.8	56,976	1.5
	Sacramento	182,280	17.5	57,240	13.7	107,996	1.3
	Yolo	27,568	19.5	8,587	16.2	27,724	0.8
	Yuba	1,991	3.4	1,391	6.5	24	2.0
	Region	287,442	20.3	96,641	17.0	192,720	
San Joaquin Valley							
	Fresno	131,917	19.8	35,204	14.9	65,882	-1.3
	Kings	27,992	27.6	5,720	18.5	10,267	-0.5
	Madera	35,019	39.8	9,556	31.0	17,990	0.0
	Merced	32,151	18.0	9,963	17.1	7,322	-0.3
	San Joaquin	82,970	17.3	22,886	13.8	43,729	1.1
	Stanislaus	76,475	20.6	18,780	14.2	36,735	0.8
	Tulare	56,100	18.0	14,626	13.9	33,740	-0.4
	Region	442,624	20.1	116,735	15.4	215,665	

Table III-1: Population, Housing, and Employment Characteristics

Region	County	Change in Population, 1990-2000	Percent Change in Population, 1990-2000	Change in Housing Units, 1990-2000	Percent Change in Housing Units, 1990-2000	Change in Number of Jobs, 1990-2000	Change in Unemployment Rate, 2004-2000
Mountain							
	Lassen	6,230	22.6	1,642	15.9	2,783	-0.5
	Modoc	-229	-2.4	135	2.9	343	-0.4
	Plumas	1,085	5.5	1,444	12.1	1,295	2.5
	Siskiyou	770	1.8	1,806	9.0	2,171	1.3
	Region	7,856	7.8	5,027	10.7	6,592	
Sierra Nevada Foothills							
	Amador	5,061	16.8	2,221	17.3	4,096	0.4
	Calaveras	8,556	26.7	3,793	19.8	3,702	0.6
	Mariposa	2,828	19.8	1,126	14.6	222	-0.5
	Tuolumne	6,045	12.5	3,161	12.6	3,747	1.0
	Region	22,490	18.0	10,301	15.9	11,767	
Upper Sacramento							
	Butte	21,051	11.6	9,408	12.4	16,007	0.7
	Colusa	2,529	15.5	479	7.6	2,008	1.6
	Glenn	1,655	6.7	653	7.0	600	0.3
	Shasta	16,220	11.0	8,258	13.6	12,905	1.2
	Tehama	6,414	12.9	3,144	15.4	5,910	0.1
	Region	47,869	11.4	21,942	12.7	37,430	
Sacramento Valley							
	Placer	75,603	43.8	29,423	37.8	56,976	1.5
	Sacramento	182,280	17.5	57,240	13.7	107,996	1.3
	Yolo	27,568	19.5	8,587	16.2	27,724	0.8
	Yuba	1,991	3.4	1,391	6.5	24	2.0
	Region	287,442	20.3	96,641	17.0	192,720	
San Joaquin Valley							
	Fresno	131,917	19.8	35,204	14.9	65,882	-1.3
	Kings	27,992	27.6	5,720	18.5	10,267	-0.5
	Madera	35,019	39.8	9,556	31.0	17,990	0.0
	Merced	32,151	18.0	9,963	17.1	7,322	-0.3
	San Joaquin	82,970	17.3	22,886	13.8	43,729	1.1
	Stanislaus	76,475	20.6	18,780	14.2	36,735	0.8
	Tulare	56,100	18.0	14,626	13.9	33,740	-0.4
	Region	442,624	20.1	116,735	15.4	215,665	

Region	County	Change in Population, 1990-2000	Percent Change in Population, 1990-2000	Change in Housing Units, 1990-2000	Percent Change in Housing Units, 1990-2000	Change in Number of Jobs, 1990-2000	Change in Unemployment Rate, 2004-2000
San Francisco Bay							
	Alameda	164,559	12.9	36,074	7.2	140,605	2.9
	Contra Costa	145,084	18.1	38,407	12.1	77,486	2.3
	Napa	13,514	12.2	4,355	9.9	24,109	1.4
	Solano	54,121	15.9	14,980	12.5	22,661	1.5
	Region	377,278	14.9	93,816	9.5	264,861	
Northern Coast							
	Lake	7,678	15.2	3,706	12.9	4,888	1.6
	Mendocino	5,920	7.4	3,288	9.8	7,172	-0.1
	Region	13,598	10.4	6,994	11.2	12,060	
Central Coast							
	Monterey	46,102	13.0	10,484	8.6	20,196	0.3
	San Luis Obispo	29,519	13.6	12,075	13.4	34,465	0.4
	San Benito	16,537	45.1	4,269	34.9	5,986	1.2
	Region	92,158	15.1	26,828	12.0	60,647	
Southern California							
	Santa Barbara	29,739	8.0	4,752	3.4	33,041	0.1
	Ventura	84,181	12.6	23,234	10.2	73,238	0.5
	Region	113,920	11.0	27,986	7.6	106,279	
California		4,111,627	14	1,031,667	9.2	2,660,826	1.2
Southern Oregon							
	Jackson	34,880	23.8	15,361	25.4	27,646	1.3

Sources:

(1) Fulton, W., "Guide to California Planning, Second Edition," 1999

(2) U.S. Census Bureau, "Census 2000 PHC-T-4. Ranking Tables for Counties: 1990 and 2000", released 2 April 2001, Census 2000 Redistricting Data (P.L. 94-171) Summary File and 1990 Census, http://www.census.gov/population/www/cen2000/phc-t4.html

(3) U.S. Census 1990 Summary File 3, Table H1: Housing Units and U.S. Census 2000 Summary File 3, Table H1: Housing Units, http://factfinder.census.gov

(4) U.S. Bureau Economic Analysis, Regional Economic Information System, Table CA30, May 2004, http://www.bea.doc.gov/bea/regional/reis/

(5) U.S. Bureau of Labor Statistics, Unemployment Rates by County in 2000 and 2005, Not Seasonally Adjusted, http://data.bls.gov/map/servlet/map.servlet.MapToolServlet?survey=la.

Region	County	Change in Population, 1990-2000	Percent Change in Population, 1990-2000	Change in Housing Units, 1990-2000	Percent Change in Housing Units, 1990-2000	Change in Number of Jobs, 1990-2000	Change in Unemployment Rate, 2004-2000
San Francisco Bay							
	Alameda	164,559	12.9	36,074	7.2	140,605	2.9
	Contra Costa	145,084	18.1	38,407	12.1	77,486	2.3
	Napa	13,514	12.2	4,355	9.9	24,109	1.4
	Solano	54,121	15.9	14,980	12.5	22,661	1.5
	Region	377,278	14.9	93,816	9.5	264,861	
Northern Coast							
	Lake	7,678	15.2	3,706	12.9	4,888	1.6
	Mendocino	5,920	7.4	3,288	9.8	7,172	-0.1
	Region	13,598	10.4	6,994	11.2	12,060	
Central Coast							
	Monterey	46,102	13.0	10,484	8.6	20,196	0.3
	San Luis Obispo	29,519	13.6	12,075	13.4	34,465	0.4
	San Benito	16,537	45.1	4,269	34.9	5,986	1.2
	Region	92,158	15.1	26,828	12.0	60,647	
Southern California							
	Santa Barbara	29,739	8.0	4,752	3.4	33,041	0.1
	Ventura	84,181	12.6	23,234	10.2	73,238	0.5
	Region	113,920	11.0	27,986	7.6	106,279	
California		4,111,627	14	1,031,667	9.2	2,660,826	1.2
Southern Oregon							
	Jackson	34,880	23.8	15,361	25.4	27,646	1.3

Sources:

(1) Fulton, W., "Guide to California Planning, Second Edition," 1999

(2) U.S. Census Bureau, "Census 2000 PHC-T-4. Ranking Tables for Counties: 1990 and 2000", released 2 April 2001, Census 2000 Redistricting Data (P.L. 94-171) Summary File and 1990 Census, http://www.census.gov/population/www/cen2000/phc-t4.html

(3) U.S. Census 1990 Summary File 3, Table H1: Housing Units and U.S. Census 2000 Summary File 3, Table H1: Housing Units, http://factfinder.census.gov

(4) U.S. Bureau Economic Analysis, Regional Economic Information System, Table CA30, May 2004, http://www.bea.doc.gov/bea/regional/reis/

(5) U.S. Bureau of Labor Statistics, Unemployment Rates by County in 2000 and 2005, Not Seasonally Adjusted, http://data.bls.gov/map/servlet/map.servlet.MapToolServlet?survey=la.

Table III-2: Changes in Population: 2000-2020

County	Population Change	Percent Change
Alameda	413,036	28.5
Amador	6,823	19.3
Butte	56,058	27.4
Calaveras	18,801	46.0
Colusa	7,414	39.2
Contra Costa	372,577	39.0
Fresno	311,253	38.7
Glenn	5,232	19.6
Kings	54,928	42.3
Lake	20,813	35.4
Lassen	4,193	12.3
Madera	59,594	47.9
Mariposa	3,422	19.9
Mendocino	13,812	15.9
Merced	149,955	71.1
Modoc	-190	-2.0
Monterey	101,723	25.2
Napa	41,001	32.8
Placer	206,569	82.8
Plumas	154	0.7
Sacramento	716,214	58.2
San Benito	19,777	36.8
San Joaquin	421,664	74.3
San Luis Obispo	56,947	22.9
Santa Barbara	63,241	15.8
Shasta	63,174	38.3
Siskiyou	1,167	2.6
Solano	158,480	39.9
Stanislaus	204,064	45.4
Tehama	12,281	21.9
Tulare	174,394	47.2
Tuolumne	10,506	19.1
Ventura	167,238	22.1
Yolo	101,158	59.5
Yuba	24,263	40.1
California	9,808,543	28.8
Jackson (OR)	56,665	31.1

Sources:

(1) State of California, Department of Finance, "Population Projections by Race/Ethnicity for California and Its Counties 2000–2050," May 2004

Table III-2: Changes in Population: 2000-2020

County	Population Change	Percent Change
Alameda	413,036	28.5
Amador	6,823	19.3
Butte	56,058	27.4
Calaveras	18,801	46.0
Colusa	7,414	39.2
Contra Costa	372,577	39.0
Fresno	311,253	38.7
Glenn	5,232	19.6
Kings	54,928	42.3
Lake	20,813	35.4
Lassen	4,193	12.3
Madera	59,594	47.9
Mariposa	3,422	19.9
Mendocino	13,812	15.9
Merced	149,955	71.1
Modoc	-190	-2.0
Monterey	101,723	25.2
Napa	41,001	32.8
Placer	206,569	82.8
Plumas	154	0.7
Sacramento	716,214	58.2
San Benito	19,777	36.8
San Joaquin	421,664	74.3
San Luis Obispo	56,947	22.9
Santa Barbara	63,241	15.8
Shasta	63,174	38.3
Siskiyou	1,167	2.6
Solano	158,480	39.9
Stanislaus	204,064	45.4
Tehama	12,281	21.9
Tulare	174,394	47.2
Tuolumne	10,506	19.1
Ventura	167,238	22.1
Yolo	101,158	59.5
Yuba	24,263	40.1
California	9,808,543	28.8
Jackson (OR)	56,665	31.1

Sources:

(1) State of California, Department of Finance, "Population Projections by Race/Ethnicity for California and Its Counties 2000–2050," May 2004

(2) State of Oregon, Office of Economic Analysis, "Forecasts of Oregon's County Populations and Components of Change, 2000 – 2040."

(2) State of Oregon, Office of Economic Analysis, "Forecasts of Oregon's County Populations and Components of Change, 2000 – 2040."

Table III-3: 2002 Business and Employment Patterns

Region	County	Top Three Industries [a]	Number of Employees	Percent of Total Employees in County
Mountain				
	Lassen	Government	5,510	53.5
		Trade, Transportation, and Utilities	1,350	13.1
		Educational and Health Services	890	8.6
	Modoc	Government	1,360	44.2
		Trade, Transportation, and Utilities	520	16.9
		Other Services	420	13.6
	Plumas	Government	2,510	34.1
		Trade, Transportation, and Utilities	1,230	16.7
		Leisure and Hospitality	1,010	13.7
	Siskiyou	Government	3,880	27.5
		Trade, Transportation, and Utilities	2,660	18.8
		Leisure and Hospitality	2,030	14.4
Sierra Nevada Foothills				
	Amador	Government	4,690	37.6
		Trade, Transportation, and Utilities	2,010	16.1
		Professional and Business Services	1,220	9.8
	Calaveras	Government	2,580	29.2
		Trade, Transportation, and Utilities	1,480	16.7
		Leisure and Hospitality	1,150	13.0
	Mariposa	Leisure and Hospitality	1,970	35.1
		Government	1,880	33.5
		Professional and Business Services	640	11.4
	Tuolumne	Government	4,700	28.2
		Trade, Transportation, and Utilities	2,880	17.3
		Leisure and Hospitality	2,250	13.5
Upper Sacramento				
	Butte	Government	16,800	22.5

Table III-3: 2002 Business and Employment Patterns

Region	County	Top Three Industries [a]	Number of Employees	Percent of Total Employees in County
Mountain				
	Lassen	Government	5,510	53.5
		Trade, Transportation, and Utilities	1,350	13.1
		Educational and Health Services	890	8.6
	Modoc	Government	1,360	44.2
		Trade, Transportation, and Utilities	520	16.9
		Other Services	420	13.6
	Plumas	Government	2,510	34.1
		Trade, Transportation, and Utilities	1,230	16.7
		Leisure and Hospitality	1,010	13.7
	Siskiyou	Government	3,880	27.5
		Trade, Transportation, and Utilities	2,660	18.8
		Leisure and Hospitality	2,030	14.4
Sierra Nevada Foothills				
	Amador	Government	4,690	37.6
		Trade, Transportation, and Utilities	2,010	16.1
		Professional and Business Services	1,220	9.8
	Calaveras	Government	2,580	29.2
		Trade, Transportation, and Utilities	1,480	16.7
		Leisure and Hospitality	1,150	13.0
	Mariposa	Leisure and Hospitality	1,970	35.1
		Government	1,880	33.5
		Professional and Business Services	640	11.4
	Tuolumne	Government	4,700	28.2
		Trade, Transportation, and Utilities	2,880	17.3
		Leisure and Hospitality	2,250	13.5
Upper Sacramento				
	Butte	Government	16,800	22.5

Region	County	Top Three Industries [a]	Number of Employees	Percent of Total Employees in County
		Trade, Transportation, and Utilities	14,100	18.9
		Educational and Health Services	11,400	15.2
	Colusa	Agriculture	2,160	29.3
		Government	1,950	26.5
		Trade, Transportation, and Utilities	1,040	14.1
	Glenn	Government	2,310	31.5
		Agriculture	1,400	19.1
		Trade, Transportation, and Utilities	1,300	17.7
	Shasta	Trade, Transportation, and Utilities	13,300	20.7
		Government	12,900	20.0
		Educational and Health Services	10,400	16.1
	Tehama	Government	4,080	23.3
		Trade, Transportation, and Utilities	3,910	22.3
		Manufacturing	2,340	13.3
Sacramento Valley				
	Placer / Sacramento [b]	Government	195,800	26.2
		Trade, Transportation, and Utilities	120,700	16.2
		Professional and Business Services	88,700	11.9
	Yolo	Government	31,600	34.3
		Trade, Transportation, and Utilities	20,400	22.1
		Professional and Business Services	7,900	8.6
	Yuba [c]	Government	10,100	23.6
		Trade, Transportation, and Utilities	8,100	18.9
		Educational and Health Services	4,900	11.4
San Joaquin Valley				
	Fresno / Madera [d]	Trade, Transportation, and Utilities	58,800	16.0

Region	County	Top Three Industries [a]	Number of Employees	Percent of Total Employees in County
		Trade, Transportation, and Utilities	14,100	18.9
		Educational and Health Services	11,400	15.2
	Colusa	Agriculture	2,160	29.3
		Government	1,950	26.5
		Trade, Transportation, and Utilities	1,040	14.1
	Glenn	Government	2,310	31.5
		Agriculture	1,400	19.1
		Trade, Transportation, and Utilities	1,300	17.7
	Shasta	Trade, Transportation, and Utilities	13,300	20.7
		Government	12,900	20.0
		Educational and Health Services	10,400	16.1
	Tehama	Government	4,080	23.3
		Trade, Transportation, and Utilities	3,910	22.3
		Manufacturing	2,340	13.3
Sacramento Valley				
	Placer / Sacramento [b]	Government	195,800	26.2
		Trade, Transportation, and Utilities	120,700	16.2
		Professional and Business Services	88,700	11.9
	Yolo	Government	31,600	34.3
		Trade, Transportation, and Utilities	20,400	22.1
		Professional and Business Services	7,900	8.6
	Yuba [c]	Government	10,100	23.6
		Trade, Transportation, and Utilities	8,100	18.9
		Educational and Health Services	4,900	11.4
San Joaquin Valley				
	Fresno / Madera [d]	Trade, Transportation, and Utilities	58,800	16.0

Region	County	Top Three Industries [a]	Number of Employees	Percent of Total Employees in County
		Agriculture	55,700	15.2
		Educational and Health Services	38,700	10.6
	Kings	Government	13,400	34.6
		Agriculture	7,000	18.1
		Trade, Transportation, and Utilities	4,600	11.9
	Merced	Government	13,500	20.5
		Trade, Transportation, and Utilities	11,000	16.7
		Agriculture	10,900	16.5
		Manufacturing	10,900	16.5
	San Joaquin	Trade, Transportation, and Utilities	44,300	21.1
		Government	40,100	19.1
		Educational and Health Services	23,300	11.1
	Stanislaus	Trade, Transportation, and Utilities	31,700	19.2
		Government	25,300	15.3
		Manufacturing	22,500	13.6
	Tulare	Agriculture	33,700	24.7
		Government	29,600	21.7
		Trade, Transportation, and Utilities	21,900	16.1
San Francisco Bay				
	Alameda / Contra Costa [e]	Trade, Transportation, and Utilities	203,900	19.5
		Government	185,500	17.7
		Professional and Business Services	151,200	14.5
	Napa / Solano [f]	Government	36,300	19.2
		Trade, Transportation, and Utilities	33,100	17.5
		Educational and Health Services	23,000	12.2
Northern Coast				
	Lake	Government	3,990	27.1
		Trade, Transportation, and Utilities	2,890	19.6

Region	County	Top Three Industries [a]	Number of Employees	Percent of Total Employees in County
		Agriculture	55,700	15.2
		Educational and Health Services	38,700	10.6
	Kings	Government	13,400	34.6
		Agriculture	7,000	18.1
		Trade, Transportation, and Utilities	4,600	11.9
	Merced	Government	13,500	20.5
		Trade, Transportation, and Utilities	11,000	16.7
		Agriculture	10,900	16.5
		Manufacturing	10,900	16.5
	San Joaquin	Trade, Transportation, and Utilities	44,300	21.1
		Government	40,100	19.1
		Educational and Health Services	23,300	11.1
	Stanislaus	Trade, Transportation, and Utilities	31,700	19.2
		Government	25,300	15.3
		Manufacturing	22,500	13.6
	Tulare	Agriculture	33,700	24.7
		Government	29,600	21.7
		Trade, Transportation, and Utilities	21,900	16.1
San Francisco Bay				
	Alameda / Contra Costa [e]	Trade, Transportation, and Utilities	203,900	19.5
		Government	185,500	17.7
		Professional and Business Services	151,200	14.5
	Napa / Solano [f]	Government	36,300	19.2
		Trade, Transportation, and Utilities	33,100	17.5
		Educational and Health Services	23,000	12.2
Northern Coast				
	Lake	Government	3,990	27.1
		Trade, Transportation, and Utilities	2,890	19.6

Region	County	Top Three Industries [a]	Number of Employees	Percent of Total Employees in County
		Educational and Health Services	2,100	14.3
	Mendocino	Government	7,800	23.1
		Trade, Transportation, and Utilities	6,000	17.8
		Leisure and Hospitality	4,200	12.4
Central Coast				
	Monterey	Agriculture	35,400	21.2
		Government	31,300	18.7
		Trade, Transportation, and Utilities	25,600	15.3
	San Luis Obispo	Government	23,100	22.2
		Trade, Transportation, and Utilities	19,000	18.3
		Leisure and Hospitality	13,700	13.2
	San Benito	Government	3,000	19.9
		Trade, Transportation, and Utilities	2,610	17.3
		Agriculture	2,420	16.0
Southern California				
	Santa Barbara	Government	35,600	19.8
		Leisure and Hospitality	20,800	11.6
		Professional and Business Services	20,500	11.4
	Ventura	Trade, Transportation, and Utilities	51,800	17.3
		Government	45,400	15.2
		Manufacturing	38,000	12.7
Southern Oregon				
	Jackson County (OR)[73]	Retail Trade	16,200	15.2
		Health Care and Social Assistance	12,500	11.7
		Government	11,700	11.0

Sources:

[73] Data for Jackson County obtained from the U.S. Department of Commerce, Bureau of Economic Analysis.

Region	County	Top Three Industries [a]	Number of Employees	Percent of Total Employees in County
		Educational and Health Services	2,100	14.3
	Mendocino	Government	7,800	23.1
		Trade, Transportation, and Utilities	6,000	17.8
		Leisure and Hospitality	4,200	12.4
Central Coast				
	Monterey	Agriculture	35,400	21.2
		Government	31,300	18.7
		Trade, Transportation, and Utilities	25,600	15.3
	San Luis Obispo	Government	23,100	22.2
		Trade, Transportation, and Utilities	19,000	18.3
		Leisure and Hospitality	13,700	13.2
	San Benito	Government	3,000	19.9
		Trade, Transportation, and Utilities	2,610	17.3
		Agriculture	2,420	16.0
Southern California				
	Santa Barbara	Government	35,600	19.8
		Leisure and Hospitality	20,800	11.6
		Professional and Business Services	20,500	11.4
	Ventura	Trade, Transportation, and Utilities	51,800	17.3
		Government	45,400	15.2
		Manufacturing	38,000	12.7
Southern Oregon				
	Jackson County (OR)[73]	Retail Trade	16,200	15.2
		Health Care and Social Assistance	12,500	11.7
		Government	11,700	11.0

Sources:

[73] Data for Jackson County obtained from the U.S. Department of Commerce, Bureau of Economic Analysis.

(1) Counties divided into regions based on Association of Government organizations and the "Guide to California Planning, Second Edition, 1999" by W. Fulton

(2) California Employment Development Department, Labor Market Information Division, 2002 County Snapshots, http://www.calmis.ca.gov/htmlfile/subject/COsnaps.htm

(3) U.S. Department of Commerce, Bureau of Economic Analysis, Table CN25N for Jackson County, Oregon, http://www.bea.doc.gov/bea/regional/data.htm.

Notes:

(a) Ranked by number of employees in 2002

(b) Sacramento Metropolitan Statistical Area (includes Placer County)

(c) Yuba City Metropolitan Statistical Area

(d) Fresno Metropolitan Statistical Area (includes Madera County)

(e) Oakland Metropolitan Statistical Area

(f) Vallejo - Fairfield - Napa Metropolitan Statistical Area.

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(f) Vallejo - Fairfield - Napa Metropolitan Statistical Area.

Table III-4: Jobs to Housing Ratios

Region	County	Jobs-to-Housing Ratio, 1990	Jobs-to-Housing Ratio, 2000
Mountain			
	Lassen	1.0	1.1
	Modoc	0.9	0.9
	Plumas	0.8	0.8
	Siskiyou	1.0	1.0
	Region	0.9	1.0
Sierra Nevada Foothills			
	Amador	1.0	1.1
	Calaveras	0.6	0.7
	Mariposa	1.0	0.9
	Tuolumne	0.8	0.9
	Region	0.8	0.9
Upper Sacramento			
	Butte	1.1	1.2
	Colusa	1.4	1.6
	Glenn	1.2	1.2
	Shasta	1.2	1.2
	Tehama	0.9	1.0
	Region	1.1	1.2
Sacramento Valley			
	Placer	1.2	1.4
	Sacramento	1.5	1.5
	Yolo	1.5	1.8
	Yuba	1.2	1.2
	Region	1.4	1.5
San Joaquin Valley			
	Fresno	1.5	1.5
	Kings	1.3	1.4
	Madera	1.2	1.3
	Merced	1.3	1.2
	San Joaquin	1.3	1.4
	Stanislaus	1.3	1.4
	Tulare	1.4	1.5
	Region	1.4	1.4
San Francisco Bay			

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	Amador	1.0	1.1
	Calaveras	0.6	0.7
	Mariposa	1.0	0.9
	Tuolumne	0.8	0.9
	Region	0.8	0.9
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	Colusa	1.4	1.6
	Glenn	1.2	1.2
	Shasta	1.2	1.2
	Tehama	0.9	1.0
	Region	1.1	1.2
Sacramento Valley			
	Placer	1.2	1.4
	Sacramento	1.5	1.5
	Yolo	1.5	1.8
	Yuba	1.2	1.2
	Region	1.4	1.5
San Joaquin Valley			
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	Madera	1.2	1.3
	Merced	1.3	1.2
	San Joaquin	1.3	1.4
	Stanislaus	1.3	1.4
	Tulare	1.4	1.5
	Region	1.4	1.4
San Francisco Bay			

Region	County	Jobs-to-Housing Ratio, 1990	Jobs-to-Housing Ratio, 2000
	Alameda	1.5	1.7
	Contra Costa	1.3	1.3
	Napa	1.4	1.7
	Solano	1.2	1.2
	Region	1.4	1.5
Northern Coast			
	Lake	0.6	0.7
	Mendocino	1.3	1.3
	Region	1.0	1.0
Central Coast			
	Monterey	1.7	1.7
	San Luis Obispo	1.2	1.4
	San Benito	1.3	1.3
	Region	1.5	1.5
Southern California			
	Santa Barbara	1.6	1.7
	Ventura	1.4	1.6
	Region	1.5	1.7
California		1.5	1.6
Southern Oregon			
	Jackson County (OR)	1.3	1.4

Sources:

(1) Fulton, W., Guide to California Planning, Second Edition, 1999

(2) U.S. Census 1990 Summary File 3, Table H1: Housing Units, http://factfinder.census.gov

(3) U.S. Census 2000 Summary File 3, Table H1: Housing Units, http://factfinder.census.gov

(4) U.S. Bureau Economic Analysis, Regional Economic Information System, Table CA30, May 2004, http://www.bea.doc.gov/bea/regional/reis/.

Region	County	Jobs-to-Housing Ratio, 1990	Jobs-to-Housing Ratio, 2000
	Alameda	1.5	1.7
	Contra Costa	1.3	1.3
	Napa	1.4	1.7
	Solano	1.2	1.2
	Region	1.4	1.5
Northern Coast			
	Lake	0.6	0.7
	Mendocino	1.3	1.3
	Region	1.0	1.0
Central Coast			
	Monterey	1.7	1.7
	San Luis Obispo	1.2	1.4
	San Benito	1.3	1.3
	Region	1.5	1.5
Southern California			
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IV ECONOMIC IMPACTS ON LAND DEVELOPMENT

A primary aim of this analysis is to estimate the economic impacts of designation on the markets for land, housing and commercial real estate. The methodology used to estimate these impacts is described below, followed by a discussion of the calculated results. Further detail, including a formal description of the conceptual model and econometric results used in the calculation of welfare impacts, is provided in two appendices to this report. The section concludes with an estimate of the total costs of critical habitat designation attributable to regulation of land development.

IV.1 BACKGROUND

This portion of the analysis considers the effects of designation on the linked markets for land and improvements to land such as housing and commercial buildings. At the guidance of the OMB and in compliance with Executive Order 12866 "Regulatory Planning and Review," Federal agencies measure changes in economic efficiency in order to understand how society, as a whole, will be affected by a regulatory action.[74] In the context of this regulatory action, these efficiency effects represent the overall welfare gained or lost by society as a result of critical habitat designation. Economists generally characterize welfare in terms of changes in producer and consumer surpluses in affected markets.[75]

IV.1.1 Compliance with Section 7 of the Act

The measurement of direct compliance costs focuses on the implementation of Section 7 of the Act. This section requires Federal agencies to consult with the Service to ensure that any action authorized, funded, or carried out will not likely jeopardize the continued existence of any endangered or threatened species or result in the destruction or adverse modification of critical habitat. The costs of project modifications and mitigation requirements resulting from these consultations represent the direct compliance costs of designating critical habitat.

The estimate of total Section 7 impacts presented in this analysis does not differentiate between consultations that result from the listing of the species (i.e., the jeopardy standard) and consultations that result from the presence of critical habitat (i.e., the adverse modification standard). Consultations resulting from the listing of the species, or project modifications meant specifically to protect to the species as opposed to its habitat, may occur even in the absence of critical habitat. However, in 2001, the 10th Circuit Court of Appeals instructed the Service to conduct a full analysis of all of the economic impacts of critical habitat designation, regardless of whether those impacts are attributable to the listing of the species or to critical habitat.[76]

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[74] Executive Order 12866, "Regulatory Planning and Review," September 30, 1993; Executive Order 13211, "Actions Concerning Regulations That Significantly Affect Energy Supply, Distribution, or Use," May 18, 2001; 5 U.S.C. §§ 601 *et seq*; and Pub Law No. 104–121; and 2 U.S.C. §§658–658g and 1501–1571.

[75] For additional information on the definition of "surplus" and an explanation of consumer and producer surplus in the context of regulatory analysis, see Gramlich, Edward M., *A Guide to Benefit-Cost Analysis (2nd Ed.)*, Prospect Heights, Illinois: Waveland Press, Inc., 1990; and U.S. Environmental Protection Agency, *Guidelines for Preparing Economic Analyses*, EPA 240-R-00-003, September 2000, available at http://yosemite.epa.gov/ee/epa/eed.nsf/webpages/Guidelines.html.

[76] *New Mexico Cattle Growers Ass'n v. U.S.F.W.S.*, 248 F.3d 1277 (10th Cir. 2001).

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[76] *New Mexico Cattle Growers Ass'n v. U.S.F.W.S.*, 248 F.3d 1277 (10th Cir. 2001).

In a section 7 consultation, the Service may request an applicant for a 404 permit to compensate each wetted acre of vernal pools filled by performing the following tasks:

- Restoring an equal acreage of wetted vernal pools on-site ("restoration requirement")
- Preserving a certain number of wetted acres of vernal pools either on- or off-site ("preservation requirement").

The Service's restoration requirements are structured to be similar to the "no net loss" requirement of the Army Corps of Engineers, equaling or requiring a greater level of restoration.

The "preservation" requirement is typically expressed as a ratio. For example, a 3:1 conservation ratio indicates that three acres of wetland must be conserved or avoided for every acre filled and developed within critical habitat. Thus, this ratio indicates that only 25% of the habitat is developable.

For those acres that are developed, the Service may further require the developer to create or purchase additional wetlands away from the development site. This requirement is also typically expressed as a ratio. A 2:1 "restoration" ratio obliges a developer to create or purchase two acres of wetlands off-site for every acre filled in construction.

IV.1.2 Benefits

As previously mentioned, the published economics literature has documented that social welfare benefits can result from the conservation and recovery of endangered and threatened species.

In its guidance for implementing Executive Order 12866, OMB acknowledges that often, it may not be feasible to monetize, or even quantify, the benefits of environmental regulations. Where benefits cannot be quantified, OMB directs agencies to describe the benefits of a proposed regulation qualitatively.[77] This report provides insight into the potential economic benefits of critical habitat designation based on information obtained in the course of developing the economic analysis. It is not intended to provide a complete analysis of all of the benefits that could result from the designation. Given these limitations, the Service believes that the benefits of critical habitat designation are best expressed in biological terms that can be weighed against the expected cost impacts of the rulemaking.

IV.1.3 Defining the Baseline

OMB guidelines for conducting economic analysis of environmental regulation direct Federal agencies to measure the costs of a regulatory action against a baseline.[78] In its guidance, OMB states, the "baseline should be the best assessment of the way the world would look absent the proposed action." In other words, the baseline includes the currently existing regulatory and

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[77] U.S. Office of Management and Budget, "Draft 2003 Report to Congress on the Costs and Benefits of Federal Regulations; Notice," 68 *Federal Register* 5492, February 3, 2003; and U.S. Office of Management and Budget, "Appendix 4: Guidelines to Standardize Measure of Costs and Benefits and the Format of Accounting Statements," in *Report to Congress on the Costs and Benefits of Federal Regulations*, March 22, 2000.

[78] U.S. Office of Management and "Draft 2003 Report to Congress on the Costs and Benefits of Federal Regulations; Notice," 68 Federal Register 5492, February 3, 2003; and U.S. Office of Management and Budget, "Appendix 4: Guidelines to Standardize Measure of Costs and Benefits and the Format of Accounting Statements," in Report to Congress on the Costs and Benefits of Federal Regulations, March 22, 2000.

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socioeconomic burden imposed on landowners and managers potentially affected by the designation of critical habitat. The baseline burden may include, for example:

- Local zoning laws;
- State natural resource laws;
- Enforceable management plans and best management practices applied by other State and Federal agencies; and / or
- Federal, State, and local protections already in place in the same geographic area for other (Federal and State) listed species.[79]

This analysis describes impacts that are expected to occur above and beyond the baseline. That is, it measures the costs of compliance with the Act that would not occur in the absence of the currently proposed critical habitat. In 2001, the U.S. 10th Circuit Court of Appeals instructed the Service to conduct a full analysis of all of the economic impacts of proposed CHD, regardless of whether those impacts are attributable to the listing decision (New Mexico Cattle Growers Assn v. U.S. Fish and Wildlife Service, 248 F.3d 1277 (10th Cir. 2001)). Thus, the economic analysis considers the economic impact of all ESA-related conservation of vernal pools undertaken in areas of critical habitat.

IV.1.4 Time Frame

The analysis examines activities taking place both within and adjacent to the proposed designation. It estimates impacts based on activities that are "reasonably foreseeable," including, but not limited to, activities that are currently authorized, permitted, or funded, or for which proposed plans are currently available to the public. Accordingly, the analysis bases estimates on activities that are likely to occur within a 20-year time frame, beginning on the day that the current proposed rule becomes available to the public.

Twenty years is an optimal time frame for this analysis for several reasons. First, the scale of the proposed critical habitat designation requires the use of regional and county level growth data. In the State of California, this data is readily available beyond the ten year horizon. A 20-year time frame is very common among a number of planning and development tools including: California State-mandated jurisdictional General Plans, population and employment projections by regional associations of governments, and project planning and the calculation of absorption rates and financial rates of return by real estate developers. If the proposed critical habitat designation had been restricted to a handful of local, single-county sites, this data would not have been useful and a shorter interval period, perhaps 10 years, would have been more appropriate.

In addition, speculative real estate transactions in high growth communities in the Central Valley frequently involve land not yet annexed into cities and land upon which development is not likely to occur for 15 to 20 years. Master planned communities consisting of hundreds, if not thousands, of acres of raw land increasingly require more than ten years to receive planning approvals from local, State and Federal agencies. Certain land development interests that precede the ownership by the eventual land developer, therefore, often financially control property more than a decade in advance of the first project application. Farming or ranching may continue, but critical habitat

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[79] Certain regulations that provide baseline protection for the species and its habitat may also be the source of indirect costs resulting from new information provided by the designation.

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designation has the potential to affect development potential and associated speculative land value at a very early stage in the development process.

IV.2 METHODOLOGY

The total economic impact of critical habitat designation depends on a variety of factors, including the size of the designation, the nature of pre-existing markets and regulation, and geographical features of the designated land itself. Because these factors vary by region, the methodology adopts the Census tract as its baseline unit of analysis. This modeling choice invests the results with a high degree of spatial precision.

Economic repercussions of the designation affect landowners, builders and housing consumers in different ways. Accordingly, the methodology analyzes both costs of designation and their incidence on producers and consumers.

The steps followed to determine the impacts of critical habitat designation on housing markets are:

- Describe current and projected economic and demographic characteristics in the proposed critical habitat areas;
- Determine the effects and significance of prior regulation of land development in affected areas;
- Determine the intersection of future development and critical habitat determination;
- Determine the incremental, project-level regulatory requirements resulting from critical habitat designation;
- Calculate the market effects of critical habitat and estimate economic costs for these areas.

Each step is discussed in greater detail below.

IV.2.1 Socioeconomic Characteristics Critical Habitat Areas

Data on current and future socioeconomic characteristics for areas affected by critical habitat designation are necessary precursors to this analysis. To obtain present-day estimates, data were obtained from several sources, including population and household data the most recent United States Census, and data on new home characteristics from DataQuick, a housing market research firm. These are used to establish the economic baseline against which the market impacts of the critical habitat designation are measured.

The analysis also requires forecasted data to investigate impacts at the end of the 20-year time frame (see Section for further information on the time frame.) Population forecasts were derived from several sources, including federally-recognized metropolitan planning organizations and forecasting performed in prior studies for transportation planning purposes. County-level forecasts on gross urban density—including residential, commercial and public development—along with shares of greenfield and infill development were obtained from a study performed by urban planning researchers at the University of California.[80,81] Combining density and population forecasts yields an estimate of the overall urban footprint within each Census tract.

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[80] John D. Landis and Michael Reilly, "How We Will Grow: Baseline Projections of the Growth of California's Urban Footprint through the Year 2100" (August 1, 2003). Institute of Urban & Regional Development. IURD Working Paper Series. Paper WP-2003-04. http://repositories.cdlib.org/iurd/wps/WP-2003-04

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Table IV-1: Socioeconomic Characteristics of Affected Tracts summarizes some of this baseline information. Each FIPS code corresponds to a distinct Census tract within a county. Median home prices are in 2005 dollars and are for newly constructed single-family residences. These home prices range to well over $1 million. Average square footage is indicative of the size of these homes. The projected population increase indicates the Census tracts projected to experience the most rapid development. Since these are net population increases, they are used to specify the demand for additional housing. The last column shows the number of new dwellings needed to accommodate the projected population increase in each Census tract.

IV.2.2 Prior Regulation in Affected Areas

Markets for land, housing and commercial real estate are highly regulated by governments at the local, State and Federal level. The welfare impacts of critical habitat designation are affected by the nature and extent of prior regulation, and by the response of governments at all levels to the designation of critical habitat.

Regulation can have several types of effects on land and housing markets. Zoning and other interventions in the land market can limit the stock of developable land and increase its price. Local regulations can also directly limit the construction of new housing. This latter type of intervention is important as it generates qualitatively different predictions about the effects of critical habitat than regulations that simply limit the amount of developable land.

As explained in an Appendix to the report, when the number of housing units constructed is directly limited by regulation, there is a "shadow value" of housing that is not necessarily incorporated in the price of land. These rents are earned by providers of fixed factors to the homebuilding process. When critical habitat designations impose further restrictions on an already constrained homebuilding process, welfare impacts can be larger than if the number of housing units constructed is not directly controlled by regulation.

As noted in the recent academic literature, there are ways to test whether housing is rationed by prior regulation.[82] These tests amount to comparing the "extensive" and "intensive margin" values of land. These terms are loosely defined as the value of land with a house on it and the marginal willingness of consumers to pay for an additional unit of lot size. In the conventional case where regulation may limit the supply of land but not the number of housing units built, extensive and intensive margin values should be the same since density will adjust to equate the two. When housing is directly limited by regulation, the extensive margin value will exceed the intensive margin value. The rationale is that the extensive margin value incorporates the shadow value of housing while the intensive margin value is simply the value of additional lot size.

This test was implemented using our data on new home sales and house characteristics described earlier. A hedonic regression was estimated to gauge the contributions of various housing characteristics to the sales price of new housing. This regression analysis revealed an intensive

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[81] Greenfield development refers to development occurring on land that was not previously urbanized. Infill development refers to the redeveloping of already-urbanized land—for example, leveling an old home and building a new apartment complex over it.

[82] David Sunding and Aaron Swoboda, *Does Regulation Ration Housing?*, UC Berkeley Working Paper, 2004, and Ed Glaeser and Joseph Gyourko, *The Impacts of Building Restrictions on Housing Affordability*, Federal Reserve Boads of New York Economic Policy Review, 2003.

Table IV-1: Socioeconomic Characteristics of Affected Tracts summarizes some of this baseline information. Each FIPS code corresponds to a distinct Census tract within a county. Median home prices are in 2005 dollars and are for newly constructed single-family residences. These home prices range to well over $1 million. Average square footage is indicative of the size of these homes. The projected population increase indicates the Census tracts projected to experience the most rapid development. Since these are net population increases, they are used to specify the demand for additional housing. The last column shows the number of new dwellings needed to accommodate the projected population increase in each Census tract.

IV.2.2 Prior Regulation in Affected Areas

Markets for land, housing and commercial real estate are highly regulated by governments at the local, State and Federal level. The welfare impacts of critical habitat designation are affected by the nature and extent of prior regulation, and by the response of governments at all levels to the designation of critical habitat.

Regulation can have several types of effects on land and housing markets. Zoning and other interventions in the land market can limit the stock of developable land and increase its price. Local regulations can also directly limit the construction of new housing. This latter type of intervention is important as it generates qualitatively different predictions about the effects of critical habitat than regulations that simply limit the amount of developable land.

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margin value of roughly $10 per square foot in the study area. The extensive margin value of land was calculated by subtracting building costs from home price and dividing by lot size. This calculation revealed a mean extensive margin value of over $30 per square foot. Test results strongly reject the hypothesis that intensive and extensive margin values are equal, even in the census tracts with the highest growth. Indeed, extensive margin values exceed intensive more than 97% of the time (with a p-value of 0.000). Details are contained in the econometrics appendix to this report. Thus, we are unable to rule out the possibility that new housing in the study area is rationed by regulation unrelated to critical habitat.

One implication of this finding is that the ultimate impacts of vernal pool critical habitat may depend in an important way on how local governments respond to the designation. If housing restrictions are relaxed in response to the designation of critical habitat, then impacts will be lower than in the case where regulations are unaffected. For example, if cities accommodate critical habitat designation by allowing for higher density development, then economic losses may be lower than if housing is even further restricted by critical habitat.

Following this line of reasoning, two scenarios are discussed in this analysis. First, the more conservative scenario is that critical habitat results in a reduction in the housing stock in Census tracts where avoidance requirements place some land off-limits to development.[83] In this case, critical habitat will result in housing price increases to clear the market and potential gains to developers and landowners who benefit from the increased price. These potential producer gains must be counterbalanced against the requirement for mitigation expenditures resulting from development in critical habitat areas, and profits lost through the reduction in housing units constructed. An alternative scenario is that critical habitat designation is accommodated entirely through densification. Consumer losses in this case result from reductions in lot size since the number of housing units is unaffected. Producer losses will result mainly from mitigation expenditures.

IV.2.3 Critical Habitat Likely To Be Developed

The method for calculating the quantity of new development per Census tract was described in the preceding section. It remains to allocate that development within the tract itself. To do so, GIS analysis was used to calculate overlap between proposed critical habitat and the development probabilities that form the basis of an urban growth model designed at the University of California, Berkeley. The California Urban and Biodiversity Analysis (CURBA) model, developed by researchers at UC Berkeley's Department of City and Reigonal Planning, uses GIS technology to provide spatial predictions of the extent of urban growth in the year 2025.

The basis of the CURBA model is a set of econometrically estimated development probabilities that incorporate the preferences of consumers for distance and landscape features in their choice of location. These development probabilities (as opposed to the ordinal (1/0) predictions of location of development that are ultimately generated by CURBA). The probabilities also are a good indication of the degree to which consumers view alternative development sites as substitutes. By overlaying the proposed critical habitat unit areas over CURBA predictions, it is possible to measure the expected amount of development that is likely to take place within critical habitat. Furthermore, the precise nature of the CURBA model—predictions have resolution of one one-hundredths of a

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[83] This will occur only in Census tracts containing Group B vernal pool habitat.

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The CURBA model covers 20 of the 35 counties containing critical habitat. For the remaining 15, GIS is used to exclude land in critical habitats that has already been, or cannot be developed. Therefore, the impact estimates of critical habitat on land markets are limited to only those parcels which might actually support development.

To determine already developed land, GIS data is used from the California Fire and Resource Assessment Program (FRAP). The FRAP data delineates land that is already developed at the time of designation, with a cutoff of one structure per acre or higher.

To determine land that is not developable, the analysis excludes those portions of critical habitat which meet one or more of the following criteria (unless otherwise noted, the features listed were obtained from GIS data provided by ESRI, the leading GIS provider):

- Land that is classified as "prime farmland" by the California Farmland Mapping and Monitoring Program (FMMP).
- Land that is under water. These features include rivers, reservoirs, intermittent reservoirs, lakes, intermittent lakes, streams, and canals.
- Land that is on or within two meters of a major highway, minor highway, major road or railroad.
- Land that is on the property of an airport.
- Land owned by the federal government. This includes land holdings of the Bureau of Land Management, National Forest Service, National Park Service, or the Department of Defense.
- Land forming part of an American Indian reservation or tribal lands.
- Land that cannot be developed due to geography. This includes land within the 100-year flood plane as determined by the Federal Emergency Management Agency, and land that is sloped at more than a 15% grade.

IV.2.4 Avoidance, Mitigation and Indirect Effects of Critical Habitat

Land areas affected by the designation of vernal pool critical habitat were differentiated into two groups according to the species they contain.[84] Habitat groups A and B address the different section 7 requirements issued by the Service, depending on the relative abundance of each species. The species with the higher frequencies of occurrence are referred to as belonging to Group A. The species with the lower frequency of occurrence, for which conservation banks are very unlikely to be established, are referred to as belonging to Group B. All land development projects affected by section 7 will be subject to one or the other of the corresponding conservation requirements for each group. The next section explains the two sets of requirements in the context of baseline regulations.

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[84] Group B species (as defined in this section) include the Butte County meadowfoam, Colusa grass, Conservancy fairy shrimp, Contra Costa goldfields, Sacramento Orcutt grass, and Solano grass. Group A species (as defined in this section) include Greene's tuctuoria, hairy Orcutt grass, Hoover's spurge, longhorn fairy shrimp, San Joaquin Valley Orcutt grass, slender Orcutt grass, succulent owls-clover, vernal pool tadpole shrimp, and vernal pool fairy shrimp.

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Net of Clean Water Act requirements relating to Section 404, Service personnel estimate that the average private development project sited in Group A proposed critical habitat will be subject to a 2:1 mitigation ratio for impacts to each wetted acre of vernal pool habitat. This requirement is not an assumption that has been drawn from the species' consultation histories but instead serves as an analytical proxy for recommendations the Service may make in the future. Projects may fulfill the requirement for compensation by purchasing conservation credits from a conservation bank, purchasing suitable habitat and managing that habitat in perpetuity, or dedicating land already owned by the project applicant and having suitable vernal pool habitat.

For Group B critical habitat units, additional section 7 conservation requirements will consist of avoidance of 85.7 percent of vernal pools on the project site, a condition which allows only 14.3 percent of the vernal pools to be developed. The amount of land area avoided permits the project applicant to achieve the 6:1 preservation / avoidance ratio (six wetted acres preserved for each wetted acre of vernal pools filled).

In addition, restoration requirements above the baseline will consist of the creation and restoration of vernal pool habitat at the rate of 3:1 for each wetted acre of vernal pools filled. Service personnel have little experience with development projects impacting Group B species, so the 6:1 ratio was chosen to fit general knowledge about the level of protection required for Group B species habitat.

This requirement is not an assumption that has been drawn from the species' consultation histories but instead serves as an analytical proxy for recommendations the Service may make in the future. This ratio also produces results more likely to overestimate than to underestimate regulatory impacts. Because of the very low frequency of Group B species populations, projects cannot fulfill this requirement in any way except to set aside on-site acreage in accordance with the 6:1 ratio.

Conservation bank prices are used to estimate the project modification costs associated with section 7 requirements. The analysis uses market data collected from several private vernal pool conservation banks in the Sacramento and central California regions to determine average off-site mitigation prices by county. The largest prevalence of existing conservation banks is in the Sacramento Region, where each conservation credit costs about $200,000 per acre. For other regions, data on average compensation costs were obtained from the Service, which estimates that the cost of mitigation is $135,000 per credit in Placer and $105,000 elsewhere.

The Section 7 consultation process may result in time delays and other effects that have impacts that are incremental to direct compliance costs. If such effects would not have occurred in the absence of critical habitat (i.e., "but for" critical habitat), then they are considered by this analysis to be an impact of the designation.

These costs include project delays stemming from the consultation process or compliance with other regulations, or, in the case of land location within or adjacent to the designation, loss in property values due to regulatory uncertainty, and loss (or gain) in property values resulting from public perceptions regarding the effects of critical habitat.

Both public and private entities may experience incremental time delays for projects and other activities due to requirements associated with the Section 7 consultation process and / or compliance with other laws triggered by the designation. The need to conduct a Section 7 consultation will not necessarily delay a project, as often the consultation may be coordinated with the existing baseline regulatory approval process. However, depending on the schedule of the

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consultation, a project may experience additional delays, resulting in an unanticipated extension in the time needed to fully realize returns from the planned activity.

To the extent that delays result from the designation, they are considered in the analysis. Specifically, the analysis considers costs associated with any incremental time delays associated with Section 7 consultation or other requirements triggered by the designation above and beyond project delays resulting from baseline regulatory processes. The average time of a Section 7 consultation, 111 days, was determined based on Service records of technical assistance provided to private developers.

IV.3 Calculation of Market Effects and Welfare Losses

Estimates of welfare impacts on the markets for land, housing and other goods proceed directly from the spatial and socioeconomic data described above. This analysis adopts a supply and demand approach based on partial equilibrium to assess those impacts.

Estimating the regulatory impact requires several steps within the context of this framework:

1. Identify the supply and demand functions and determine the market equilibrium "but for" the regulatory action.
2. Determine the effects of regulation on supply, demand and relevant constraints.
3. Estimate the resulting new market equilibrium and resultant changes in producer and consumer surplus.

Determining the "but-for" equilibrium was discussed in section IV.2.1. Because of its conservatism, the rationed housing scenario is the base case. In this scenario, critical habitat reduces the number of new housing units built, and welfare impacts can be calculated only after specifying a demand function for housing as well as costs of building and development. The densification scenario requires specification of a demand function for land together with land prices equal to intensive margin values. In both scenarios, critical habitat will result in economic welfare impacts that are distributed among consumers, builders, developers and landowners. More detail on the mathematical model for calculating impacts is given in the appendix.

New residents' demand for housing in each Census tract is specified as linear and of unit price elasticity as suggested by the academic literature.[85] The number of new housing units is taken from the population growth forecasts and new home prices are taken from DataQuick as described above.

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[85] The seminal analysis of Muth (1964) suggested that the price elasticity of demand for residential land could be expressed as $\varepsilon_L = -k_N\sigma + k_L\varepsilon_H$, where ε_L and ε_H are the own-price elasticities of residential land and housing, respectively, σ is the elasticity of substitution between land and capital in the production of housing, and k_L and k_N are the shares of land and non-land factors in housing production. Thorsnes (1997) has estimated the value of σ as roughly -1.0. Reid (1962) first demonstrated that the price elasticity of housing was near -1.0. While several studies have reported lower elasticities, Rosen (1979) reported a price elasticity of -1.0 using time series data. Representative cost shares for land and non-land factors of production are 0.3 and 0.7, respectively. Richard Muth, "The Derived Demand for a Factor of Production and the Industry Supply Curve," *Oxford Economic Papers* (July 1964): 221-234; Paul Thorsnes, "Consistent Estimates of the Elasticity of Substitution between Land and Non-Land Inputs in the Production of Housing," *Journal of Urban Economics* (1997): 98-108; Harvey Rosen, "Housing Decisions and the U.S. Income Tax," *Journal of Public Economics* (1979): 1-23.

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For the densification scenario, the land demand function is also specified as linear, with the own-price elasticity set at one.[86] The quantity of land demanded in each Census tract is taken by combining population growth forecasts with county-specific urban densities as described earlier. The price of land is calculated econometrically and is equal to the intensive margin value of land in each county. Mean marginal land values range from $3 to $13 per square foot across the study area.

The indirect effects of critical habitat resulting from delay in project completion result from the fact that producers and consumers receive the benefits of housing development later than would have been the case without the incremental regulation and need for Section 7 consultation. As discussed in the previous section, the assumed period of delay is relatively brief (111 days). However, it is important to remember that delay affects the entire amount of consumer and producer surplus from new housing, which is quite large in a rapidly growing area like California. Thus, the effects of delay may be significant even though the delay period is only a few months rather than years.

IV.4 Results of the Analysis

In the base scenario where critical habitat reduces the amount of new housing, designation of vernal pool critical habitat results in over $965 million in losses to consumers and producers between the present and 2025.

Table IV-2: Market Impacts of Designation shows how vernal pool critical habitat perturbs the housing market equilibrium in the case where critical habitat results in construction of fewer housing units. For each Census tract, the table shows the number of new housing units projected to be built in Group A and Group B critical habitat, as well as the total number of new housing units projected to be constructed.

On-site avoidance requirements for Group B habitat result in the loss of a certain number of housing units. The market price of housing must increase to clear the market and reestablish a new equilibrium. The last two columns display the pre-regulation price of new housing and the imputed change in the price of housing resulting from protection of vernal pool critical habitat. The predicted price changes are modest when viewed in relation to the generally high price of new housing in the study area. However, these price increases are applied to all new housing to be built in the Census tracts containing critical habitat since this is the relevant market. Thus, critical habitat may cause housing market impacts well outside of the immediate footprint of critical habitat.

Table IV-3: Welfare Impacts of Designation combines these market impacts with mitigation expenditures to arrive at welfare losses in each Census tract. Losses per Census tract range from $0 to over $300 million for the rationed housing analysis. Total welfare impacts for this scenario are $965.4 million over the 20-year study period. Table IV-5: County-Level Welfare Impacts shows losses for each affected county. Sacramento County is the most impacted in both cases. Impacts are in excess of $374.3 million for this county alone. The four most impacted counties are Sacramento, Butte, Placer and Solano. These counties appear to experience impacts that are significantly larger than is the case in other counties – more than twice as large as the next most impacted county.

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[86] Gyourko and Voight (2001) review the literature on the demand for residential land and report elasticity estimates ranging from -0.7 to -1.6. The assumption of a land price elasticity of -1.0 is consistent with the analysis in the previous footnote if the price elasticity of housing demand is also -1.0.

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Table IV-2: Market Impacts of Designation shows how vernal pool critical habitat perturbs the housing market equilibrium in the case where critical habitat results in construction of fewer housing units. For each Census tract, the table shows the number of new housing units projected to be built in Group A and Group B critical habitat, as well as the total number of new housing units projected to be constructed.

On-site avoidance requirements for Group B habitat result in the loss of a certain number of housing units. The market price of housing must increase to clear the market and reestablish a new equilibrium. The last two columns display the pre-regulation price of new housing and the imputed change in the price of housing resulting from protection of vernal pool critical habitat. The predicted price changes are modest when viewed in relation to the generally high price of new housing in the study area. However, these price increases are applied to all new housing to be built in the Census tracts containing critical habitat since this is the relevant market. Thus, critical habitat may cause housing market impacts well outside of the immediate footprint of critical habitat.

Table IV-3: Welfare Impacts of Designation combines these market impacts with mitigation expenditures to arrive at welfare losses in each Census tract. Losses per Census tract range from $0 to over $300 million for the rationed housing analysis. Total welfare impacts for this scenario are $965.4 million over the 20-year study period. Table IV-5: County-Level Welfare Impacts shows losses for each affected county. Sacramento County is the most impacted in both cases. Impacts are in excess of $374.3 million for this county alone. The four most impacted counties are Sacramento, Butte, Placer and Solano. These counties appear to experience impacts that are significantly larger than is the case in other counties – more than twice as large as the next most impacted county.

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[86] Gyourko and Voight (2001) review the literature on the demand for residential land and report elasticity estimates ranging from -0.7 to -1.6. The assumption of a land price elasticity of -1.0 is consistent with the analysis in the previous footnote if the price elasticity of housing demand is also -1.0.

The impacts of critical habitat designation for vernal pools varies widely even within counties. That is, the impacts of vernal pool critical habitat designation are frequently localized. This finding is sensible from an economic point of view and is consistent with the teachings of urban economics. Housing prices vary over urban areas, typically declining as the location of the house becomes more remote. Critical habitat is not evenly distributed across the landscape, and large impacts may result if a particular area has a large fraction of developable land in critical habitat. Critical habitat for vernal pools is not all of the same type, and a preponderance of Group B habitat will tend to increase losses. Some areas have few alternate sites for development, or have highly rationed housing resulting in high prices. Any of these factors may cause the cost of critical habitat designation to increase.

The disaggregated spatial scale of the analysis permits identification of specific locations, or parts of individual critical habitat units, that result in the largest economic impacts. The maps contained at the end of this section are instructive in this regard. The maps identify the Census tracts within the counties where the impacts are predicted to occur. They appear in order of impact per county. The color scheme on the maps displays the range of impacts, from dark green (impacts of $0.00 to $1,000,000.00) to dark red (impacts of $50,000,000.01 to $500,000,000.00).

Sacramento County is expected to experience the largest economic impacts from critical habitat – over $374 million in consumer and producer surplus losses. As shown in the map of impacts in Sacramento County, these impacts are concentrated in Census tracts close to downtown Sacramento. Further, impacts generally decline in Census tracts further from the city center. This pattern is generally repeated in other counties.

A final measure of the localized nature of critical habitat impacts is obtained by constructing a Lorenz curve, a technique usually associated with the analysis of income distribution. The Lorenz curve relevant to our analysis is constructed by ranking Census tracts according to impacts per acre of critical habitat contained in the tract. Impacts and acres for each tract are then expressed as fractions of the total. Then, acreages and impacts are cumulated by summing from lowest to highest impacts per acre. The resulting Lorenz curve shows what fraction of critical habitat is responsible for a given fraction of total economic impacts. As seen in Figure 1, roughly 5 percent of critical habitat acreage is responsible for 50 percent of total impacts. Roughly 25 percent of critical habitat is responsible for 80 percent of losses.

For the densification scenario, overall projected impacts are $820.2 million. The most impacted counties are, in order, Sacramento ($276 million), Placer ($120 million), Butte ($116 million) and Solano ($90 million.) As described in Section IX, this scenario assumes that critical habitat does not result in the loss of any housing units, but rather entails that the same number of units are built on a smaller footprint. Thus the economic impact of critical habitat designation results from a combination of mitigation costs, a reduction in lot size and delay costs.

Densification results in smaller economic impacts than the rationed housing scenario because critical habitat results in the loss of yard space rather than housing units. In reality, densification may be prohibited by local regulations that impose minimum lot sizes and other constraints. Thus, densification may be accommodated only by relaxing these local regulations, and our findings illustrate that the ultimate economic impacts of critical habitat designation may be dependent on how local governments respond to federal habitat protections.

The impacts of critical habitat designation for vernal pools varies widely even within counties. That is, the impacts of vernal pool critical habitat designation are frequently localized. This finding is sensible from an economic point of view and is consistent with the teachings of urban economics. Housing prices vary over urban areas, typically declining as the location of the house becomes more remote. Critical habitat is not evenly distributed across the landscape, and large impacts may result if a particular area has a large fraction of developable land in critical habitat. Critical habitat for vernal pools is not all of the same type, and a preponderance of Group B habitat will tend to increase losses. Some areas have few alternate sites for development, or have highly rationed housing resulting in high prices. Any of these factors may cause the cost of critical habitat designation to increase.

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Table IV-1: Socioeconomic Characteristics of Affected Tracts

FIPS	County	Median New Home Price	Average Square Feet	Projected Population Increase	New Households
06001441503	Alameda	$656,521	1,706	3,148	1,117
06001451101	Alameda	$646,197	2,055	4,395	1,571
06001451201	Alameda	$841,386	2,755	1,646	639
06001451202	Alameda	$599,200	1,670	8,239	2,693
06005000301	Amador	$204,789	1,788	421	46
06005000302	Amador	$335,293	1,704	1,778	679
06007000101	Butte	$260,971	1,520	10,199	3,927
06007000102	Butte	$265,572	2,047	2,223	908
06007000201	Butte	$255,669	1,547	1,084	463
06007000900	Butte	$311,627	1,511	17,714	7,032
06007001400	Butte	$456,840	2,579	4,473	1,532
06007001500	Butte	$392,497	2,256	2,221	813
06007001600	Butte	$454,191	2,645	3,545	1,397
06007002200	Butte	$272,039	2,318	3,160	1,374
06007002300	Butte	$452,976	2,483	2,837	1,226
06007002500	Butte	$168,559	1,743	2,190	682
06007002900	Butte	$168,964	1,248	3,417	1,212
06007003600	Butte	$170,783	1,401	1,999	679
06009000120	Calaveras	$439,611	2,110	70	28
06011000200	Colusa	$241,016	2,009	5,658	1,923
06011000400	Colusa	$186,787	1,857	2,829	976
06013303200	Contra Costa	$520,547	2,380	14,682	4,831
06013304000	Contra Costa	$558,082	2,682	2,726	980
06013355104	Contra Costa	$1,154,277	3,085	11,362	3,691
06013355106	Contra Costa	$539,420	2,835	5,365	1,584
06013356001	Contra Costa	$378,292	2,464	410	120
06013356002	Contra Costa	$727,407	2,640	2,028	690
06013359203	Contra Costa	$639,325	2,603	2,402	782
06019005503	Fresno	$390,537	3,892	5,600	2,008
06019005511	Fresno	$520,266	2,955	25,501	7,990
06019005515	Fresno	$745,634	3,875	5,839	2,127
06019005902	Fresno	$361,981	2,414	9,759	3,156
06019005903	Fresno	$325,418	2,026	23,866	7,654
06019006401	Fresno	$336,794	2,229	5,379	1,871
06021010200	Glenn	$266,724	1,711	3,346	1,213
06021010502	Glenn	$224,747	2,122	986	345
06031000100	Kings	$289,567	2,085	435	140
06033001100	Lake	$232,448	1,838	1,640	629
06033001200	Lake	$189,552	2,140	2,101	858
06035040100	Lassen	$167,751	2,837	2,564	297

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06005000302	Amador	$335,293	1,704	1,778	679
06007000101	Butte	$260,971	1,520	10,199	3,927
06007000102	Butte	$265,572	2,047	2,223	908
06007000201	Butte	$255,669	1,547	1,084	463
06007000900	Butte	$311,627	1,511	17,714	7,032
06007001400	Butte	$456,840	2,579	4,473	1,532
06007001500	Butte	$392,497	2,256	2,221	813
06007001600	Butte	$454,191	2,645	3,545	1,397
06007002200	Butte	$272,039	2,318	3,160	1,374
06007002300	Butte	$452,976	2,483	2,837	1,226
06007002500	Butte	$168,559	1,743	2,190	682
06007002900	Butte	$168,964	1,248	3,417	1,212
06007003600	Butte	$170,783	1,401	1,999	679
06009000120	Calaveras	$439,611	2,110	70	28
06011000200	Colusa	$241,016	2,009	5,658	1,923
06011000400	Colusa	$186,787	1,857	2,829	976
06013303200	Contra Costa	$520,547	2,380	14,682	4,831
06013304000	Contra Costa	$558,082	2,682	2,726	980
06013355104	Contra Costa	$1,154,277	3,085	11,362	3,691
06013355106	Contra Costa	$539,420	2,835	5,365	1,584
06013356001	Contra Costa	$378,292	2,464	410	120
06013356002	Contra Costa	$727,407	2,640	2,028	690
06013359203	Contra Costa	$639,325	2,603	2,402	782
06019005503	Fresno	$390,537	3,892	5,600	2,008
06019005511	Fresno	$520,266	2,955	25,501	7,990
06019005515	Fresno	$745,634	3,875	5,839	2,127
06019005902	Fresno	$361,981	2,414	9,759	3,156
06019005903	Fresno	$325,418	2,026	23,866	7,654
06019006401	Fresno	$336,794	2,229	5,379	1,871
06021010200	Glenn	$266,724	1,711	3,346	1,213
06021010502	Glenn	$224,747	2,122	986	345
06031000100	Kings	$289,567	2,085	435	140
06033001100	Lake	$232,448	1,838	1,640	629
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06035040100	Lassen	$167,751	2,837	2,564	297

FIPS	County	Median New Home Price	Average Square Feet	Projected Population Increase	New Households
06035040200	Lassen	$180,282	1,996	387	163
06039000102	Madera	$282,198	2,072	1,733	696
06039000105	Madera	$225,329	1,986	11,943	4,512
06039000200	Madera	$251,806	2,307	24,222	3,087
06039000507	Madera	$203,327	1,686	6,952	1,887
06039000508	Madera	$284,385	2,196	4,802	1,233
06039000509	Madera	$246,820	1,836	3,704	1,141
06039001000	Madera	$264,274	2,043	678	194
06043000100	Mariposa	$287,575	1,857	1,853	785
06043000200	Mariposa	$274,983	1,895	1,405	586
06045011100	Mendocino	$400,377	1,781	2,329	1,006
06047000100	Merced	$200,691	1,741	310	102
06047000303	Merced	$79,273	1,343	919	278
06047000400	Merced	$295,165	1,736	4,477	1,440
06047000503	Merced	$220,841	1,638	2,090	625
06047000901	Merced	$188,600	1,431	377	111
06047000903	Merced	$535,107	3,161	640	214
06047001801	Merced	$346,551	1,902	2,684	892
06047001901	Merced	$214,923	1,271	1,818	426
06047001902	Merced	$163,304	1,239	1,983	550
06047002000	Merced	$341,305	2,131	2,640	897
06049000200	Modoc	$129,552	2,009	684	269
06053011301	Monterey	$187,615	1,207	12,224	3,136
06053011400	Monterey	$207,516	1,895	1,486	515
06053013200	Monterey	$1,120,357	4,425	874	334
06053014103	Monterey	$553,777	1,857	5,659	1,892
06055200802	Napa	$476,820	933	909	379
06055201001	Napa	$348,288	2,312	2,754	800
06055201002	Napa	$427,399	1,895	1,795	736
06055201100	Napa	$635,653	2,271	493	185
06055201400	Napa	$925,511	3,609	494	194
06061020902	Placer	$328,492	1,350	3,410	1,196
06061021005	Placer	$595,258	2,833	8,121	2,551
06061021107	Placer	$473,476	2,455	6,125	2,317
06061021301	Placer	$383,955	1,821	32,287	11,455
06061021303	Placer	$529,146	2,022	34,845	11,725
06061021304	Placer	$371,645	2,179	1,306	453
06061021402	Placer	$474,801	1,959	317	105
06063000500	Plumas	$328,428	2,047	994	448
06067007206	Sacramento	$240,308	2,074	1,269	382
06067008005	Sacramento	$534,572	2,506	1,789	656
06067008600	Sacramento	$464,084	2,514	9,248	3,693

FIPS	County	Median New Home Price	Average Square Feet	Projected Population Increase	New Households
06035040200	Lassen	$180,282	1,996	387	163
06039000102	Madera	$282,198	2,072	1,733	696
06039000105	Madera	$225,329	1,986	11,943	4,512
06039000200	Madera	$251,806	2,307	24,222	3,087
06039000507	Madera	$203,327	1,686	6,952	1,887
06039000508	Madera	$284,385	2,196	4,802	1,233
06039000509	Madera	$246,820	1,836	3,704	1,141
06039001000	Madera	$264,274	2,043	678	194
06043000100	Mariposa	$287,575	1,857	1,853	785
06043000200	Mariposa	$274,983	1,895	1,405	586
06045011100	Mendocino	$400,377	1,781	2,329	1,006
06047000100	Merced	$200,691	1,741	310	102
06047000303	Merced	$79,273	1,343	919	278
06047000400	Merced	$295,165	1,736	4,477	1,440
06047000503	Merced	$220,841	1,638	2,090	625
06047000901	Merced	$188,600	1,431	377	111
06047000903	Merced	$535,107	3,161	640	214
06047001801	Merced	$346,551	1,902	2,684	892
06047001901	Merced	$214,923	1,271	1,818	426
06047001902	Merced	$163,304	1,239	1,983	550
06047002000	Merced	$341,305	2,131	2,640	897
06049000200	Modoc	$129,552	2,009	684	269
06053011301	Monterey	$187,615	1,207	12,224	3,136
06053011400	Monterey	$207,516	1,895	1,486	515
06053013200	Monterey	$1,120,357	4,425	874	334
06053014103	Monterey	$553,777	1,857	5,659	1,892
06055200802	Napa	$476,820	933	909	379
06055201001	Napa	$348,288	2,312	2,754	800
06055201002	Napa	$427,399	1,895	1,795	736
06055201100	Napa	$635,653	2,271	493	185
06055201400	Napa	$925,511	3,609	494	194
06061020902	Placer	$328,492	1,350	3,410	1,196
06061021005	Placer	$595,258	2,833	8,121	2,551
06061021107	Placer	$473,476	2,455	6,125	2,317
06061021301	Placer	$383,955	1,821	32,287	11,455
06061021303	Placer	$529,146	2,022	34,845	11,725
06061021304	Placer	$371,645	2,179	1,306	453
06061021402	Placer	$474,801	1,959	317	105
06063000500	Plumas	$328,428	2,047	994	448
06067007206	Sacramento	$240,308	2,074	1,269	382
06067008005	Sacramento	$534,572	2,506	1,789	656
06067008600	Sacramento	$464,084	2,514	9,248	3,693

FIPS	County	Median New Home Price	Average Square Feet	Projected Population Increase	New Households
06067008701	Sacramento	$450,638	2,209	90,327	37,498
06067008800	Sacramento	$346,657	1,993	3,975	1,591
06067009005	Sacramento	$223,129	1,092	0	0
06067009200	Sacramento	$291,883	1,858	17,093	5,477
06067009315	Sacramento	$637,657	3,201	36,447	11,606
06067009404	Sacramento	$380,438	2,263	1,030	340
06067009406	Sacramento	$352,231	1,932	273	90
06069000800	San Benito	$807,560	2,350	2,525	905
06077004600	San Joaquin	$357,954	2,592	1,049	370
06077004702	San Joaquin	$322,583	2,538	3,963	1,273
06077004800	San Joaquin	$360,668	2,131	127	41
06079010000	San Luis Obispo	$310,099	1,933	5,921	2,362
06079010201	San Luis Obispo	$412,532	2,198	4,616	1,429
06079010300	San Luis Obispo	$397,920	1,303	9,046	3,130
06079012702	San Luis Obispo	$446,977	1,971	4,226	1,604
06083001800	Santa Barbara	$124,351	1,743	767	263
06083001905	Santa Barbara	$911,521	2,160	1,535	587
06083001906	Santa Barbara	$616,912	12,041	2,972	1,083
06089010802	Shasta	$289,904	1,634	18,547	6,996
06089011300	Shasta	$191,808	1,341	766	292
06089011400	Shasta	$387,784	2,181	7,034	2,413
06089011500	Shasta	$285,603	2,374	541	215
06089011900	Shasta	$316,920	2,276	877	316
06089012200	Shasta	$210,487	1,825	2,395	906
06089012602	Shasta	$154,227	1,648	2,922	1,178
06089012701	Shasta	$171,591	1,475	693	286
06089012702	Shasta	$219,289	1,660	2,466	961
06093001200	Siskiyou	$189,377	1,897	0	0
06095252305	Solano	$439,510	2,805	1,499	534
06095252309	Solano	$473,026	2,275	6,572	2,110
06095252402	Solano	$283,045	1,799	1,835	609
06095252502	Solano	$225,615	1,490	1,600	451
06095252609	Solano	$283,631	2,009	1,766	589
06095252702	Solano	$457,774	2,461	3,744	1,285
06095252703	Solano	$383,199	1,730	664	204
06095252706	Solano	$313,713	2,198	341	103
06095252707	Solano	$307,071	3,005	1,018	367
06095252904	Solano	$417,088	1,945	2,810	1,005
06095252907	Solano	$485,051	2,385	4,814	1,574
06095253202	Solano	$450,378	1,968	5,774	1,832
06095253300	Solano	$415,752	2,100	255	77
06095253500	Solano	$366,065	1,619	13,039	5,186

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06067009005	Sacramento	$223,129	1,092	0	0
06067009200	Sacramento	$291,883	1,858	17,093	5,477
06067009315	Sacramento	$637,657	3,201	36,447	11,606
06067009404	Sacramento	$380,438	2,263	1,030	340
06067009406	Sacramento	$352,231	1,932	273	90
06069000800	San Benito	$807,560	2,350	2,525	905
06077004600	San Joaquin	$357,954	2,592	1,049	370
06077004702	San Joaquin	$322,583	2,538	3,963	1,273
06077004800	San Joaquin	$360,668	2,131	127	41
06079010000	San Luis Obispo	$310,099	1,933	5,921	2,362
06079010201	San Luis Obispo	$412,532	2,198	4,616	1,429
06079010300	San Luis Obispo	$397,920	1,303	9,046	3,130
06079012702	San Luis Obispo	$446,977	1,971	4,226	1,604
06083001800	Santa Barbara	$124,351	1,743	767	263
06083001905	Santa Barbara	$911,521	2,160	1,535	587
06083001906	Santa Barbara	$616,912	12,041	2,972	1,083
06089010802	Shasta	$289,904	1,634	18,547	6,996
06089011300	Shasta	$191,808	1,341	766	292
06089011400	Shasta	$387,784	2,181	7,034	2,413
06089011500	Shasta	$285,603	2,374	541	215
06089011900	Shasta	$316,920	2,276	877	316
06089012200	Shasta	$210,487	1,825	2,395	906
06089012602	Shasta	$154,227	1,648	2,922	1,178
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06093001200	Siskiyou	$189,377	1,897	0	0
06095252305	Solano	$439,510	2,805	1,499	534
06095252309	Solano	$473,026	2,275	6,572	2,110
06095252402	Solano	$283,045	1,799	1,835	609
06095252502	Solano	$225,615	1,490	1,600	451
06095252609	Solano	$283,631	2,009	1,766	589
06095252702	Solano	$457,774	2,461	3,744	1,285
06095252703	Solano	$383,199	1,730	664	204
06095252706	Solano	$313,713	2,198	341	103
06095252707	Solano	$307,071	3,005	1,018	367
06095252904	Solano	$417,088	1,945	2,810	1,005
06095252907	Solano	$485,051	2,385	4,814	1,574
06095253202	Solano	$450,378	1,968	5,774	1,832
06095253300	Solano	$415,752	2,100	255	77
06095253500	Solano	$366,065	1,619	13,039	5,186

FIPS	County	Median New Home Price	Average Square Feet	Projected Population Increase	New Households
06099000101	Stanislaus	$426,469	2,339	5,990	2,104
06099000102	Stanislaus	$579,854	2,966	6,015	2,028
06099000508	Stanislaus	$362,572	2,123	3,950	1,273
06099002801	Stanislaus	$243,527	1,383	2,832	823
06099002901	Stanislaus	$354,485	2,100	699	231
06103000100	Tehama	$237,883	1,783	819	317
06103000200	Tehama	$200,078	1,625	4,719	1,715
06103000300	Tehama	$241,327	1,887	3,304	1,221
06103000400	Tehama	$274,256	1,942	3,905	1,509
06103000700	Tehama	$243,305	1,405	2,916	1,076
06103000800	Tehama	$150,434	1,543	2,089	718
06103000900	Tehama	$184,728	1,449	1,990	738
06103001000	Tehama	$210,936	1,496	4,009	1,418
06103001100	Tehama	$164,292	1,747	4,174	1,485
06107000100	Tulare	$337,761	1,895	943	368
06107000202	Tulare	$257,105	1,971	608	162
06107000302	Tulare	$116,952	1,668	785	181
06107000600	Tulare	$140,442	1,781	906	195
06107000800	Tulare	$145,735	1,857	4,305	1,171
06107000900	Tulare	$130,682	1,895	2,031	466
06107003100	Tulare	$120,095	1,857	1,819	537
06107003200	Tulare	$125,057	1,857	2,769	675
06107004200	Tulare	$130,351	1,743	2,304	589
06107004300	Tulare	$122,742	1,592	6,293	1,434
06109005201	Tuolumne	$308,771	2,047	3,067	332
06111000100	Ventura	$366,559	2,200	1,017	420
06113010506	Yolo	$763,015	2,312	681	253
06115040901	Yuba	$282,953	2,122	2,435	888
41029001100	Jackson[87]			0	0
41029001301	Jackson			126	47
41029001302	Jackson			91	34
41029001400	Jackson			2	1
41029002700	Jackson			0	0
41029002800	Jackson			0	0
Total				**759,723**	**259,677**

[87] Housing characteristics unavailable for Oregon.

FIPS	County	Median New Home Price	Average Square Feet	Projected Population Increase	New Households
06099000101	Stanislaus	$426,469	2,339	5,990	2,104
06099000102	Stanislaus	$579,854	2,966	6,015	2,028
06099000508	Stanislaus	$362,572	2,123	3,950	1,273
06099002801	Stanislaus	$243,527	1,383	2,832	823
06099002901	Stanislaus	$354,485	2,100	699	231
06103000100	Tehama	$237,883	1,783	819	317
06103000200	Tehama	$200,078	1,625	4,719	1,715
06103000300	Tehama	$241,327	1,887	3,304	1,221
06103000400	Tehama	$274,256	1,942	3,905	1,509
06103000700	Tehama	$243,305	1,405	2,916	1,076
06103000800	Tehama	$150,434	1,543	2,089	718
06103000900	Tehama	$184,728	1,449	1,990	738
06103001000	Tehama	$210,936	1,496	4,009	1,418
06103001100	Tehama	$164,292	1,747	4,174	1,485
06107000100	Tulare	$337,761	1,895	943	368
06107000202	Tulare	$257,105	1,971	608	162
06107000302	Tulare	$116,952	1,668	785	181
06107000600	Tulare	$140,442	1,781	906	195
06107000800	Tulare	$145,735	1,857	4,305	1,171
06107000900	Tulare	$130,682	1,895	2,031	466
06107003100	Tulare	$120,095	1,857	1,819	537
06107003200	Tulare	$125,057	1,857	2,769	675
06107004200	Tulare	$130,351	1,743	2,304	589
06107004300	Tulare	$122,742	1,592	6,293	1,434
06109005201	Tuolumne	$308,771	2,047	3,067	332
06111000100	Ventura	$366,559	2,200	1,017	420
06113010506	Yolo	$763,015	2,312	681	253
06115040901	Yuba	$282,953	2,122	2,435	888
41029001100	Jackson[87]			0	0
41029001301	Jackson			126	47
41029001302	Jackson			91	34
41029001400	Jackson			2	1
41029002700	Jackson			0	0
41029002800	Jackson			0	0
Total				**759,723**	**259,677**

[87] Housing characteristics unavailable for Oregon.

Agenda Item #11A – part 2

Material received during the Council Meeting of July 18, 2005.

Table IV-2: Market Impacts of Designation

FIPS	County	Projected Housing Units, Group A	Projected Housing Units, Group B	Projected Housing, Total	Change in Housing Units	Pre-Regulation Housing Price	Change in Housing Price
06001441503	Alameda	0	4	1,117	0	$656,521	$157
06001451101	Alameda	19	0	1,571	0	$646,197	$0
06001451201	Alameda	0	0	639	0	$841,386	$0
06001451202	Alameda	306	0	2,693	0	$599,200	$0
06005000301	Amador	0	3	46	0	$204,789	$684
06005000302	Amador	0	5	679	0	$335,293	$144
06007000101	Butte	0	906	3,927	-54	$260,971	$3,613
06007000102	Butte	0	0	908	0	$265,572	$0
06007000201	Butte	0	160	463	-10	$255,669	$5,309
06007000900	Butte	264	3,678	7,032	-221	$311,627	$9,777
06007001400	Butte	0	392	1,532	-23	$456,840	$7,008
06007001500	Butte	35	0	813	0	$392,497	$0
06007001600	Butte	3	235	1,397	-14	$454,191	$4,590
06007002200	Butte	711	87	1,374	-5	$272,039	$1,036
06007002300	Butte	290	0	1,226	0	$452,976	$0
06007002500	Butte	35	6	682	0	$168,559	$89
06007002900	Butte	77	438	1,212	-26	$168,964	$3,663
06007003600	Butte	2	0	679	0	$170,783	$0
06009000120	Calaveras	0	0	28	0	$439,611	$40
06011000200	Colusa	0	0	1,923	0	$241,016	$0
06011000400	Colusa	0	0	976	0	$186,787	$0
06013303200	Contra Costa	6	0	4,831	0	$520,547	$0
06013304000	Contra Costa	80	85	980	-5	$558,082	$2,889
06013355104	Contra Costa	38	32	3,691	-2	$1,154,277	$598
06013355106	Contra Costa	0	0	1,584	0	$539,420	$0
06013356001	Contra Costa	0	11	120	-1	$378,292	$2,116
06013356002	Contra Costa	0	3	690	0	$727,407	$213
06013359203	Contra Costa	0	164	782	-10	$639,325	$8,024
06019005503	Fresno	4	0	2,008	0	$390,537	$0

Table IV-2: Market Impacts of Designation

FIPS	County	Projected Housing Units, Group A	Projected Housing Units, Group B	Projected Housing, Total	Change in Housing Units	Pre-Regulation Housing Price	Change in Housing Price
06001441503	Alameda	0	4	1,117	0	$656,521	$157
06001451101	Alameda	19	0	1,571	0	$646,197	$0
06001451201	Alameda	0	0	639	0	$841,386	$0
06001451202	Alameda	306	0	2,693	0	$599,200	$0
06005000301	Amador	0	3	46	0	$204,789	$684
06005000302	Amador	0	5	679	0	$335,293	$144
06007000101	Butte	0	906	3,927	-54	$260,971	$3,613
06007000102	Butte	0	0	908	0	$265,572	$0
06007000201	Butte	0	160	463	-10	$255,669	$5,309
06007000900	Butte	264	3,678	7,032	-221	$311,627	$9,777
06007001400	Butte	0	392	1,532	-23	$456,840	$7,008
06007001500	Butte	35	0	813	0	$392,497	$0
06007001600	Butte	3	235	1,397	-14	$454,191	$4,590
06007002200	Butte	711	87	1,374	-5	$272,039	$1,036
06007002300	Butte	290	0	1,226	0	$452,976	$0
06007002500	Butte	35	6	682	0	$168,559	$89
06007002900	Butte	77	438	1,212	-26	$168,964	$3,663
06007003600	Butte	2	0	679	0	$170,783	$0
06009000120	Calaveras	0	0	28	0	$439,611	$40
06011000200	Colusa	0	0	1,923	0	$241,016	$0
06011000400	Colusa	0	0	976	0	$186,787	$0
06013303200	Contra Costa	6	0	4,831	0	$520,547	$0
06013304000	Contra Costa	80	85	980	-5	$558,082	$2,889
06013355104	Contra Costa	38	32	3,691	-2	$1,154,277	$598
06013355106	Contra Costa	0	0	1,584	0	$539,420	$0
06013356001	Contra Costa	0	11	120	-1	$378,292	$2,116
06013356002	Contra Costa	0	3	690	0	$727,407	$213
06013359203	Contra Costa	0	164	782	-10	$639,325	$8,024
06019005503	Fresno	4	0	2,008	0	$390,537	$0

FIPS	County	Projected Housing Units, Group A	Projected Housing Units, Group B	Projected Housing, Total	Change in Housing Units	Pre-Regulation Housing Price	Change in Housing Price
06019005511	Fresno	1,020	0	7,990	0	$520,266	$0
06019005515	Fresno	1,572	0	2,127	0	$745,634	$0
06019005902	Fresno	381	0	3,156	0	$361,981	$0
06019005903	Fresno	141	0	7,654	0	$325,418	$0
06019006401	Fresno	255	0	1,871	0	$336,794	$0
06021010200	Glenn	6	0	1,213	0	$266,724	$0
06021010502	Glenn	0	0	345	0	$224,747	$0
06031000100	Kings	2	0	140	0	$289,567	$0
06033001100	Lake	47	0	629	0	$232,448	$0
06033001200	Lake	59	0	858	0	$189,552	$0
06035040100	Lassen	0	0	297	0	$167,751	$0
06035040200	Lassen	0	0	163	0	$180,282	$0
06039000102	Madera	97	0	696	0	$282,198	$0
06039000105	Madera	1,496	0	4,512	0	$225,329	$0
06039000200	Madera	58	0	3,087	0	$251,806	$0
06039000507	Madera	734	0	1,887	0	$203,327	$0
06039000508	Madera	194	0	1,233	0	$284,385	$0
06039000509	Madera	694	0	1,141	0	$246,820	$0
06039001000	Madera	21	0	194	0	$264,274	$0
06043000100	Mariposa	4	82	785	-5	$287,575	$1,806
06043000200	Mariposa	2	0	586	0	$274,983	$0
06045011100	Mendocino	0	70	1,006	-4	$400,377	$1,680
06047000100	Merced	8	45	102	-3	$200,691	$5,321
06047000303	Merced	0	0	278	0	$79,273	$1
06047000400	Merced	0	0	1,440	0	$295,165	$3
06047000503	Merced	0	125	625	-7	$220,841	$2,647
06047000901	Merced	3	10	111	-1	$188,600	$1,006
06047000903	Merced	0	64	214	-4	$535,107	$9,621
06047001801	Merced	0	86	892	-5	$346,551	$1,998
06047001901	Merced	0	265	426	-16	$214,923	$8,009

FIPS	County	Projected Housing Units, Group A	Projected Housing Units, Group B	Projected Housing, Total	Change in Housing Units	Pre-Regulation Housing Price	Change in Housing Price
06019005511	Fresno	1,020	0	7,990	0	$520,266	$0
06019005515	Fresno	1,572	0	2,127	0	$745,634	$0
06019005902	Fresno	381	0	3,156	0	$361,981	$0
06019005903	Fresno	141	0	7,654	0	$325,418	$0
06019006401	Fresno	255	0	1,871	0	$336,794	$0
06021010200	Glenn	6	0	1,213	0	$266,724	$0
06021010502	Glenn	0	0	345	0	$224,747	$0
06031000100	Kings	2	0	140	0	$289,567	$0
06033001100	Lake	47	0	629	0	$232,448	$0
06033001200	Lake	59	0	858	0	$189,552	$0
06035040100	Lassen	0	0	297	0	$167,751	$0
06035040200	Lassen	0	0	163	0	$180,282	$0
06039000102	Madera	97	0	696	0	$282,198	$0
06039000105	Madera	1,496	0	4,512	0	$225,329	$0
06039000200	Madera	58	0	3,087	0	$251,806	$0
06039000507	Madera	734	0	1,887	0	$203,327	$0
06039000508	Madera	194	0	1,233	0	$284,385	$0
06039000509	Madera	694	0	1,141	0	$246,820	$0
06039001000	Madera	21	0	194	0	$264,274	$0
06043000100	Mariposa	4	82	785	-5	$287,575	$1,806
06043000200	Mariposa	2	0	586	0	$274,983	$0
06045011100	Mendocino	0	70	1,006	-4	$400,377	$1,680
06047000100	Merced	8	45	102	-3	$200,691	$5,321
06047000303	Merced	0	0	278	0	$79,273	$1
06047000400	Merced	0	0	1,440	0	$295,165	$3
06047000503	Merced	0	125	625	-7	$220,841	$2,647
06047000901	Merced	3	10	111	-1	$188,600	$1,006
06047000903	Merced	0	64	214	-4	$535,107	$9,621
06047001801	Merced	0	86	892	-5	$346,551	$1,998
06047001901	Merced	0	265	426	-16	$214,923	$8,009

FIPS	County	Projected Housing Units, Group A	Projected Housing Units, Group B	Projected Housing, Total	Change in Housing Units	Pre-Regulation Housing Price	Change in Housing Price
06047001902	Merced	147	103	550	-6	$163,304	$1,838
06047002000	Merced	0	19	897	-1	$341,305	$430
06049000200	Modoc	1	0	269	0	$129,552	$0
06053011301	Monterey	239	0	3,136	0	$187,615	$0
06053011400	Monterey	15	0	515	0	$207,516	$0
06053013200	Monterey	0	0	334	0	$1,120,357	$11
06053014103	Monterey	0	677	1,892	-41	$553,777	$11,887
06055200802	Napa	0	0	379	0	$476,820	$0
06055201001	Napa	94	3	800	0	$348,288	$70
06055201002	Napa	1	22	736	-1	$427,399	$755
06055201100	Napa	0	0	185	0	$635,653	$0
06055201400	Napa	0	2	194	0	$925,511	$552
06061020902	Placer	148	0	1,196	0	$328,492	$0
06061021005	Placer	101	0	2,551	0	$595,258	$0
06061021107	Placer	161	0	2,317	0	$473,476	$0
06061021301	Placer	4,532	0	11,455	0	$383,955	$0
06061021303	Placer	1,788	0	11,725	0	$529,146	$0
06061021304	Placer	20	0	453	0	$371,645	$0
06061021402	Placer	28	0	105	0	$474,801	$0
06063000500	Plumas	3	0	448	0	$328,428	$0
06067007206	Sacramento	8	0	382	0	$240,308	$0
06067008005	Sacramento	0	0	656	0	$534,572	$0
06067008600	Sacramento	523	408	3,693	-24	$464,084	$3,075
06067008701	Sacramento	1,158	11,811	37,498	-709	$450,638	$8,515
06067008800	Sacramento	503	56	1,591	-3	$346,657	$734
06067009005	Sacramento	0	0	0	0	$223,129	$0
06067009200	Sacramento	0	1,104	5,477	-66	$291,883	$3,528
06067009315	Sacramento	178	653	11,606	-39	$637,657	$2,151
06067009404	Sacramento	28	104	340	-6	$380,438	$6,986
06067009406	Sacramento	2	18	90	-1	$352,231	$4,205

FIPS	County	Projected Housing Units, Group A	Projected Housing Units, Group B	Projected Housing, Total	Change in Housing Units	Pre-Regulation Housing Price	Change in Housing Price
06047001902	Merced	147	103	550	-6	$163,304	$1,838
06047002000	Merced	0	19	897	-1	$341,305	$430
06049000200	Modoc	1	0	269	0	$129,552	$0
06053011301	Monterey	239	0	3,136	0	$187,615	$0
06053011400	Monterey	15	0	515	0	$207,516	$0
06053013200	Monterey	0	0	334	0	$1,120,357	$11
06053014103	Monterey	0	677	1,892	-41	$553,777	$11,887
06055200802	Napa	0	0	379	0	$476,820	$0
06055201001	Napa	94	3	800	0	$348,288	$70
06055201002	Napa	1	22	736	-1	$427,399	$755
06055201100	Napa	0	0	185	0	$635,653	$0
06055201400	Napa	0	2	194	0	$925,511	$552
06061020902	Placer	148	0	1,196	0	$328,492	$0
06061021005	Placer	101	0	2,551	0	$595,258	$0
06061021107	Placer	161	0	2,317	0	$473,476	$0
06061021301	Placer	4,532	0	11,455	0	$383,955	$0
06061021303	Placer	1,788	0	11,725	0	$529,146	$0
06061021304	Placer	20	0	453	0	$371,645	$0
06061021402	Placer	28	0	105	0	$474,801	$0
06063000500	Plumas	3	0	448	0	$328,428	$0
06067007206	Sacramento	8	0	382	0	$240,308	$0
06067008005	Sacramento	0	0	656	0	$534,572	$0
06067008600	Sacramento	523	408	3,693	-24	$464,084	$3,075
06067008701	Sacramento	1,158	11,811	37,498	-709	$450,638	$8,515
06067008800	Sacramento	503	56	1,591	-3	$346,657	$734
06067009005	Sacramento	0	0	0	0	$223,129	$0
06067009200	Sacramento	0	1,104	5,477	-66	$291,883	$3,528
06067009315	Sacramento	178	653	11,606	-39	$637,657	$2,151
06067009404	Sacramento	28	104	340	-6	$380,438	$6,986
06067009406	Sacramento	2	18	90	-1	$352,231	$4,205

FIPS	County	Projected Housing Units, Group A	Projected Housing Units, Group B	Projected Housing, Total	Change in Housing Units	Pre-Regulation Housing Price	Change in Housing Price
06069000800	San Benito	109	0	905	0	$807,560	$0
06077004600	San Joaquin	10	0	370	0	$357,954	$0
06077004702	San Joaquin	14	0	1,273	0	$322,583	$0
06077004800	San Joaquin	5	0	41	0	$360,668	$0
06079010000	San Luis Obispo	109	0	2,362	0	$310,099	$0
06079010201	San Luis Obispo	542	0	1,429	0	$412,532	$0
06079010300	San Luis Obispo	634	0	3,130	0	$397,920	$0
06079012702	San Luis Obispo	5	0	1,604	0	$446,977	$0
06083001800	Santa Barbara	13	0	263	0	$124,351	$0
06083001905	Santa Barbara	40	0	587	0	$911,521	$0
06083001906	Santa Barbara	57	0	1,083	0	$616,912	$0
06089010802	Shasta	896	0	6,996	0	$289,904	$0
06089011300	Shasta	154	0	292	0	$191,808	$0
06089011400	Shasta	445	0	2,413	0	$387,784	$0
06089011500	Shasta	83	0	215	0	$285,603	$0
06089011900	Shasta	99	0	316	0	$316,920	$0
06089012200	Shasta	0	0	906	0	$210,487	$0
06089012602	Shasta	25	0	1,178	0	$154,227	$0
06089012701	Shasta	6	0	286	0	$171,591	$0
06089012702	Shasta	1	0	961	0	$219,289	$0
06093001200	Siskiyou	0	0	0	0	$189,377	$0
06095252305	Solano	0	5	534	0	$439,510	$250
06095252309	Solano	97	1,104	2,110	-66	$473,026	$14,847
06095252402	Solano	0	174	609	-10	$283,045	$4,860
06095252502	Solano	0	503	451	-30	$225,615	$15,098
06095252609	Solano	0	0	589	0	$283,631	$0
06095252702	Solano	172	179	1,285	-11	$457,774	$3,831
06095252703	Solano	62	0	204	0	$383,199	$0
06095252706	Solano	0	90	103	-5	$313,713	$16,365
06095252707	Solano	0	11	367	-1	$307,071	$560

FIPS	County	Projected Housing Units, Group A	Projected Housing Units, Group B	Projected Housing, Total	Change in Housing Units	Pre-Regulation Housing Price	Change in Housing Price
06069000800	San Benito	109	0	905	0	$807,560	$0
06077004600	San Joaquin	10	0	370	0	$357,954	$0
06077004702	San Joaquin	14	0	1,273	0	$322,583	$0
06077004800	San Joaquin	5	0	41	0	$360,668	$0
06079010000	San Luis Obispo	109	0	2,362	0	$310,099	$0
06079010201	San Luis Obispo	542	0	1,429	0	$412,532	$0
06079010300	San Luis Obispo	634	0	3,130	0	$397,920	$0
06079012702	San Luis Obispo	5	0	1,604	0	$446,977	$0
06083001800	Santa Barbara	13	0	263	0	$124,351	$0
06083001905	Santa Barbara	40	0	587	0	$911,521	$0
06083001906	Santa Barbara	57	0	1,083	0	$616,912	$0
06089010802	Shasta	896	0	6,996	0	$289,904	$0
06089011300	Shasta	154	0	292	0	$191,808	$0
06089011400	Shasta	445	0	2,413	0	$387,784	$0
06089011500	Shasta	83	0	215	0	$285,603	$0
06089011900	Shasta	99	0	316	0	$316,920	$0
06089012200	Shasta	0	0	906	0	$210,487	$0
06089012602	Shasta	25	0	1,178	0	$154,227	$0
06089012701	Shasta	6	0	286	0	$171,591	$0
06089012702	Shasta	1	0	961	0	$219,289	$0
06093001200	Siskiyou	0	0	0	0	$189,377	$0
06095252305	Solano	0	5	534	0	$439,510	$250
06095252309	Solano	97	1,104	2,110	-66	$473,026	$14,847
06095252402	Solano	0	174	609	-10	$283,045	$4,860
06095252502	Solano	0	503	451	-30	$225,615	$15,098
06095252609	Solano	0	0	589	0	$283,631	$0
06095252702	Solano	172	179	1,285	-11	$457,774	$3,831
06095252703	Solano	62	0	204	0	$383,199	$0
06095252706	Solano	0	90	103	-5	$313,713	$16,365
06095252707	Solano	0	11	367	-1	$307,071	$560

FIPS	County	Projected Housing Units, Group A	Projected Housing Units, Group B	Projected Housing, Total	Change in Housing Units	Pre-Regulation Housing Price	Change in Housing Price
06095252904	Solano	90	0	1,005	0	$417,088	$0
06095252907	Solano	4	240	1,574	-14	$485,051	$4,429
06095253202	Solano	389	0	1,832	0	$450,378	$0
06095253300	Solano	1	0	77	0	$415,752	$0
06095253500	Solano	1,203	900	5,186	-54	$366,065	$3,812
06099000101	Stanislaus	3	447	2,104	-27	$426,469	$5,437
06099000102	Stanislaus	1	574	2,028	-34	$579,854	$9,850
06099000508	Stanislaus	0	20	1,273	-1	$362,572	$349
06099002801	Stanislaus	6	356	823	-21	$243,527	$6,309
06099002901	Stanislaus	1	30	231	-2	$354,485	$2,767
06103000100	Tehama	48	4	317	0	$237,883	$167
06103000200	Tehama	37	0	1,715	0	$200,078	$0
06103000300	Tehama	153	0	1,221	0	$241,327	$0
06103000400	Tehama	74	0	1,509	0	$274,256	$0
06103000700	Tehama	464	0	1,076	0	$243,305	$0
06103000800	Tehama	135	0	718	0	$150,434	$0
06103000900	Tehama	87	362	738	-22	$184,728	$5,444
06103001000	Tehama	2	0	1,418	0	$210,936	$0
06103001100	Tehama	568	0	1,485	0	$164,292	$0
06107000100	Tulare	23	0	368	0	$337,761	$0
06107000202	Tulare	0	0	162	0	$257,105	$0
06107000302	Tulare	9	0	181	0	$116,952	$0
06107000600	Tulare	8	0	195	0	$140,442	$0
06107000800	Tulare	15	0	1,171	0	$145,735	$0
06107000900	Tulare	44	0	466	0	$130,682	$0
06107003100	Tulare	14	0	537	0	$120,095	$0
06107003200	Tulare	21	0	675	0	$125,057	$0
06107004200	Tulare	1	0	589	0	$130,351	$0
06107004300	Tulare	75	0	1,434	0	$122,742	$0
06109005201	Tuolumne	5	6	332	0	$308,771	$332

FIPS	County	Projected Housing Units, Group A	Projected Housing Units, Group B	Projected Housing, Total	Change in Housing Units	Pre-Regulation Housing Price	Change in Housing Price
06095252904	Solano	90	0	1,005	0	$417,088	$0
06095252907	Solano	4	240	1,574	-14	$485,051	$4,429
06095253202	Solano	389	0	1,832	0	$450,378	$0
06095253300	Solano	1	0	77	0	$415,752	$0
06095253500	Solano	1,203	900	5,186	-54	$366,065	$3,812
06099000101	Stanislaus	3	447	2,104	-27	$426,469	$5,437
06099000102	Stanislaus	1	574	2,028	-34	$579,854	$9,850
06099000508	Stanislaus	0	20	1,273	-1	$362,572	$349
06099002801	Stanislaus	6	356	823	-21	$243,527	$6,309
06099002901	Stanislaus	1	30	231	-2	$354,485	$2,767
06103000100	Tehama	48	4	317	0	$237,883	$167
06103000200	Tehama	37	0	1,715	0	$200,078	$0
06103000300	Tehama	153	0	1,221	0	$241,327	$0
06103000400	Tehama	74	0	1,509	0	$274,256	$0
06103000700	Tehama	464	0	1,076	0	$243,305	$0
06103000800	Tehama	135	0	718	0	$150,434	$0
06103000900	Tehama	87	362	738	-22	$184,728	$5,444
06103001000	Tehama	2	0	1,418	0	$210,936	$0
06103001100	Tehama	568	0	1,485	0	$164,292	$0
06107000100	Tulare	23	0	368	0	$337,761	$0
06107000202	Tulare	0	0	162	0	$257,105	$0
06107000302	Tulare	9	0	181	0	$116,952	$0
06107000600	Tulare	8	0	195	0	$140,442	$0
06107000800	Tulare	15	0	1,171	0	$145,735	$0
06107000900	Tulare	44	0	466	0	$130,682	$0
06107003100	Tulare	14	0	537	0	$120,095	$0
06107003200	Tulare	21	0	675	0	$125,057	$0
06107004200	Tulare	1	0	589	0	$130,351	$0
06107004300	Tulare	75	0	1,434	0	$122,742	$0
06109005201	Tuolumne	5	6	332	0	$308,771	$332

FIPS	County	Projected Housing Units, Group A	Projected Housing Units, Group B	Projected Housing, Total	Change in Housing Units	Pre-Regulation Housing Price	Change in Housing Price
06111000100	Ventura	0	34	420	-2	$366,559	$1,758
06113010506	Yolo	0	4	253	0	$763,015	$747
06115040901	Yuba	26	0	888	0	$282,953	$0
41029001100	Jackson	0	0	0	0		$0
41029001301	Jackson	47	0	126	0		$0
41029001302	Jackson	34	0	91	0		$0
41029001400	Jackson	1	0	2	0		$0
41029002700	Jackson	0	0	0	0		$0
41029002800	Jackson	0	0	0	0		$0
Total		**25,509**	**26,978**	**259,814**	**-1,618**		

FIPS	County	Projected Housing Units, Group A	Projected Housing Units, Group B	Projected Housing, Total	Change in Housing Units	Pre-Regulation Housing Price	Change in Housing Price
06111000100	Ventura	0	34	420	-2	$366,559	$1,758
06113010506	Yolo	0	4	253	0	$763,015	$747
06115040901	Yuba	26	0	888	0	$282,953	$0
41029001100	Jackson	0	0	0	0		$0
41029001301	Jackson	47	0	126	0		$0
41029001302	Jackson	34	0	91	0		$0
41029001400	Jackson	1	0	2	0		$0
41029002700	Jackson	0	0	0	0		$0
41029002800	Jackson	0	0	0	0		$0
Total		**25,509**	**26,978**	**259,814**	**-1,618**		

Table IV-3: Welfare Impacts of Designation

FIPS	County	Surplus Lost	Annualized Impacts
06001441503	Alameda	$196,607	$17,344
06001451101	Alameda	$295,421	$26,061
06001451201	Alameda	$0	$0
06001451202	Alameda	$4,611,495	$406,815
06005000301	Amador	$78,439	$6,920
06005000302	Amador	$108,685	$9,588
06007000101	Butte	$16,364,906	$1,443,674
06007000102	Butte	$0	$0
06007000201	Butte	$3,027,735	$267,100
06007000900	Butte	$88,974,848	$7,849,156
06007001400	Butte	$11,405,310	$1,006,150
06007001500	Butte	$461,745	$40,734
06007001600	Butte	$5,914,213	$521,738
06007002200	Butte	$8,825,428	$778,559
06007002300	Butte	$3,923,512	$346,123
06007002500	Butte	$408,947	$36,076
06007002900	Butte	$6,042,183	$533,027
06007003600	Butte	$16,671	$1,471
06009000120	Calaveras	$2,873	$253
06011000200	Colusa	$0	$0
06011000400	Colusa	$0	$0
06013303200	Contra Costa	$69,695	$6,148
06013304000	Contra Costa	$2,957,001	$260,860
06013355104	Contra Costa	$2,988,807	$263,666
06013355106	Contra Costa	$4,733	$418
06013356001	Contra Costa	$155,590	$13,726
06013356002	Contra Costa	$124,308	$10,966
06013359203	Contra Costa	$4,772,730	$421,039
06019005503	Fresno	$37,504	$3,309
06019005511	Fresno	$13,001,144	$1,146,931
06019005515	Fresno	$22,912,350	$2,021,275
06019005902	Fresno	$3,582,749	$316,062
06019005903	Fresno	$1,301,505	$114,816
06019006401	Fresno	$2,111,814	$186,299
06021010200	Glenn	$62,969	$5,555
06021010502	Glenn	$0	$0
06031000100	Kings	$18,943	$1,671

Table IV-3: Welfare Impacts of Designation

FIPS	County	Surplus Lost	Annualized Impacts
06001441503	Alameda	$196,607	$17,344
06001451101	Alameda	$295,421	$26,061
06001451201	Alameda	$0	$0
06001451202	Alameda	$4,611,495	$406,815
06005000301	Amador	$78,439	$6,920
06005000302	Amador	$108,685	$9,588
06007000101	Butte	$16,364,906	$1,443,674
06007000102	Butte	$0	$0
06007000201	Butte	$3,027,735	$267,100
06007000900	Butte	$88,974,848	$7,849,156
06007001400	Butte	$11,405,310	$1,006,150
06007001500	Butte	$461,745	$40,734
06007001600	Butte	$5,914,213	$521,738
06007002200	Butte	$8,825,428	$778,559
06007002300	Butte	$3,923,512	$346,123
06007002500	Butte	$408,947	$36,076
06007002900	Butte	$6,042,183	$533,027
06007003600	Butte	$16,671	$1,471
06009000120	Calaveras	$2,873	$253
06011000200	Colusa	$0	$0
06011000400	Colusa	$0	$0
06013303200	Contra Costa	$69,695	$6,148
06013304000	Contra Costa	$2,957,001	$260,860
06013355104	Contra Costa	$2,988,807	$263,666
06013355106	Contra Costa	$4,733	$418
06013356001	Contra Costa	$155,590	$13,726
06013356002	Contra Costa	$124,308	$10,966
06013359203	Contra Costa	$4,772,730	$421,039
06019005503	Fresno	$37,504	$3,309
06019005511	Fresno	$13,001,144	$1,146,931
06019005515	Fresno	$22,912,350	$2,021,275
06019005902	Fresno	$3,582,749	$316,062
06019005903	Fresno	$1,301,505	$114,816
06019006401	Fresno	$2,111,814	$186,299
06021010200	Glenn	$62,969	$5,555
06021010502	Glenn	$0	$0
06031000100	Kings	$18,943	$1,671

FIPS	County	Surplus Lost	Annualized Impacts
06033001100	Lake	$460,436	$40,619
06033001200	Lake	$412,029	$36,348
06035040100	Lassen	$0	$0
06035040200	Lassen	$0	$0
06039000102	Madera	$994,380	$87,722
06039000105	Madera	$12,117,652	$1,068,991
06039000200	Madera	$1,084,857	$95,704
06039000507	Madera	$7,595,144	$670,026
06039000508	Madera	$2,353,787	$207,646
06039000509	Madera	$7,290,191	$643,124
06039001000	Madera	$246,022	$21,704
06043000100	Mariposa	$1,661,922	$146,611
06043000200	Mariposa	$19,340	$1,706
06045011100	Mendocino	$1,992,384	$175,764
06047000100	Merced	$730,656	$64,457
06047000303	Merced	$482	$43
06047000400	Merced	$5,968	$527
06047000503	Merced	$2,012,984	$177,581
06047000901	Merced	$182,481	$16,098
06047000903	Merced	$2,323,294	$204,956
06047001801	Merced	$2,108,718	$186,026
06047001901	Merced	$5,759,870	$508,122
06047001902	Merced	$2,566,309	$226,394
06047002000	Merced	$426,248	$37,603
06049000200	Modoc	$4,412	$389
06053011301	Monterey	$2,258,272	$199,220
06053011400	Monterey	$112,543	$9,928
06053013200	Monterey	$2,244	$198
06053014103	Monterey	$26,854,790	$2,369,068
06055200802	Napa	$0	$0
06055201001	Napa	$1,162,912	$102,589
06055201002	Napa	$586,196	$51,713
06055201100	Napa	$1,376	$121
06055201400	Napa	$125,270	$11,051
06061020902	Placer	$2,462,844	$217,266
06061021005	Placer	$2,143,530	$189,097
06061021107	Placer	$2,593,563	$228,798
06061021301	Placer	$74,583,712	$6,579,603

FIPS	County	Surplus Lost	Annualized Impacts
06033001100	Lake	$460,436	$40,619
06033001200	Lake	$412,029	$36,348
06035040100	Lassen	$0	$0
06035040200	Lassen	$0	$0
06039000102	Madera	$994,380	$87,722
06039000105	Madera	$12,117,652	$1,068,991
06039000200	Madera	$1,084,857	$95,704
06039000507	Madera	$7,595,144	$670,026
06039000508	Madera	$2,353,787	$207,646
06039000509	Madera	$7,290,191	$643,124
06039001000	Madera	$246,022	$21,704
06043000100	Mariposa	$1,661,922	$146,611
06043000200	Mariposa	$19,340	$1,706
06045011100	Mendocino	$1,992,384	$175,764
06047000100	Merced	$730,656	$64,457
06047000303	Merced	$482	$43
06047000400	Merced	$5,968	$527
06047000503	Merced	$2,012,984	$177,581
06047000901	Merced	$182,481	$16,098
06047000903	Merced	$2,323,294	$204,956
06047001801	Merced	$2,108,718	$186,026
06047001901	Merced	$5,759,870	$508,122
06047001902	Merced	$2,566,309	$226,394
06047002000	Merced	$426,248	$37,603
06049000200	Modoc	$4,412	$389
06053011301	Monterey	$2,258,272	$199,220
06053011400	Monterey	$112,543	$9,928
06053013200	Monterey	$2,244	$198
06053014103	Monterey	$26,854,790	$2,369,068
06055200802	Napa	$0	$0
06055201001	Napa	$1,162,912	$102,589
06055201002	Napa	$586,196	$51,713
06055201100	Napa	$1,376	$121
06055201400	Napa	$125,270	$11,051
06061020902	Placer	$2,462,844	$217,266
06061021005	Placer	$2,143,530	$189,097
06061021107	Placer	$2,593,563	$228,798
06061021301	Placer	$74,583,712	$6,579,603

FIPS	County	Surplus Lost	Annualized Impacts
06061021303	Placer	$37,184,144	$3,280,299
06061021304	Placer	$322,353	$28,437
06061021402	Placer	$552,806	$48,767
06063000500	Plumas	$38,974	$3,438
06067007206	Sacramento	$72,942	$6,435
06067008005	Sacramento	$0	$0
06067008600	Sacramento	$16,254,806	$1,433,961
06067008701	Sacramento	$304,224,384	$26,837,972
06067008800	Sacramento	$5,781,398	$510,022
06067009005	Sacramento	$0	$0
06067009200	Sacramento	$21,195,492	$1,869,817
06067009315	Sacramento	$24,236,570	$2,138,094
06067009404	Sacramento	$2,240,921	$197,689
06067009406	Sacramento	$311,550	$27,484
06069000800	San Benito	$2,560,372	$225,870
06077004600	San Joaquin	$91,315	$8,056
06077004702	San Joaquin	$118,815	$10,482
06077004800	San Joaquin	$49,089	$4,331
06079010000	San Luis Obispo	$1,020,303	$90,009
06079010201	San Luis Obispo	$6,413,119	$565,751
06079010300	San Luis Obispo	$7,036,744	$620,765
06079012702	San Luis Obispo	$60,481	$5,336
06083001800	Santa Barbara	$43,395	$3,828
06083001905	Santa Barbara	$969,996	$85,571
06083001906	Santa Barbara	$929,006	$81,955
06089010802	Shasta	$10,167,456	$896,949
06089011300	Shasta	$1,282,321	$113,123
06089011400	Shasta	$6,053,673	$534,041
06089011500	Shasta	$878,916	$77,536
06089011900	Shasta	$1,052,139	$92,817
06089012200	Shasta	$0	$0
06089012602	Shasta	$173,961	$15,346
06089012701	Shasta	$42,154	$3,719
06089012702	Shasta	$12,282	$1,083
06093001200	Siskiyou	$0	$0
06095252305	Solano	$101,044	$8,914
06095252309	Solano	$28,771,992	$2,538,199
06095252402	Solano	$1,912,869	$168,749

FIPS	County	Surplus Lost	Annualized Impacts
06061021303	Placer	$37,184,144	$3,280,299
06061021304	Placer	$322,353	$28,437
06061021402	Placer	$552,806	$48,767
06063000500	Plumas	$38,974	$3,438
06067007206	Sacramento	$72,942	$6,435
06067008005	Sacramento	$0	$0
06067008600	Sacramento	$16,254,806	$1,433,961
06067008701	Sacramento	$304,224,384	$26,837,972
06067008800	Sacramento	$5,781,398	$510,022
06067009005	Sacramento	$0	$0
06067009200	Sacramento	$21,195,492	$1,869,817
06067009315	Sacramento	$24,236,570	$2,138,094
06067009404	Sacramento	$2,240,921	$197,689
06067009406	Sacramento	$311,550	$27,484
06069000800	San Benito	$2,560,372	$225,870
06077004600	San Joaquin	$91,315	$8,056
06077004702	San Joaquin	$118,815	$10,482
06077004800	San Joaquin	$49,089	$4,331
06079010000	San Luis Obispo	$1,020,303	$90,009
06079010201	San Luis Obispo	$6,413,119	$565,751
06079010300	San Luis Obispo	$7,036,744	$620,765
06079012702	San Luis Obispo	$60,481	$5,336
06083001800	Santa Barbara	$43,395	$3,828
06083001905	Santa Barbara	$969,996	$85,571
06083001906	Santa Barbara	$929,006	$81,955
06089010802	Shasta	$10,167,456	$896,949
06089011300	Shasta	$1,282,321	$113,123
06089011400	Shasta	$6,053,673	$534,041
06089011500	Shasta	$878,916	$77,536
06089011900	Shasta	$1,052,139	$92,817
06089012200	Shasta	$0	$0
06089012602	Shasta	$173,961	$15,346
06089012701	Shasta	$42,154	$3,719
06089012702	Shasta	$12,282	$1,083
06093001200	Siskiyou	$0	$0
06095252305	Solano	$101,044	$8,914
06095252309	Solano	$28,771,992	$2,538,199
06095252402	Solano	$1,912,869	$168,749

FIPS	County	Surplus Lost	Annualized Impacts
06095252502	Solano	$7,993,725	$705,188
06095252609[88]	Solano		
06095252702	Solano	$6,180,205	$545,203
06095252703	Solano	$714,879	$63,065
06095252706	Solano	$1,737,134	$153,246
06095252707	Solano	$207,615	$18,315
06095252904	Solano	$1,039,890	$91,737
06095252907	Solano	$6,210,481	$547,874
06095253202	Solano	$4,948,575	$436,552
06095253300	Solano	$6,380	$563
06095253500	Solano	$27,448,252	$2,421,421
06099000101	Stanislaus	$9,925,463	$875,601
06099000102	Stanislaus	$16,931,104	$1,493,623
06099000508	Stanislaus	$374,375	$33,027
06099002801	Stanislaus	$5,394,705	$475,908
06099002901	Stanislaus	$560,343	$49,432
06103000100	Tehama	$462,677	$40,816
06103000200	Tehama	$331,791	$29,270
06103000300	Tehama	$1,443,258	$127,321
06103000400	Tehama	$730,181	$64,415
06103000700	Tehama	$4,825,011	$425,651
06103000800	Tehama	$1,038,598	$91,623
06103000900	Tehama	$5,359,834	$472,832
06103001000	Tehama	$18,261	$1,611
06103001100	Tehama	$4,566,380	$402,835
06107000100	Tulare	$264,097	$23,298
06107000202	Tulare	$284	$25
06107000302	Tulare	$76,448	$6,744
06107000600	Tulare	$80,589	$7,109
06107000800	Tulare	$117,823	$10,394
06107000900	Tulare	$373,869	$32,982
06107003100	Tulare	$89,185	$7,868
06107003200	Tulare	$163,792	$14,449
06107004200	Tulare	$4,430	$391
06107004300	Tulare	$653,152	$57,620

[88] Tract was already completely urbanized in 2004.

FIPS	County	Surplus Lost	Annualized Impacts
06095252502	Solano	$7,993,725	$705,188
06095252609[88]	Solano		
06095252702	Solano	$6,180,205	$545,203
06095252703	Solano	$714,879	$63,065
06095252706	Solano	$1,737,134	$153,246
06095252707	Solano	$207,615	$18,315
06095252904	Solano	$1,039,890	$91,737
06095252907	Solano	$6,210,481	$547,874
06095253202	Solano	$4,948,575	$436,552
06095253300	Solano	$6,380	$563
06095253500	Solano	$27,448,252	$2,421,421
06099000101	Stanislaus	$9,925,463	$875,601
06099000102	Stanislaus	$16,931,104	$1,493,623
06099000508	Stanislaus	$374,375	$33,027
06099002801	Stanislaus	$5,394,705	$475,908
06099002901	Stanislaus	$560,343	$49,432
06103000100	Tehama	$462,677	$40,816
06103000200	Tehama	$331,791	$29,270
06103000300	Tehama	$1,443,258	$127,321
06103000400	Tehama	$730,181	$64,415
06103000700	Tehama	$4,825,011	$425,651
06103000800	Tehama	$1,038,598	$91,623
06103000900	Tehama	$5,359,834	$472,832
06103001000	Tehama	$18,261	$1,611
06103001100	Tehama	$4,566,380	$402,835
06107000100	Tulare	$264,097	$23,298
06107000202	Tulare	$284	$25
06107000302	Tulare	$76,448	$6,744
06107000600	Tulare	$80,589	$7,109
06107000800	Tulare	$117,823	$10,394
06107000900	Tulare	$373,869	$32,982
06107003100	Tulare	$89,185	$7,868
06107003200	Tulare	$163,792	$14,449
06107004200	Tulare	$4,430	$391
06107004300	Tulare	$653,152	$57,620

[88] Tract was already completely urbanized in 2004.

FIPS	County	Surplus Lost	Annualized Impacts
06109005201	Tuolumne	$406,103	$35,825
06111000100	Ventura	$743,051	$65,550
06113010506	Yolo	$228,443	$20,153
06115040901	Yuba	$396,585	$34,986
41029001100	Jackson	$0	$0
41029001301	Jackson	$705,709	$62,256
41029001302	Jackson	$509,678	$44,963
41029001400	Jackson	$11,202	$988
41029002700	Jackson	$0	$0
41029002800	Jackson	$0	$0
Total		**$965,429,015**	**$85,166,927**

FIPS	County	Surplus Lost	Annualized Impacts
06109005201	Tuolumne	$406,103	$35,825
06111000100	Ventura	$743,051	$65,550
06113010506	Yolo	$228,443	$20,153
06115040901	Yuba	$396,585	$34,986
41029001100	Jackson	$0	$0
41029001301	Jackson	$705,709	$62,256
41029001302	Jackson	$509,678	$44,963
41029001400	Jackson	$11,202	$988
41029002700	Jackson	$0	$0
41029002800	Jackson	$0	$0
Total		**$965,429,015**	**$85,166,927**

Table IV-4: Descending Welfare Impacts of Designation

FIPS	County	Surplus Lost
06067008701	Sacramento	$304,224,384
06007000900	Butte	$88,974,848
06061021301	Placer	$74,583,712
06061021303	Placer	$37,184,144
06095252309	Solano	$28,771,992
06095253500	Solano	$27,448,252
06053014103	Monterey	$26,854,790
06067009315	Sacramento	$24,236,570
06019005515	Fresno	$22,912,350
06067009200	Sacramento	$21,195,492
06099000102	Stanislaus	$16,931,104
06007000101	Butte	$16,364,906
06067008600	Sacramento	$16,254,806
06019005511	Fresno	$13,001,144
06039000105	Madera	$12,117,652
06007001400	Butte	$11,405,310
06089010802	Shasta	$10,167,456
06099000101	Stanislaus	$9,925,463
06007002200	Butte	$8,825,428
06095252502	Solano	$7,993,725
06039000507	Madera	$7,595,144
06039000509	Madera	$7,290,191
06079010300	San Luis Obispo	$7,036,744
06079010201	San Luis Obispo	$6,413,119
06095252907	Solano	$6,210,481
06095252702	Solano	$6,180,205
06089011400	Shasta	$6,053,673
06007002900	Butte	$6,042,183
06007001600	Butte	$5,914,213
06067008800	Sacramento	$5,781,398
06047001901	Merced	$5,759,870
06099002801	Stanislaus	$5,394,705
06103000900	Tehama	$5,359,834
06095253202	Solano	$4,948,575
06103000700	Tehama	$4,825,011
06013359203	Contra Costa	$4,772,730
06001451202	Alameda	$4,611,495
06103001100	Tehama	$4,566,380
06007002300	Butte	$3,923,512
06019005902	Fresno	$3,582,749
06007000201	Butte	$3,027,735
06013355104	Contra Costa	$2,988,807

Table IV-4: Descending Welfare Impacts of Designation

FIPS	County	Surplus Lost
06067008701	Sacramento	$304,224,384
06007000900	Butte	$88,974,848
06061021301	Placer	$74,583,712
06061021303	Placer	$37,184,144
06095252309	Solano	$28,771,992
06095253500	Solano	$27,448,252
06053014103	Monterey	$26,854,790
06067009315	Sacramento	$24,236,570
06019005515	Fresno	$22,912,350
06067009200	Sacramento	$21,195,492
06099000102	Stanislaus	$16,931,104
06007000101	Butte	$16,364,906
06067008600	Sacramento	$16,254,806
06019005511	Fresno	$13,001,144
06039000105	Madera	$12,117,652
06007001400	Butte	$11,405,310
06089010802	Shasta	$10,167,456
06099000101	Stanislaus	$9,925,463
06007002200	Butte	$8,825,428
06095252502	Solano	$7,993,725
06039000507	Madera	$7,595,144
06039000509	Madera	$7,290,191
06079010300	San Luis Obispo	$7,036,744
06079010201	San Luis Obispo	$6,413,119
06095252907	Solano	$6,210,481
06095252702	Solano	$6,180,205
06089011400	Shasta	$6,053,673
06007002900	Butte	$6,042,183
06007001600	Butte	$5,914,213
06067008800	Sacramento	$5,781,398
06047001901	Merced	$5,759,870
06099002801	Stanislaus	$5,394,705
06103000900	Tehama	$5,359,834
06095253202	Solano	$4,948,575
06103000700	Tehama	$4,825,011
06013359203	Contra Costa	$4,772,730
06001451202	Alameda	$4,611,495
06103001100	Tehama	$4,566,380
06007002300	Butte	$3,923,512
06019005902	Fresno	$3,582,749
06007000201	Butte	$3,027,735
06013355104	Contra Costa	$2,988,807

FIPS	County	Surplus Lost
06013304000	Contra Costa	$2,957,001
06061021107	Placer	$2,593,563
06047001902	Merced	$2,566,309
06069000800	San Benito	$2,560,372
06061020902	Placer	$2,462,844
06039000508	Madera	$2,353,787
06047000903	Merced	$2,323,294
06053011301	Monterey	$2,258,272
06067009404	Sacramento	$2,240,921
06061021005	Placer	$2,143,530
06019006401	Fresno	$2,111,814
06047001801	Merced	$2,108,718
06047000503	Merced	$2,012,984
06045011100	Mendocino	$1,992,384
06095252402	Solano	$1,912,869
06095252706	Solano	$1,737,134
06043000100	Mariposa	$1,661,922
06103000300	Tehama	$1,443,258
06019005903	Fresno	$1,301,505
06089011300	Shasta	$1,282,321
06055201001	Napa	$1,162,912
06039000200	Madera	$1,084,857
06089011900	Shasta	$1,052,139
06095252904	Solano	$1,039,890
06103000800	Tehama	$1,038,598
06079010000	San Luis Obispo	$1,020,303
06039000102	Madera	$994,380
06083001905	Santa Barbara	$969,996
06083001906	Santa Barbara	$929,006
06089011500	Shasta	$878,916
06111000100	Ventura	$743,051
06047000100	Merced	$730,656
06103000400	Tehama	$730,181
06095252703	Solano	$714,879
41029001301	Jackson	$705,709
06107004300	Tulare	$653,152
06055201002	Napa	$586,196
06099002901	Stanislaus	$560,343
06061021402	Placer	$552,806
41029001302	Jackson	$509,678
06103000100	Tehama	$462,677
06007001500	Butte	$461,745
06033001100	Lake	$460,436

FIPS	County	Surplus Lost
06013304000	Contra Costa	$2,957,001
06061021107	Placer	$2,593,563
06047001902	Merced	$2,566,309
06069000800	San Benito	$2,560,372
06061020902	Placer	$2,462,844
06039000508	Madera	$2,353,787
06047000903	Merced	$2,323,294
06053011301	Monterey	$2,258,272
06067009404	Sacramento	$2,240,921
06061021005	Placer	$2,143,530
06019006401	Fresno	$2,111,814
06047001801	Merced	$2,108,718
06047000503	Merced	$2,012,984
06045011100	Mendocino	$1,992,384
06095252402	Solano	$1,912,869
06095252706	Solano	$1,737,134
06043000100	Mariposa	$1,661,922
06103000300	Tehama	$1,443,258
06019005903	Fresno	$1,301,505
06089011300	Shasta	$1,282,321
06055201001	Napa	$1,162,912
06039000200	Madera	$1,084,857
06089011900	Shasta	$1,052,139
06095252904	Solano	$1,039,890
06103000800	Tehama	$1,038,598
06079010000	San Luis Obispo	$1,020,303
06039000102	Madera	$994,380
06083001905	Santa Barbara	$969,996
06083001906	Santa Barbara	$929,006
06089011500	Shasta	$878,916
06111000100	Ventura	$743,051
06047000100	Merced	$730,656
06103000400	Tehama	$730,181
06095252703	Solano	$714,879
41029001301	Jackson	$705,709
06107004300	Tulare	$653,152
06055201002	Napa	$586,196
06099002901	Stanislaus	$560,343
06061021402	Placer	$552,806
41029001302	Jackson	$509,678
06103000100	Tehama	$462,677
06007001500	Butte	$461,745
06033001100	Lake	$460,436

FIPS	County	Surplus Lost
06047002000	Merced	$426,248
06033001200	Lake	$412,029
06007002500	Butte	$408,947
06109005201	Tuolumne	$406,103
06115040901	Yuba	$396,585
06099000508	Stanislaus	$374,375
06107000900	Tulare	$373,869
06103000200	Tehama	$331,791
06061021304	Placer	$322,353
06067009406	Sacramento	$311,550
06001451101	Alameda	$295,421
06107000100	Tulare	$264,097
06039001000	Madera	$246,022
06113010506	Yolo	$228,443
06095252707	Solano	$207,615
06001441503	Alameda	$196,607
06047000901	Merced	$182,481
06089012602	Shasta	$173,961
06107003200	Tulare	$163,792
06013356001	Contra Costa	$155,590
06055201400	Napa	$125,270
06013356002	Contra Costa	$124,308
06077004702	San Joaquin	$118,815
06107000800	Tulare	$117,823
06053011400	Monterey	$112,543
06005000302	Amador	$108,685
06095252305	Solano	$101,044
06077004600	San Joaquin	$91,315
06107003100	Tulare	$89,185
06107000600	Tulare	$80,589
06005000301	Amador	$78,439
06107000302	Tulare	$76,448
06067007206	Sacramento	$72,942
06013303200	Contra Costa	$69,695
06021010200	Glenn	$62,969
06079012702	San Luis Obispo	$60,481
06077004800	San Joaquin	$49,089
06083001800	Santa Barbara	$43,395
06089012701	Shasta	$42,154
06063000500	Plumas	$38,974
06019005503	Fresno	$37,504
06043000200	Mariposa	$19,340
06031000100	Kings	$18,943

FIPS	County	Surplus Lost
06047002000	Merced	$426,248
06033001200	Lake	$412,029
06007002500	Butte	$408,947
06109005201	Tuolumne	$406,103
06115040901	Yuba	$396,585
06099000508	Stanislaus	$374,375
06107000900	Tulare	$373,869
06103000200	Tehama	$331,791
06061021304	Placer	$322,353
06067009406	Sacramento	$311,550
06001451101	Alameda	$295,421
06107000100	Tulare	$264,097
06039001000	Madera	$246,022
06113010506	Yolo	$228,443
06095252707	Solano	$207,615
06001441503	Alameda	$196,607
06047000901	Merced	$182,481
06089012602	Shasta	$173,961
06107003200	Tulare	$163,792
06013356001	Contra Costa	$155,590
06055201400	Napa	$125,270
06013356002	Contra Costa	$124,308
06077004702	San Joaquin	$118,815
06107000800	Tulare	$117,823
06053011400	Monterey	$112,543
06005000302	Amador	$108,685
06095252305	Solano	$101,044
06077004600	San Joaquin	$91,315
06107003100	Tulare	$89,185
06107000600	Tulare	$80,589
06005000301	Amador	$78,439
06107000302	Tulare	$76,448
06067007206	Sacramento	$72,942
06013303200	Contra Costa	$69,695
06021010200	Glenn	$62,969
06079012702	San Luis Obispo	$60,481
06077004800	San Joaquin	$49,089
06083001800	Santa Barbara	$43,395
06089012701	Shasta	$42,154
06063000500	Plumas	$38,974
06019005503	Fresno	$37,504
06043000200	Mariposa	$19,340
06031000100	Kings	$18,943

FIPS	County	Surplus Lost
06103001000	Tehama	$18,261
06007003600	Butte	$16,671
06089012702	Shasta	$12,282
41029001400	Jackson	$11,202
06095253300	Solano	$6,380
06047000400	Merced	$5,968
06013355106	Contra Costa	$4,733
06107004200	Tulare	$4,430
06049000200	Modoc	$4,412
06009000120	Calaveras	$2,873
06053013200	Monterey	$2,244
06055201100	Napa	$1,376
06047000303	Merced	$482
06107000202	Tulare	$284
06001451201	Alameda	$0
06007000102	Butte	$0
06011000200	Colusa	$0
06011000400	Colusa	$0
06021010502	Glenn	$0
06035040100	Lassen	$0
06035040200	Lassen	$0
06055200802	Napa	$0
06067008005	Sacramento	$0
06089012200	Shasta	$0
41029001100	Jackson	$0
41029002700	Jackson	$0
41029002800	Jackson	$0
06067009005	Sacramento	$0
06093001200	Siskiyou	$0
06095252609	Solano	
Total		**$965,429,015**

FIPS	County	Surplus Lost
06103001000	Tehama	$18,261
06007003600	Butte	$16,671
06089012702	Shasta	$12,282
41029001400	Jackson	$11,202
06095253300	Solano	$6,380
06047000400	Merced	$5,968
06013355106	Contra Costa	$4,733
06107004200	Tulare	$4,430
06049000200	Modoc	$4,412
06009000120	Calaveras	$2,873
06053013200	Monterey	$2,244
06055201100	Napa	$1,376
06047000303	Merced	$482
06107000202	Tulare	$284
06001451201	Alameda	$0
06007000102	Butte	$0
06011000200	Colusa	$0
06011000400	Colusa	$0
06021010502	Glenn	$0
06035040100	Lassen	$0
06035040200	Lassen	$0
06055200802	Napa	$0
06067008005	Sacramento	$0
06089012200	Shasta	$0
41029001100	Jackson	$0
41029002700	Jackson	$0
41029002800	Jackson	$0
06067009005	Sacramento	$0
06093001200	Siskiyou	$0
06095252609	Solano	
Total		**$965,429,015**

Table IV-5: County-Level Welfare Impacts

County	Surplus Lost	Aggregate Household Income[89]	Percent Impacts
	(1)	(2)	(1)/(2)
Sacramento	$374,318,063	$29,251,435,190	1.3%
Butte	$145,365,498	$4,037,796,165	3.6%
Placer	$119,842,952	$7,885,833,705	1.5%
Solano	$87,273,040	$9,634,592,590	0.9%
Fresno	$42,947,066	$13,941,010,815	0.3%
Stanislaus	$33,185,991	$8,592,010,640	0.4%
Madera	$31,682,033	$2,000,722,390	1.6%
Monterey	$29,227,849	$8,912,372,005	0.3%
Shasta	$19,662,901	$3,300,896,980	0.6%
Tehama	$18,775,990	$1,005,212,010	1.9%
Merced	$16,117,011	$3,395,643,985	0.5%
San Luis Obispo	$14,530,647	$5,923,985,685	0.2%
Contra Costa	$11,072,864	$33,142,504,810	0.0%
Alameda	$5,103,523	$43,748,171,315	0.0%
San Benito	$2,560,372	$1,259,625,130	0.2%
Mendocino	$1,992,384	$1,897,817,975	0.1%
Santa Barbara	$1,942,397	$10,346,429,480	0.0%
Napa	$1,875,754	$3,705,704,915	0.1%
Tulare	$1,823,668	$5,834,502,460	0.0%
Mariposa	$1,681,262	$339,346,600	0.5%
Jackson	$1,226,589	$4,010,915,260	0.0%
Lake	$872,465	$1,097,680,635	0.1%
Ventura	$743,051	$21,038,425,910	0.0%
Tuolumne	$406,103	$1,207,784,510	0.0%
Yuba	$396,585	$956,250,415	0.0%
San Joaquin	$259,220	$11,038,363,665	0.0%
Yolo	$228,443	$3,682,320,355	0.0%
Amador	$187,124	$802,631,575	0.0%
Glenn	$62,969	$421,040,760	0.0%
Plumas	$38,974	$461,727,990	0.0%
Kings	$18,943	$1,928,563,340	0.0%
Modoc	$4,412	$183,189,940	0.0%
Calaveras	$2,873	$994,743,790	0.0%
Colusa	$0	$314,948,545	0.0%
Lassen	$0	$492,114,670	0.0%
Siskiyou	$0	$886,416,435	0.0%
Total	**$965,429,015**	**$247,672,732,640**	**0.4%**

[89] Source: 2000 Census. Figures have been inflated to 2005 dollars using the consumer price index.

Table IV-5: County-Level Welfare Impacts

County	Surplus Lost	Aggregate Household Income[89]	Percent Impacts
	(1)	(2)	(1)/(2)
Sacramento	$374,318,063	$29,251,435,190	1.3%
Butte	$145,365,498	$4,037,796,165	3.6%
Placer	$119,842,952	$7,885,833,705	1.5%
Solano	$87,273,040	$9,634,592,590	0.9%
Fresno	$42,947,066	$13,941,010,815	0.3%
Stanislaus	$33,185,991	$8,592,010,640	0.4%
Madera	$31,682,033	$2,000,722,390	1.6%
Monterey	$29,227,849	$8,912,372,005	0.3%
Shasta	$19,662,901	$3,300,896,980	0.6%
Tehama	$18,775,990	$1,005,212,010	1.9%
Merced	$16,117,011	$3,395,643,985	0.5%
San Luis Obispo	$14,530,647	$5,923,985,685	0.2%
Contra Costa	$11,072,864	$33,142,504,810	0.0%
Alameda	$5,103,523	$43,748,171,315	0.0%
San Benito	$2,560,372	$1,259,625,130	0.2%
Mendocino	$1,992,384	$1,897,817,975	0.1%
Santa Barbara	$1,942,397	$10,346,429,480	0.0%
Napa	$1,875,754	$3,705,704,915	0.1%
Tulare	$1,823,668	$5,834,502,460	0.0%
Mariposa	$1,681,262	$339,346,600	0.5%
Jackson	$1,226,589	$4,010,915,260	0.0%
Lake	$872,465	$1,097,680,635	0.1%
Ventura	$743,051	$21,038,425,910	0.0%
Tuolumne	$406,103	$1,207,784,510	0.0%
Yuba	$396,585	$956,250,415	0.0%
San Joaquin	$259,220	$11,038,363,665	0.0%
Yolo	$228,443	$3,682,320,355	0.0%
Amador	$187,124	$802,631,575	0.0%
Glenn	$62,969	$421,040,760	0.0%
Plumas	$38,974	$461,727,990	0.0%
Kings	$18,943	$1,928,563,340	0.0%
Modoc	$4,412	$183,189,940	0.0%
Calaveras	$2,873	$994,743,790	0.0%
Colusa	$0	$314,948,545	0.0%
Lassen	$0	$492,114,670	0.0%
Siskiyou	$0	$886,416,435	0.0%
Total	**$965,429,015**	**$247,672,732,640**	**0.4%**

[89] Source: 2000 Census. Figures have been inflated to 2005 dollars using the consumer price index.

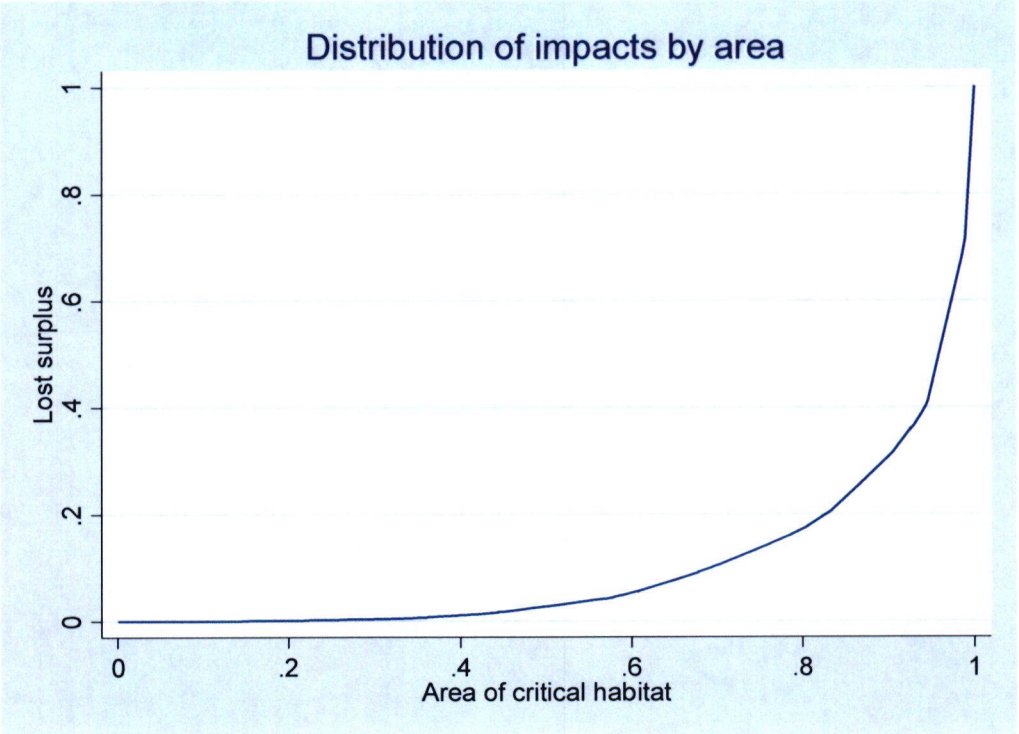


Figure 1: Distribution of Impacts

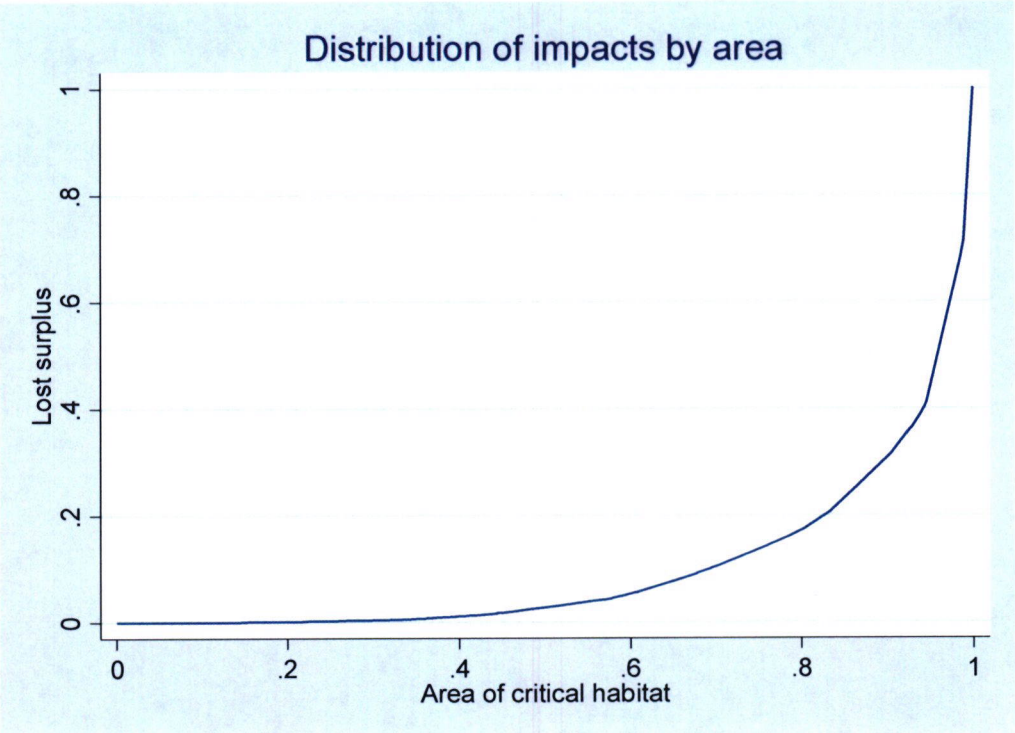


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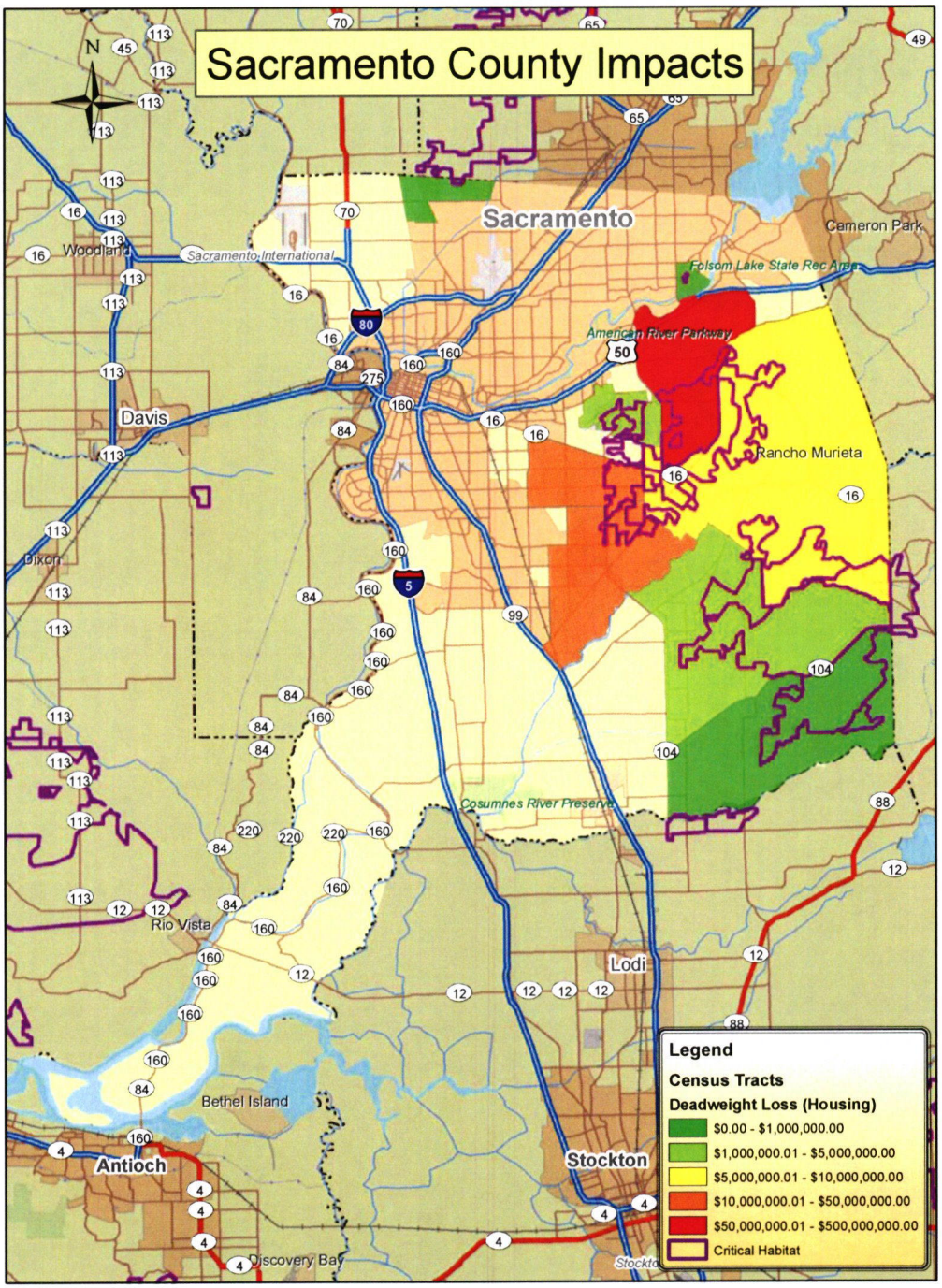


Figure 2: Sacramento County Impacts

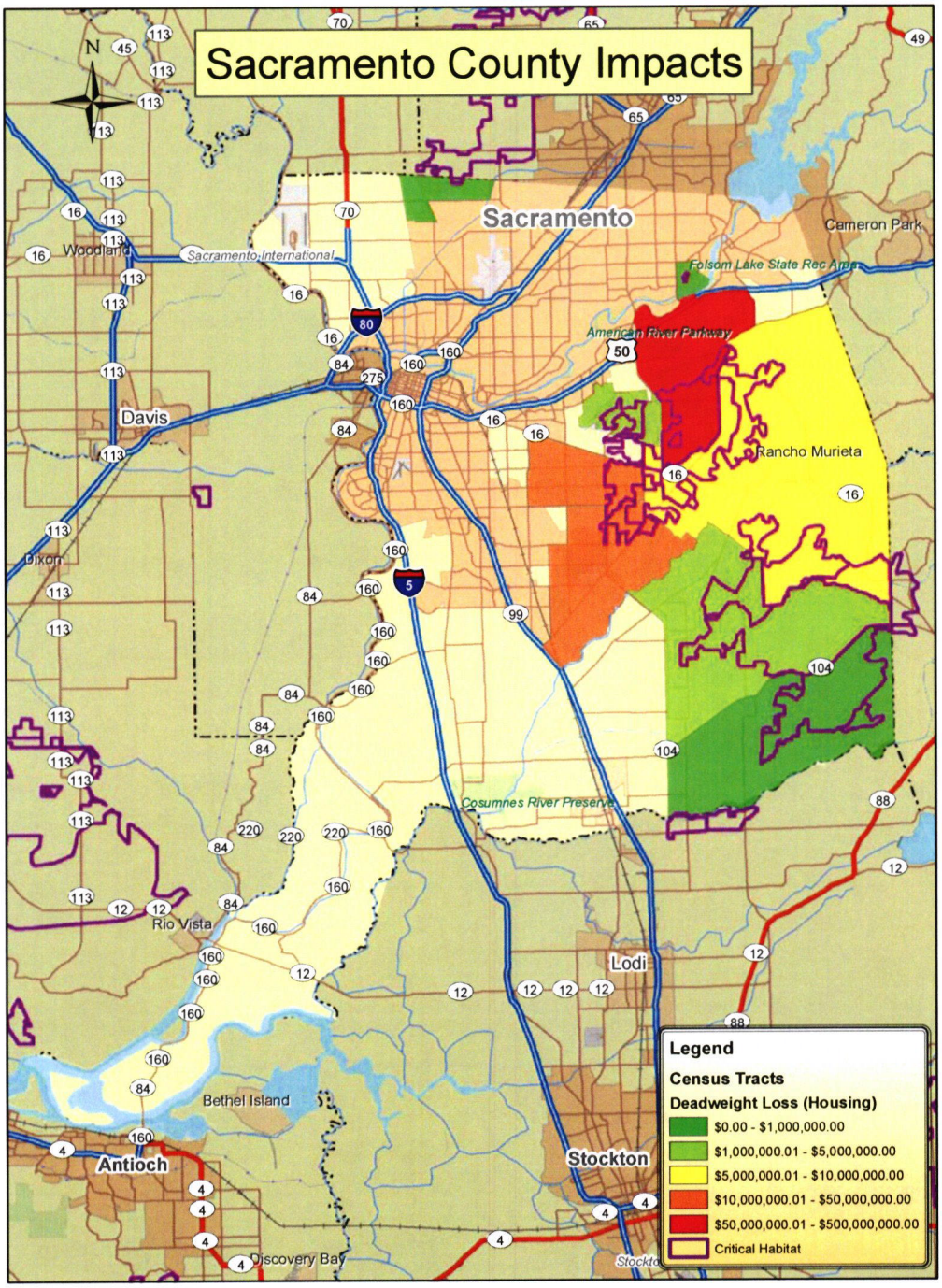


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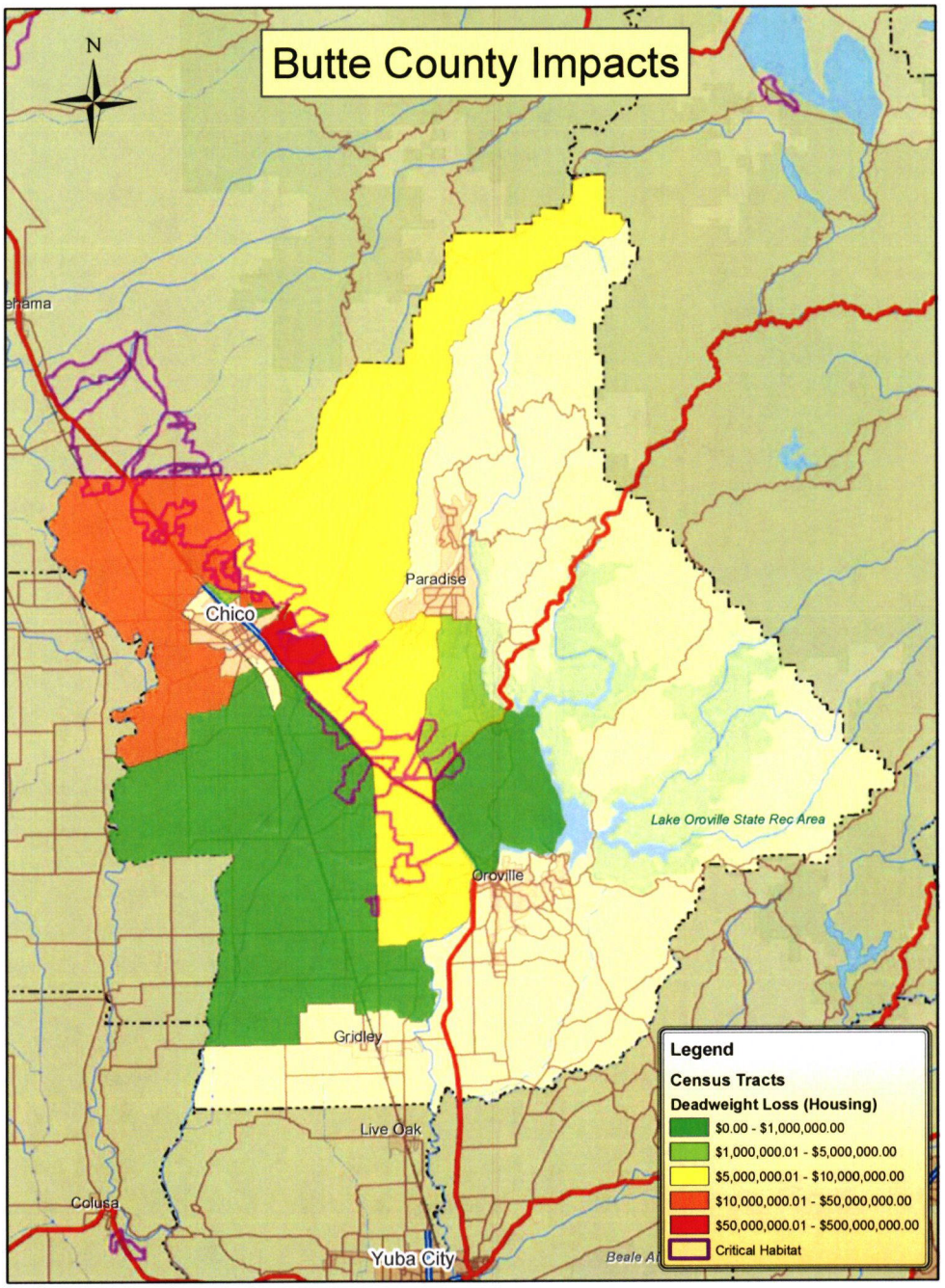


Figure 3: Butte County Impacts

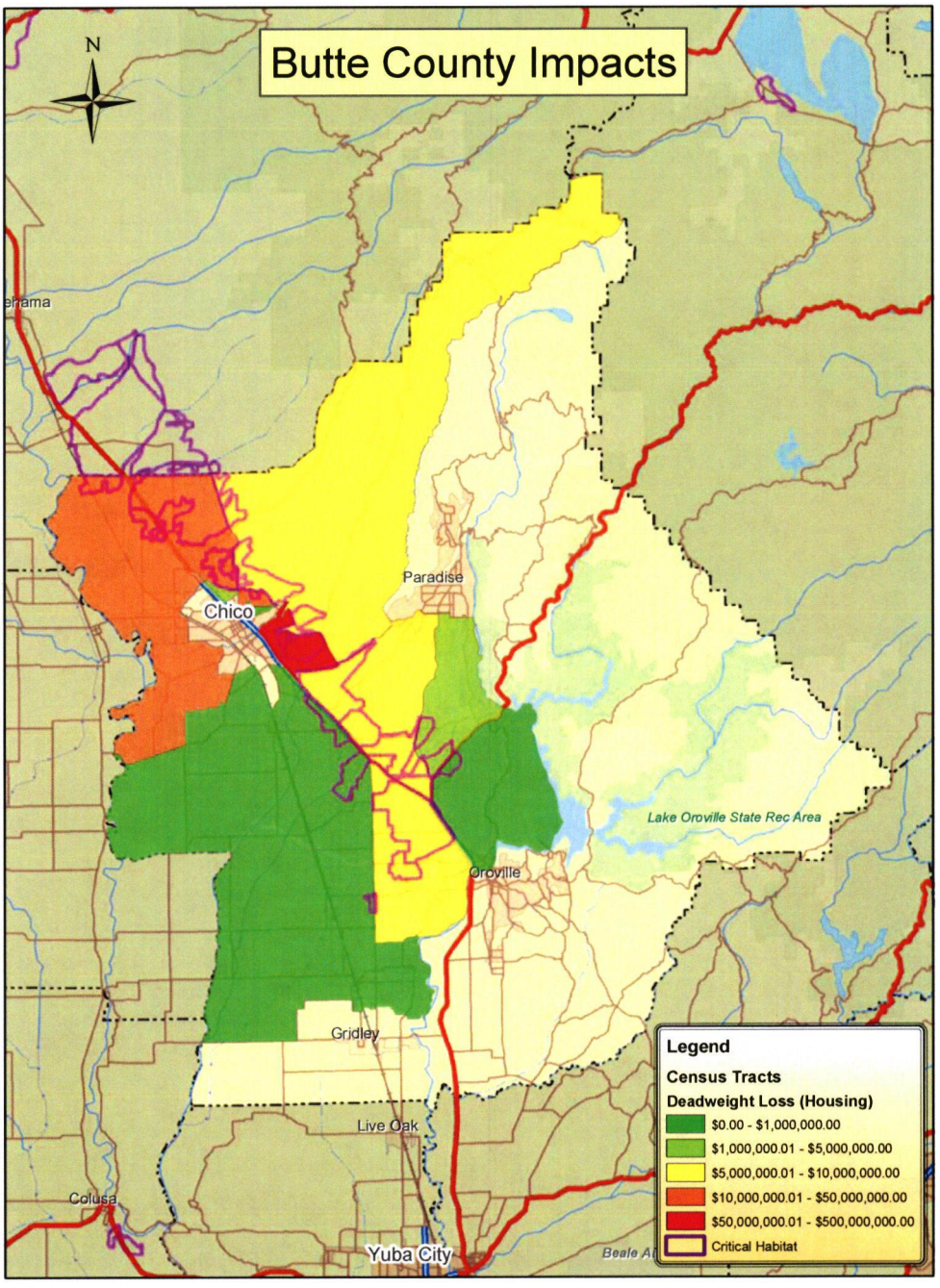


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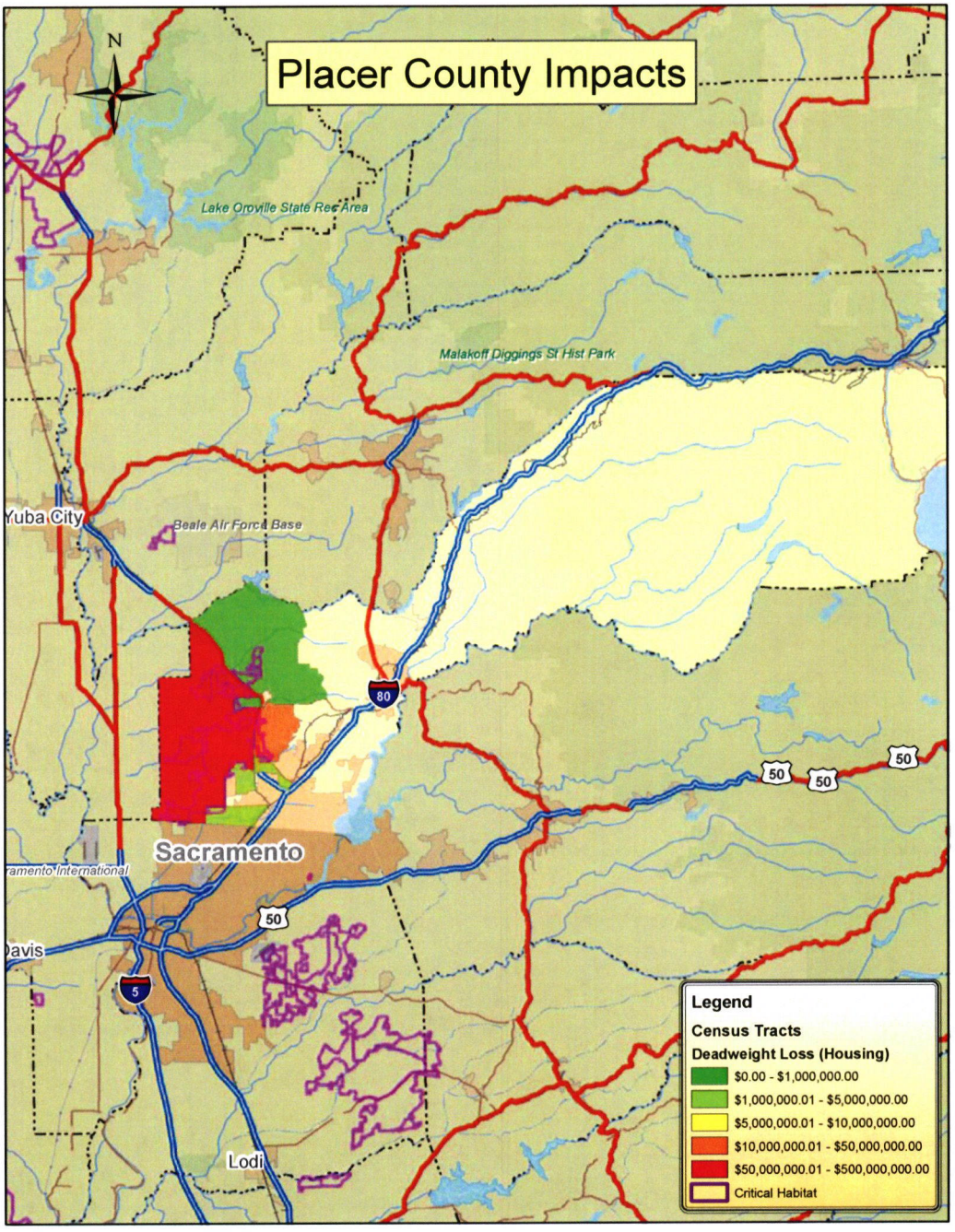


Figure 4: Placer County Impacts

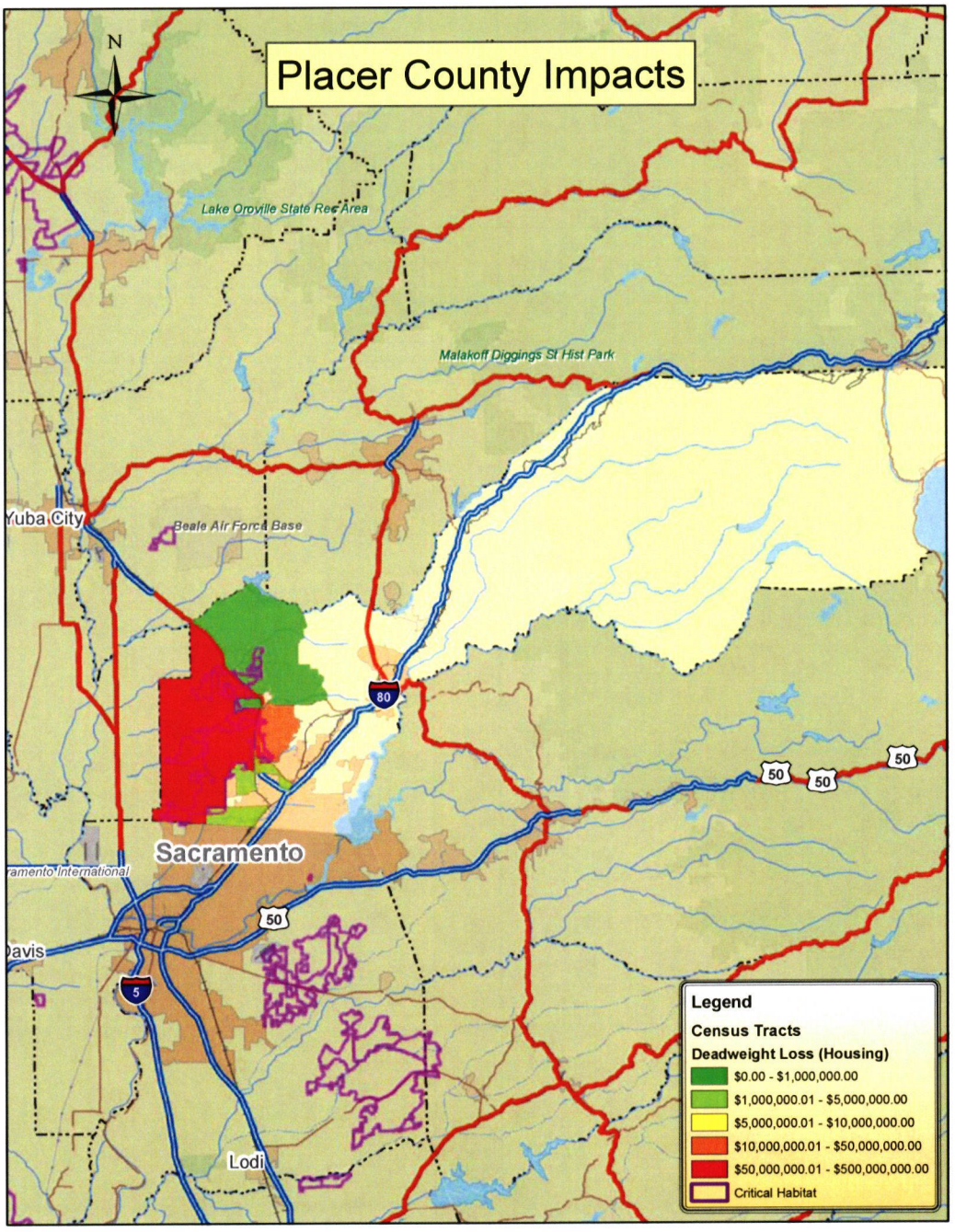


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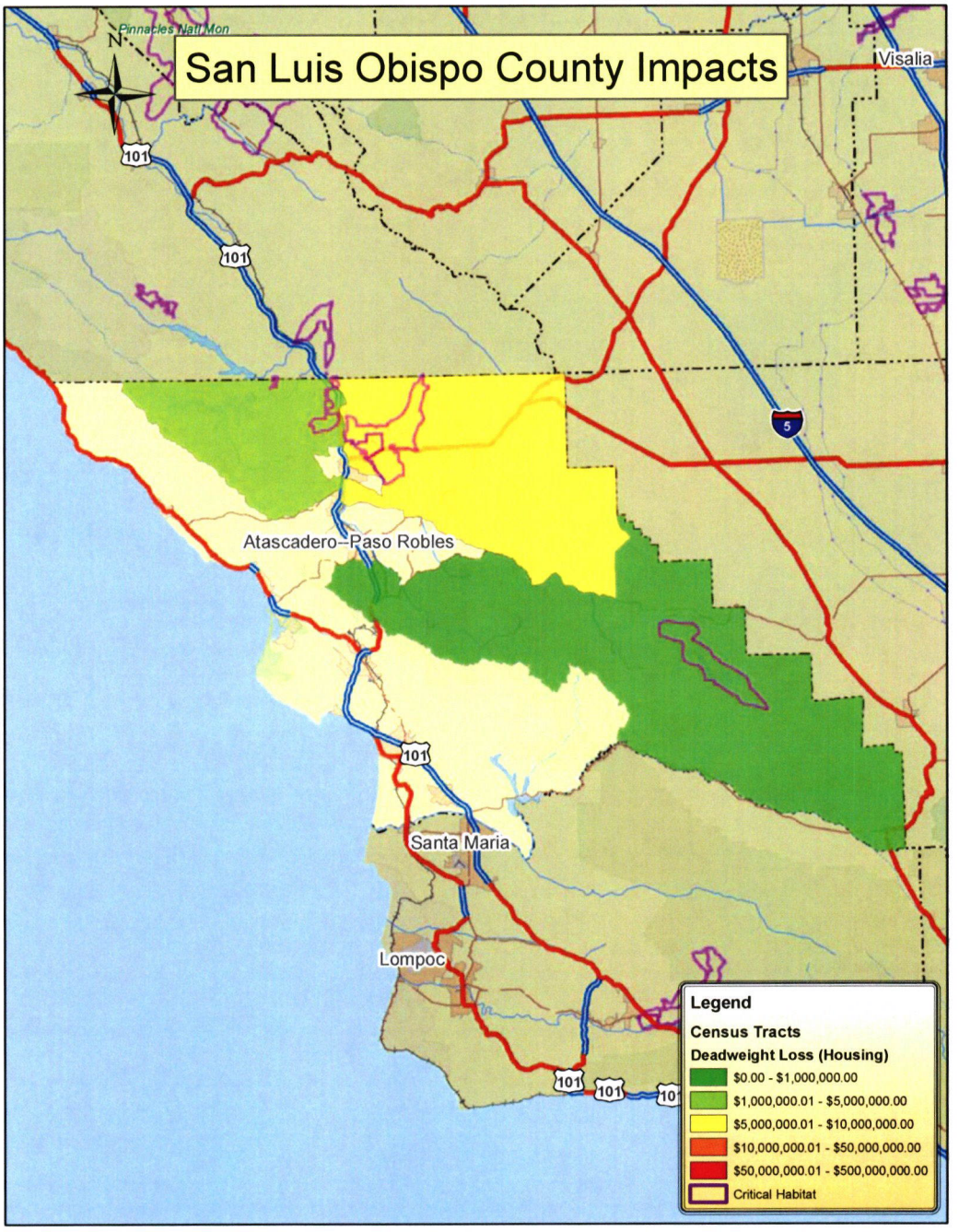


Figure 13: San Luis Obispo County Impacts

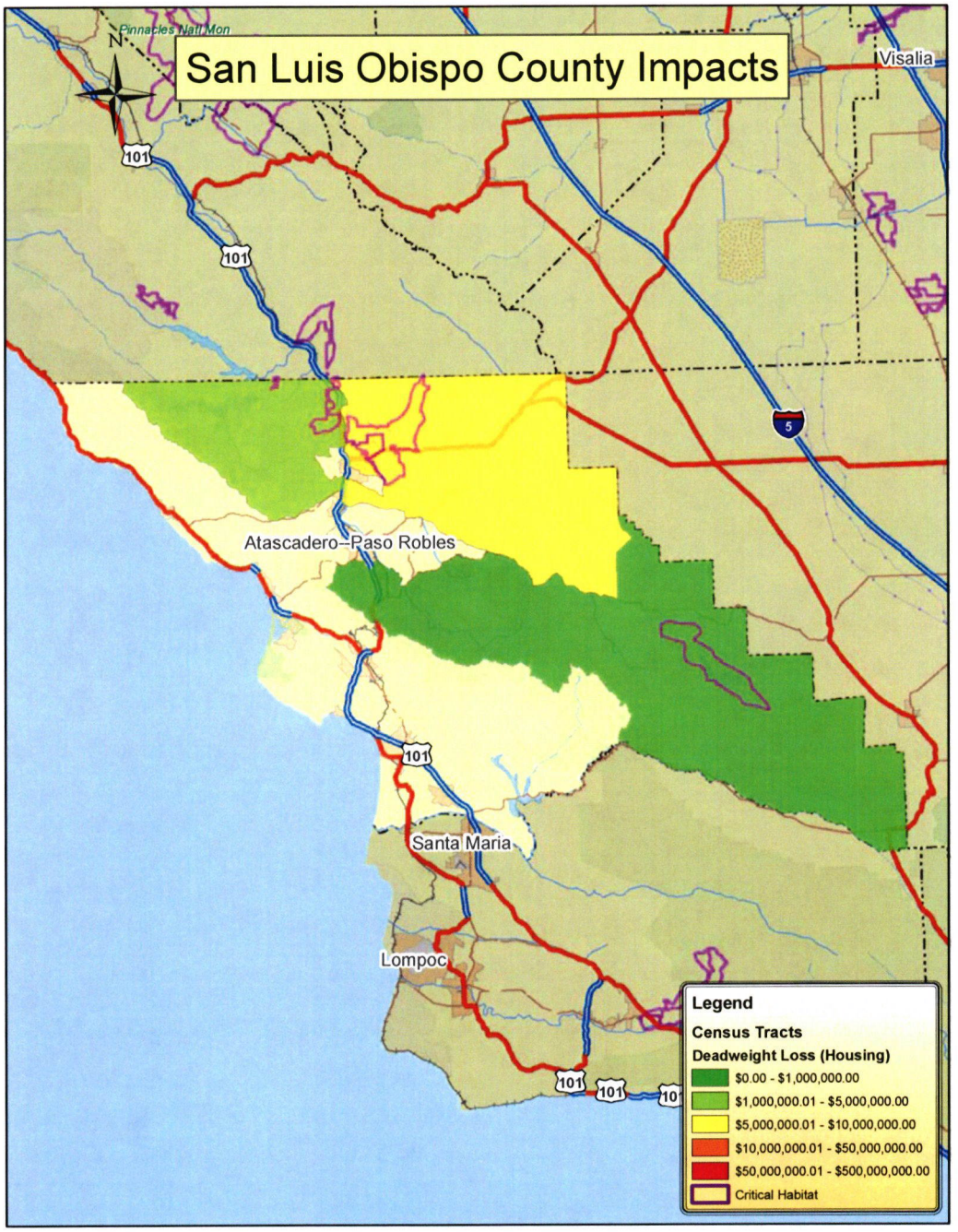


Figure 13: San Luis Obispo County Impacts

V ECONOMIC IMPACTS ON PUBLIC PROJECTS AND ACTIVITIES

This section reviews the potential economic impacts on transportation projects, the energy industry, and the development of the University of California, Merced campus as a result of critical habitat designation. In addition, the possible impacts to activities by the Department of the Defense, the Bureau of Land Management, the Bureau of Reclamation, the Forestry Service, the Fish and Wildlife Service, and the Bureau of Indian Affairs are examined.

V.1 ECONOMIC IMPACTS ON TRANSPORTATION PROJECTS

The Federal Highway Administration (FHA) and the California Department of Transportation maintain GIS databases of current and predicted transportation projects. The FHA data, known as the National Highway Planning Network, includes information for interstates, principal arterials, and rural minor arterials.[90] The California Department of Transportation source, known as the California Transportation Investment Tool (CTIS Tool), incorporates information about projects overseen by the State Transportation Improvement Program, the State Highway Operations and Protection Program, the Interregional Transportation Strategic Plan, the California Aviation System Plan, and various regional transportation planning organizations.[91] Developed to assist transportation planners, the CTIS Tool is a Geographic Information System that displays the mapped location, as well as the timeframe and cost of the projects. Version 1.3.2 was used for this analysis; version 2.0 should be released in Spring 2005.[92]

The data layers contained in the CTIS Tool were mapped onto the habitat boundary files provided by the Service to determine the number of proposed acres affected by each transportation project. Table V-1: California Highway Projects Intersecting Critical Habitatdisplays the highway number, miles of impacted acres, total project cost (in 2004 dollars), and county location of the eight California projects that cross habitat units.[93] The capital costs of all of the impacted projects total $145 million, in 2004 dollars. A total of 14.4 miles of California highway projects overlap with critical habitat units. No impacts were identified from the overlap of the FHA data and the critical habitat maps. To determine the effects of designation, the impacts of mitigation requirements were calculated. For the analysis, only projects with a start date of 2005 or later were considered.[94]

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[90] U.S. Department of Transportation, Federal Highway Administration, http://www.fhwa.dot.gov/planning/nhpn/

[91] California Department of Transportation, Office of State Planning, http://www.dot.ca.gov/hq/tpp/offices/osp/ctis.htm

[92] Version 1.3.2 is current through 2001. This analysis will be updated once Version 2.0 is released.

[93] Values were inflated to 2004 dollars by using the Producer Price Indexes for Construction Materials and Components, recorded in Table B-65 of the Economic Report of the President, published in February 2005.

[94] Start date of a project was determined by the "Line_yr" variable, which represents the "year the funding is expected to be awarded for expenditures". The "Total_Cost" variable equals the total funds set aside for the project. The "Doc_Year" identifies the year the transportation project was approved, and therefore, the base year from which the project costs are inflated to 2004 dollars (CTIS Data Dictionary, 2000).

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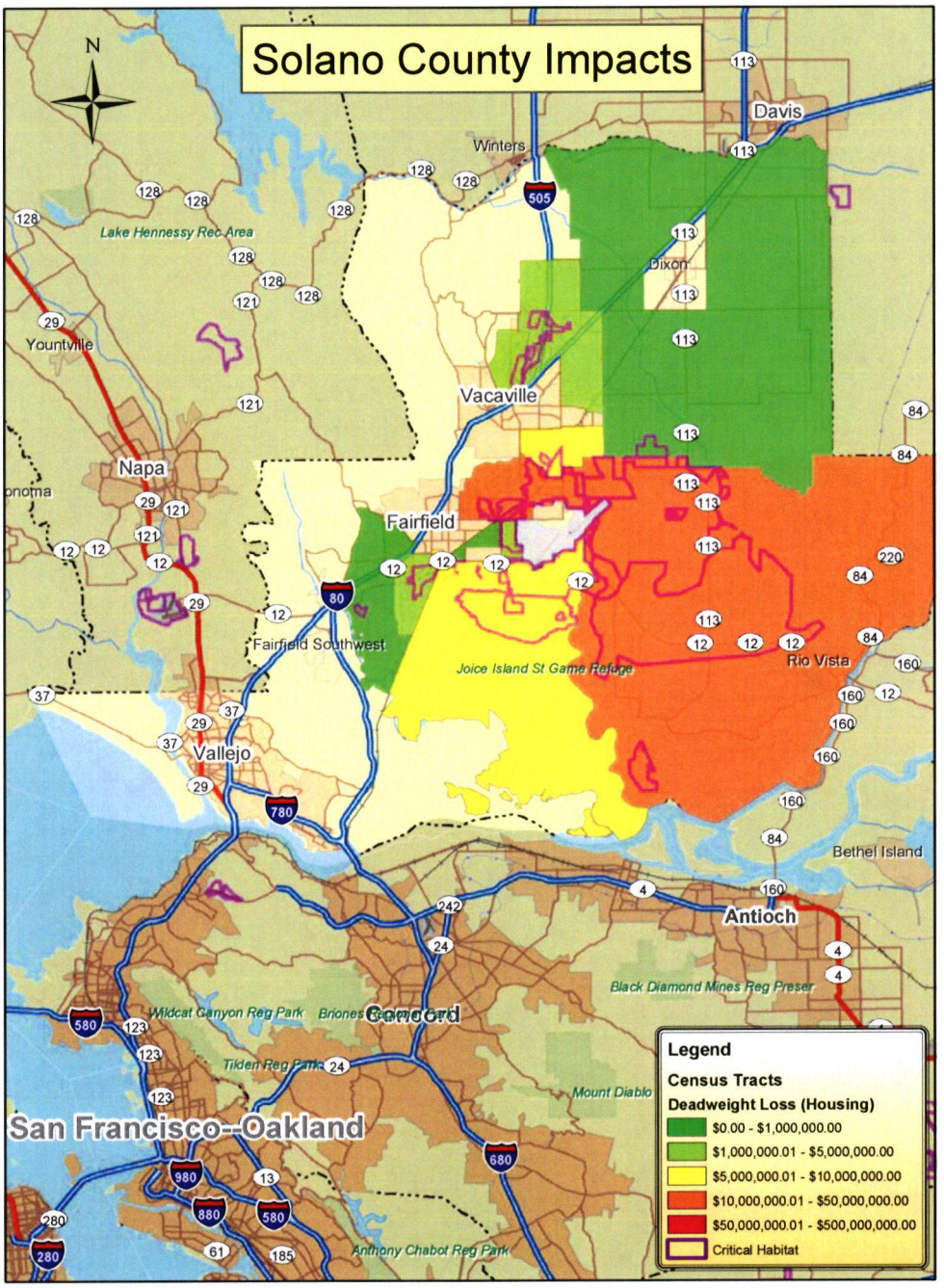


Figure 5: Solano County Impacts

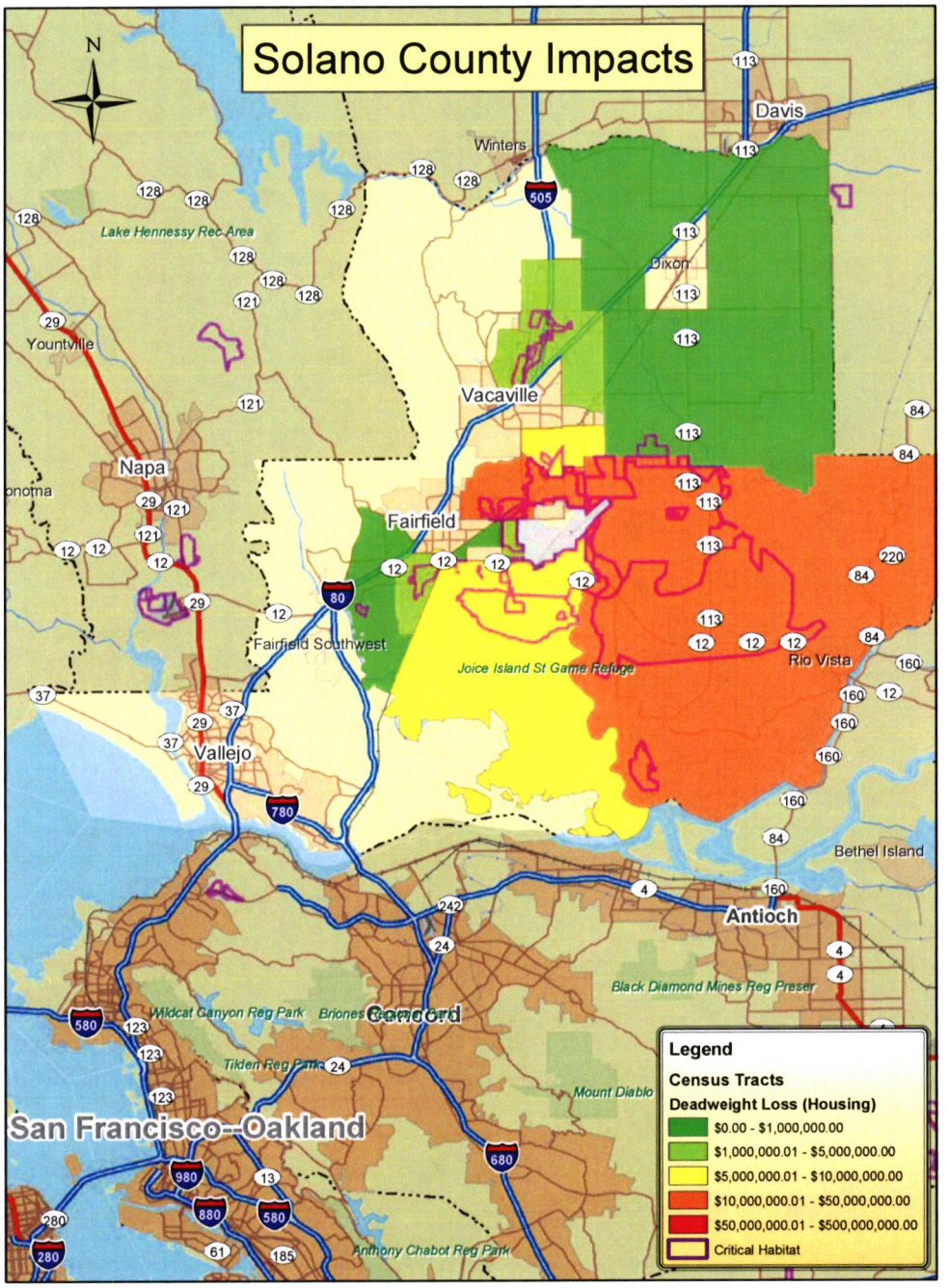


Figure 5: Solano County Impacts

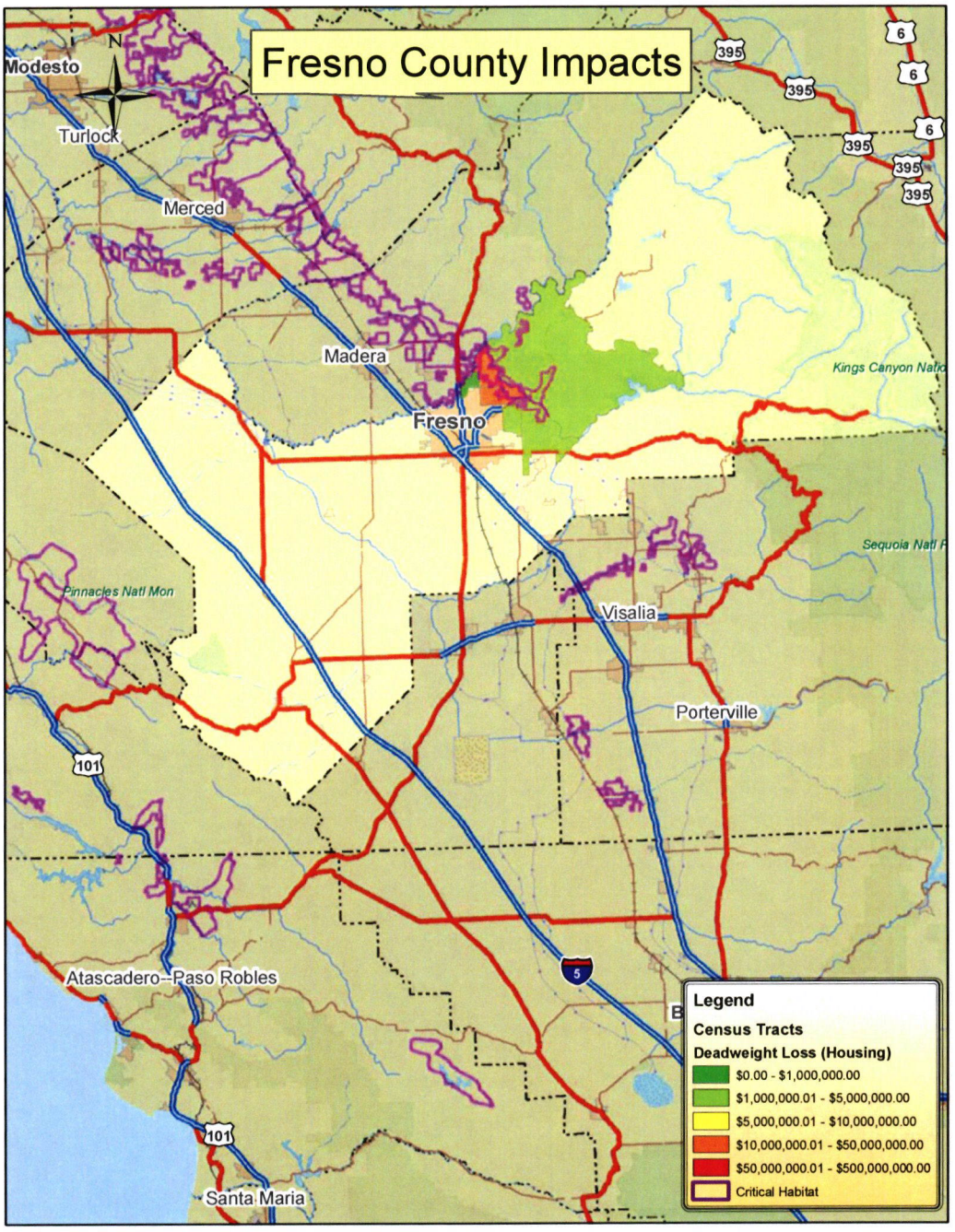


Figure 6: Fresno County Impacts

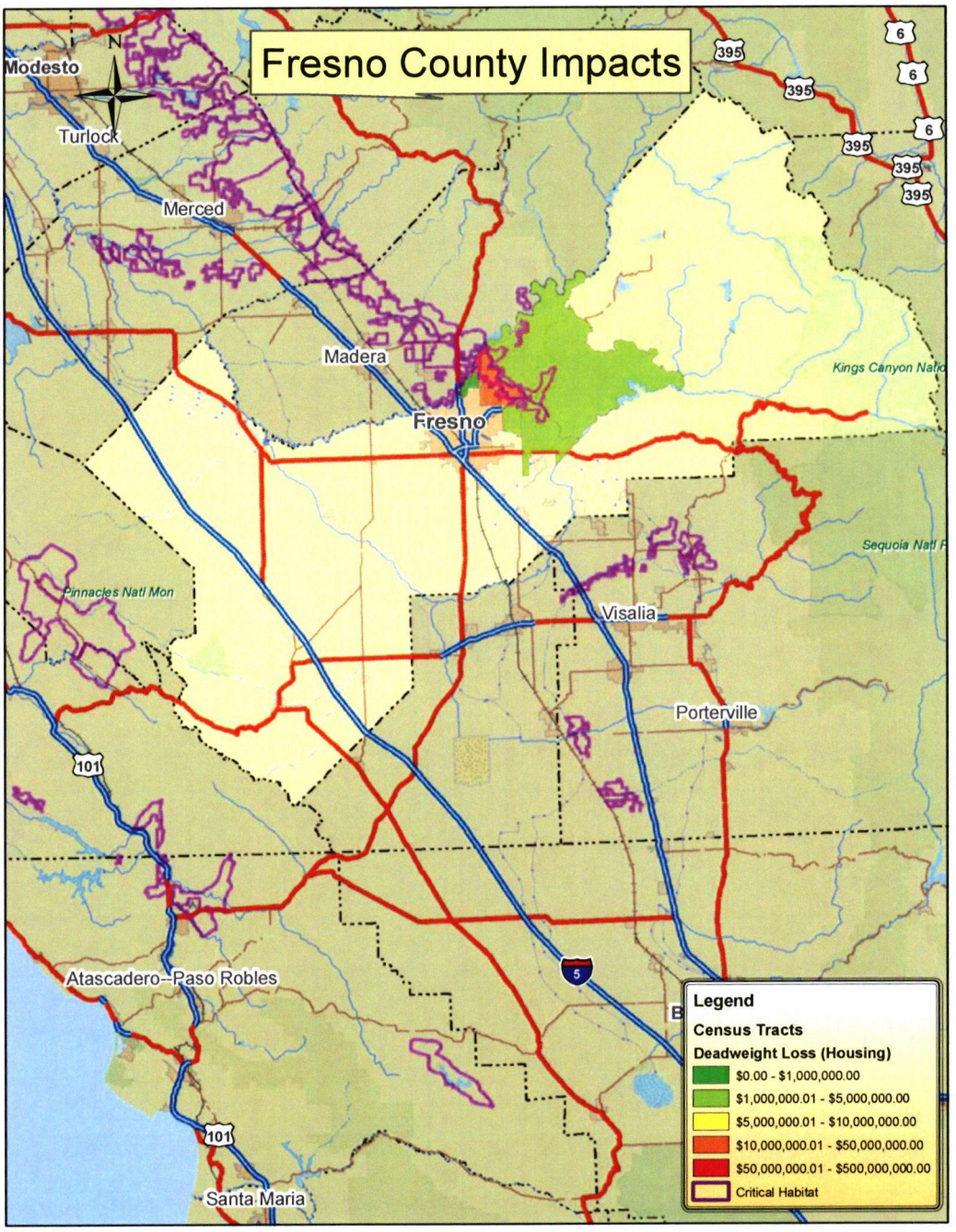


Figure 6: Fresno County Impacts

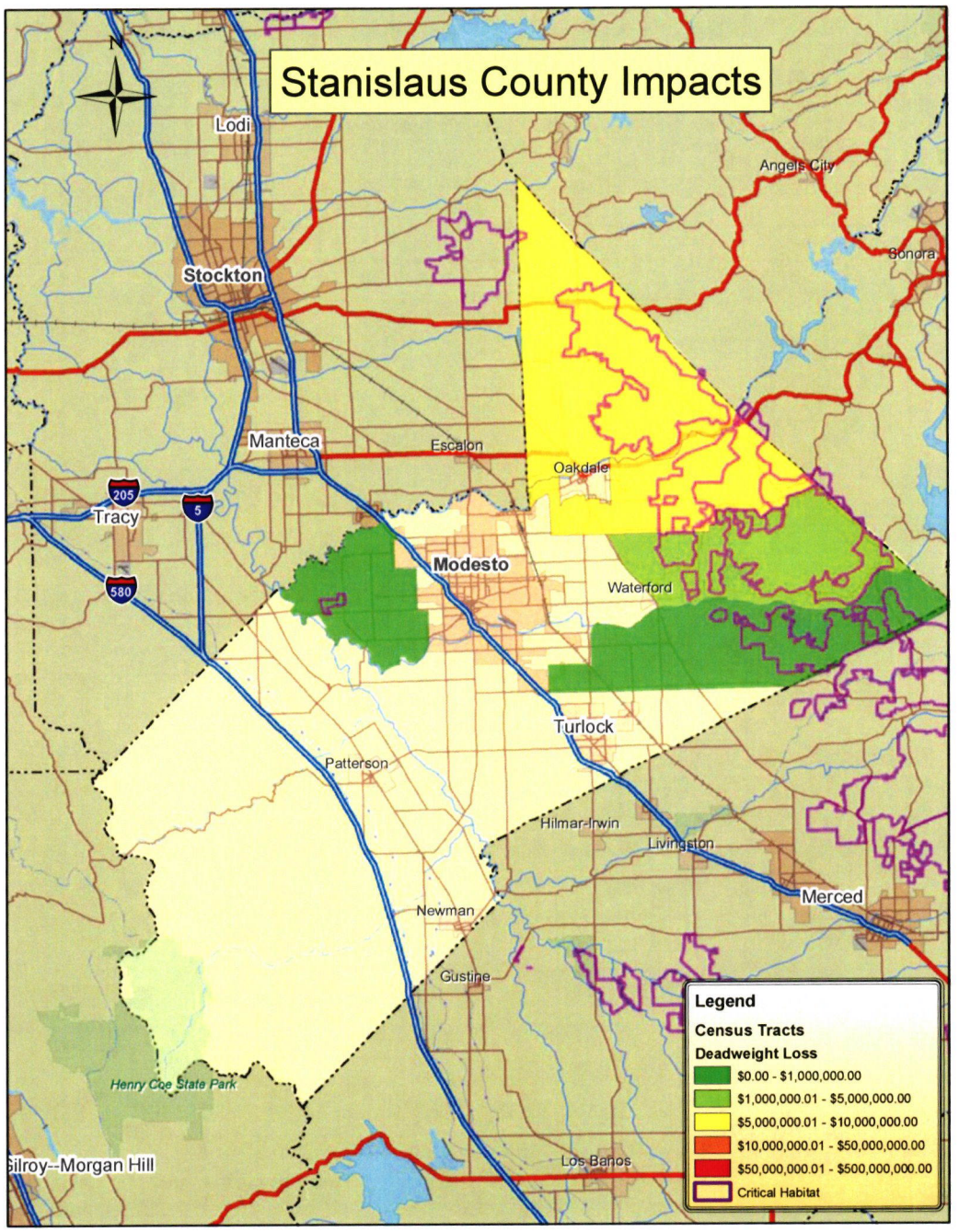


Figure 7: Stanislaus County Impacts

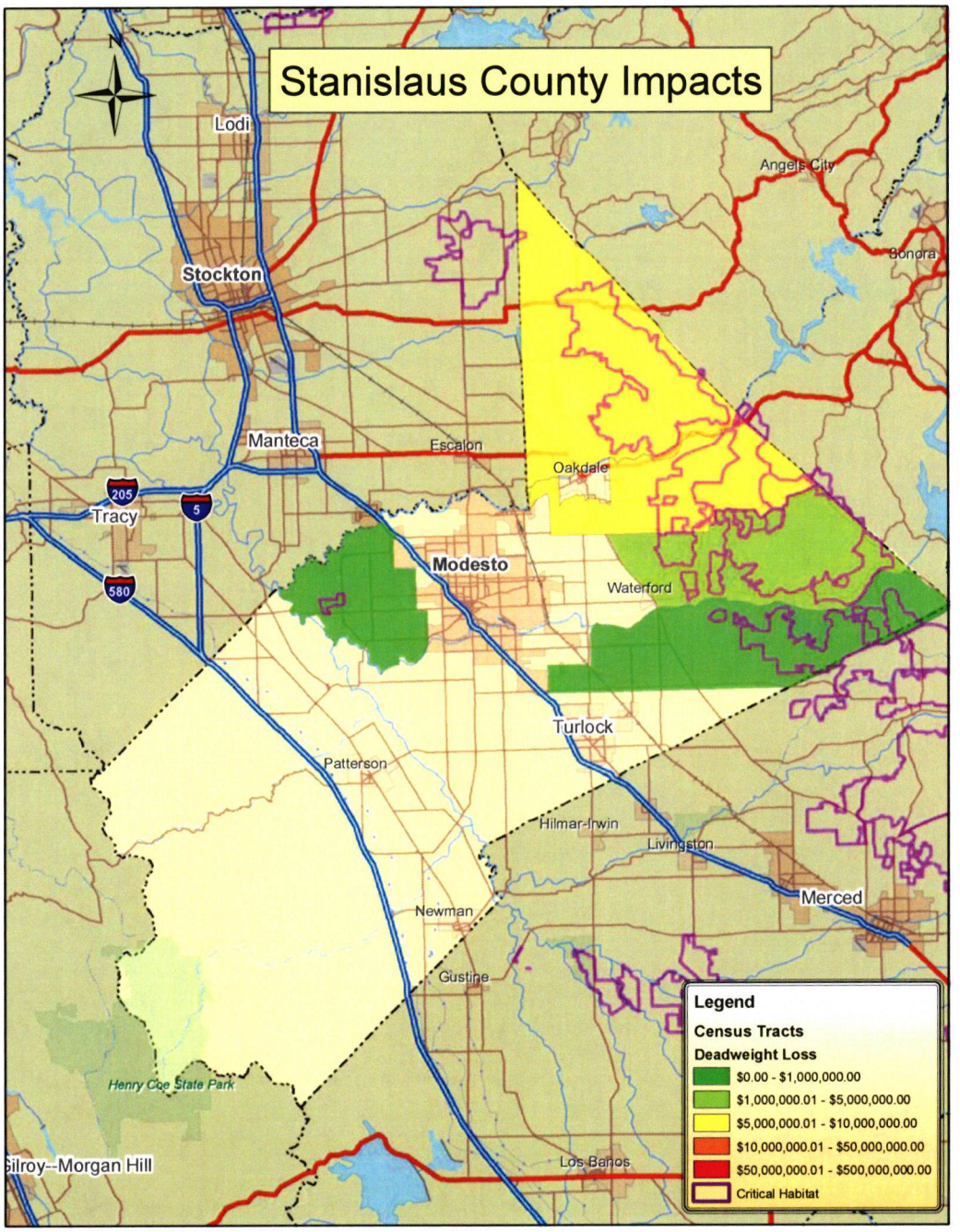


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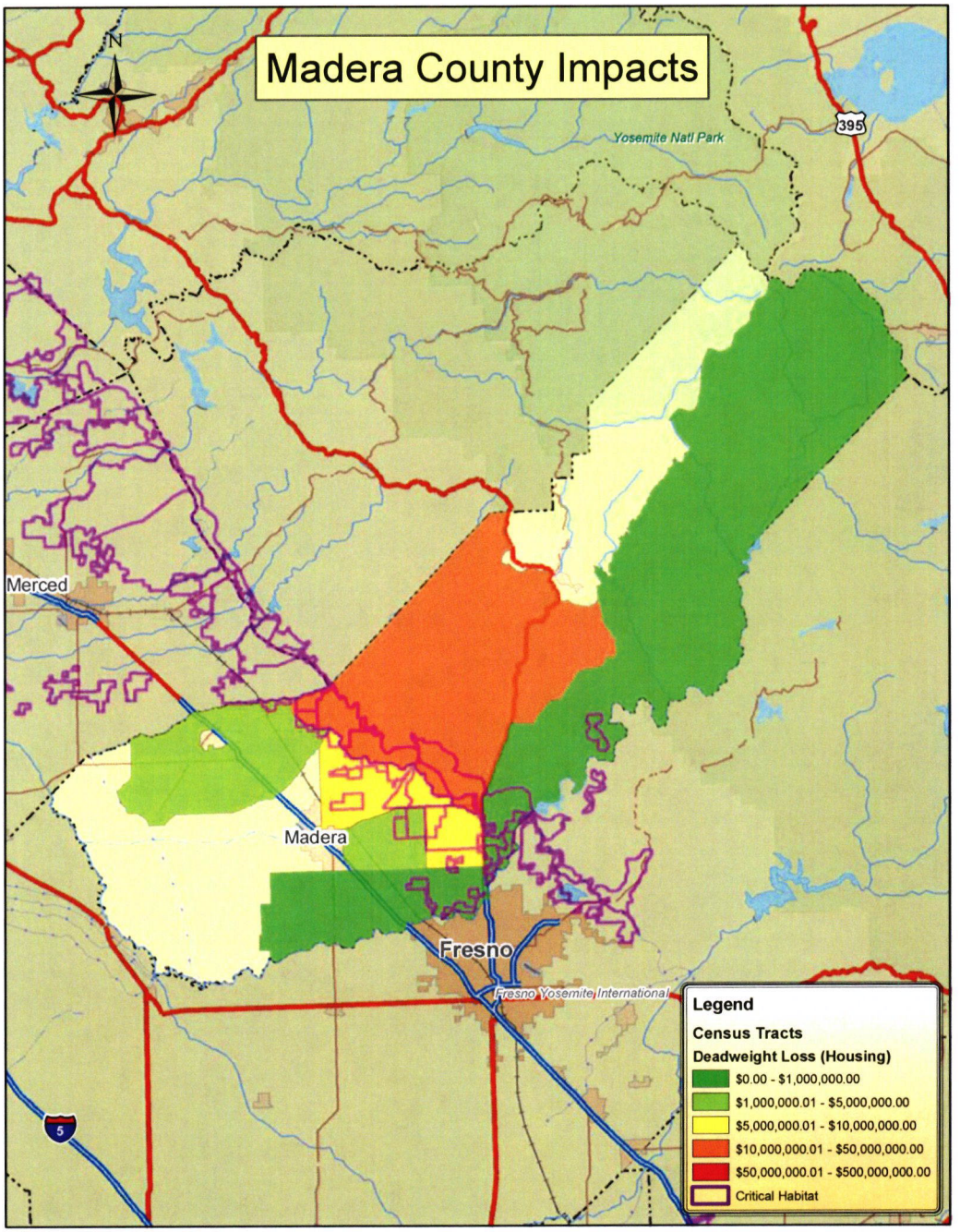


Figure 8: Madera County Impacts

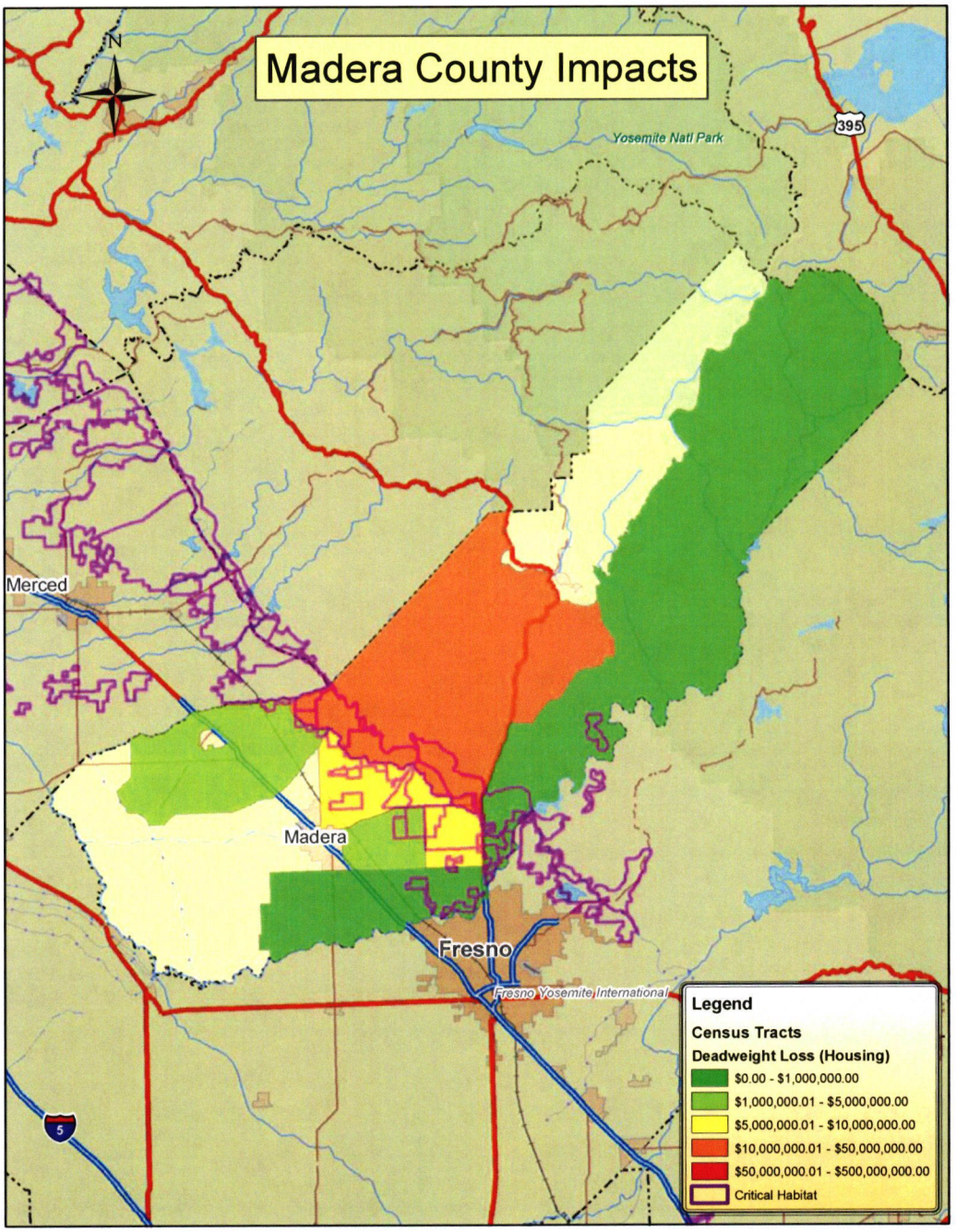


Figure 8: Madera County Impacts



Figure 9: Monterey County Impacts



Figure 9: Monterey County Impacts

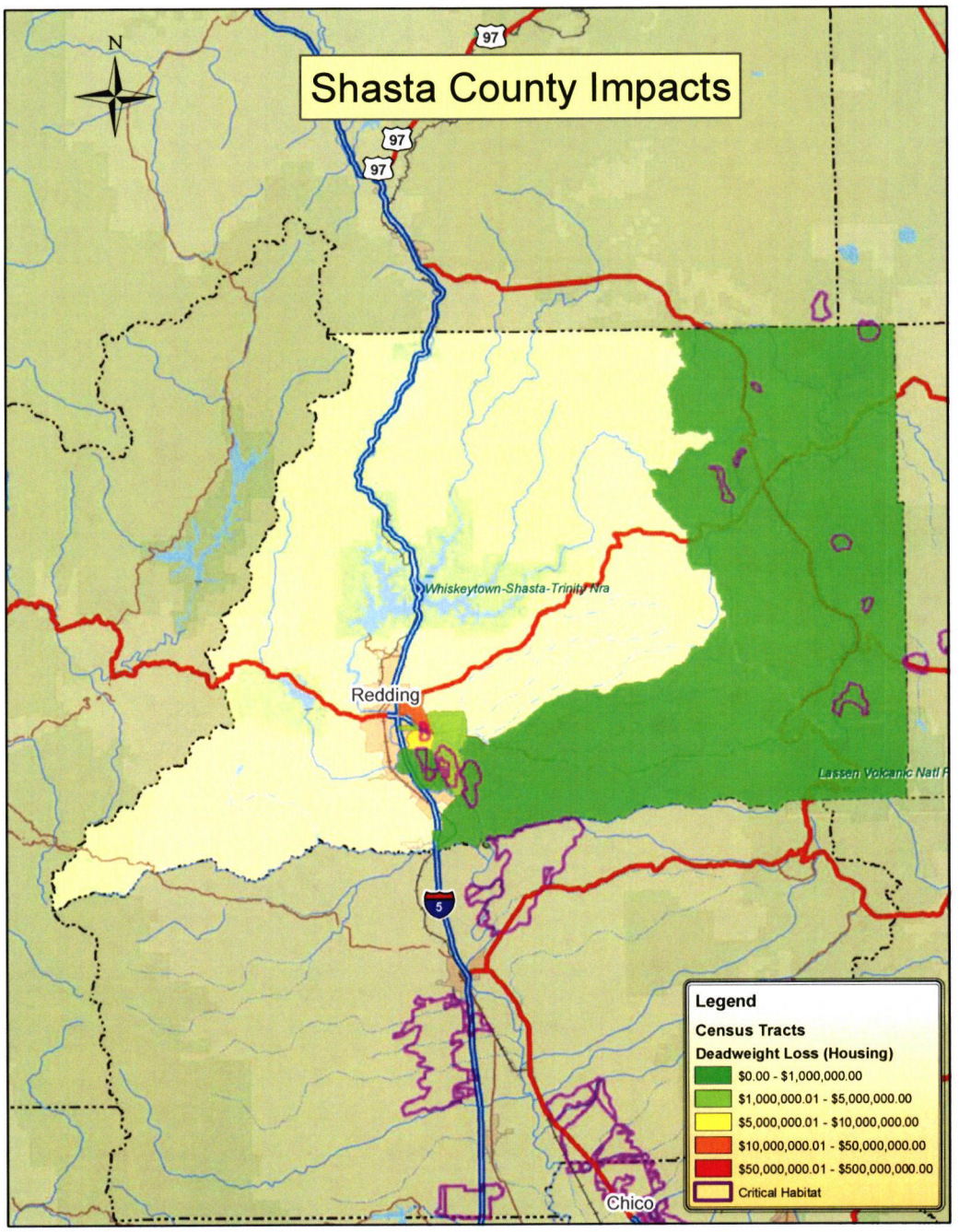


Figure 10: Shasta County Impacts

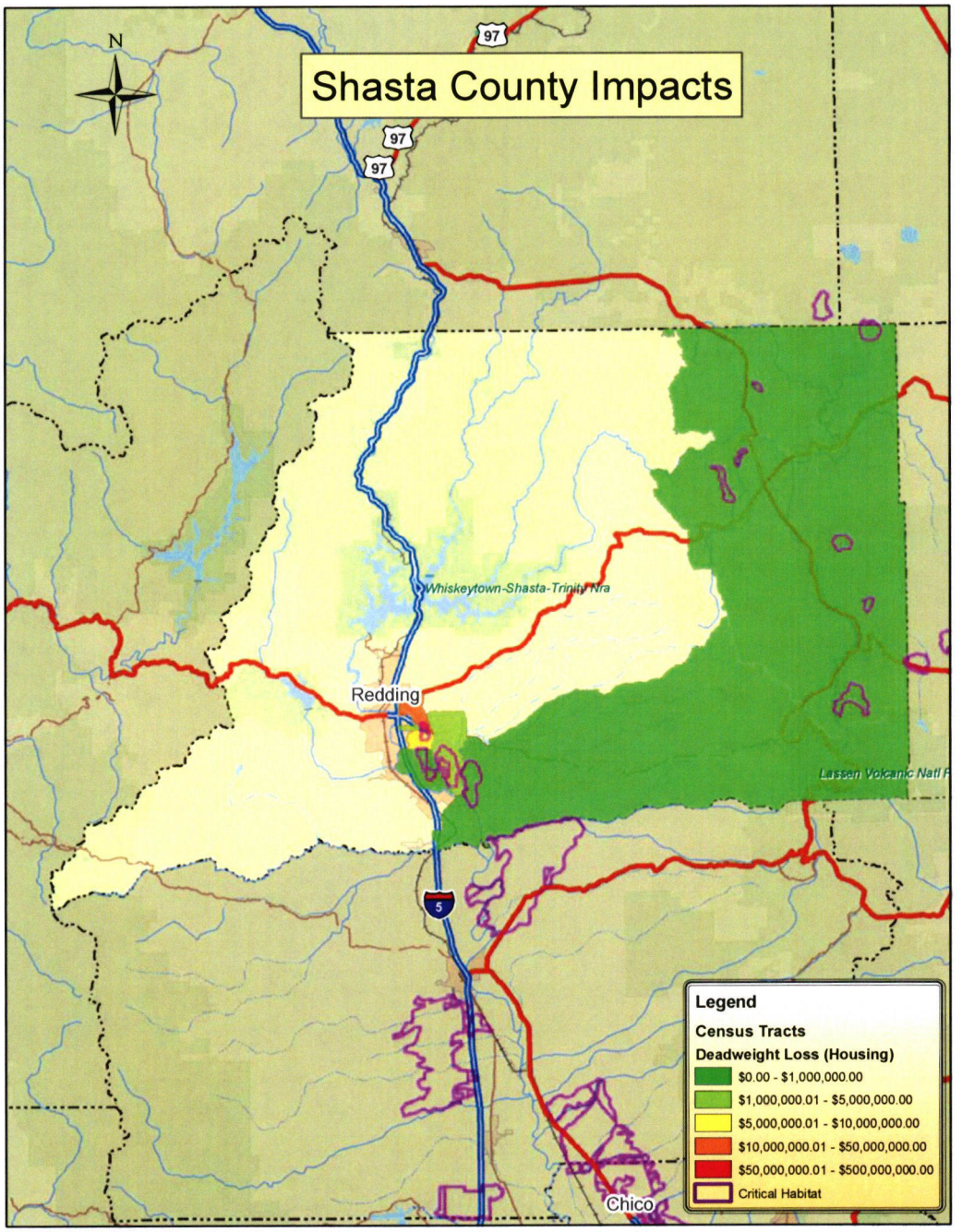


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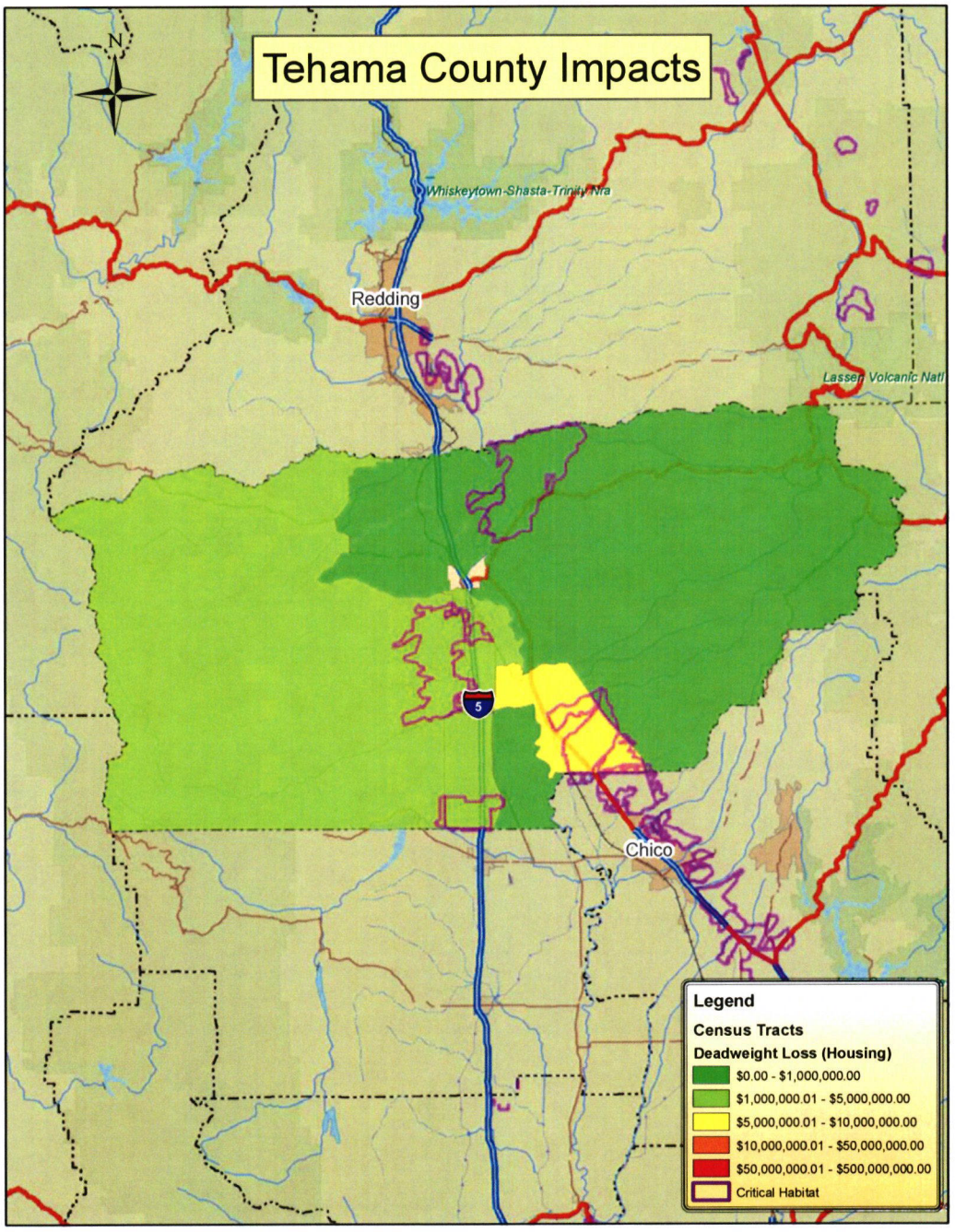


Figure 11: Tehama County Impacts

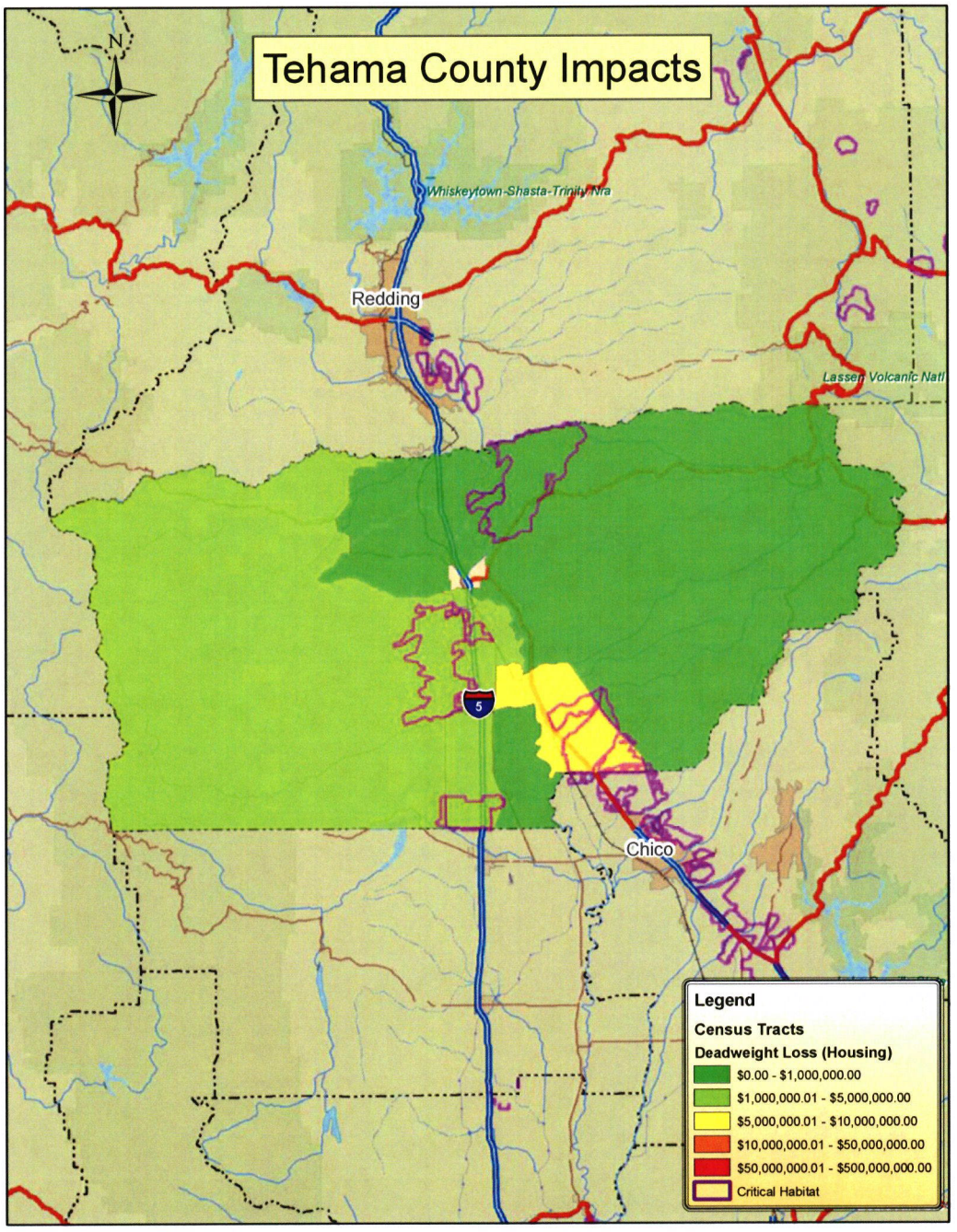


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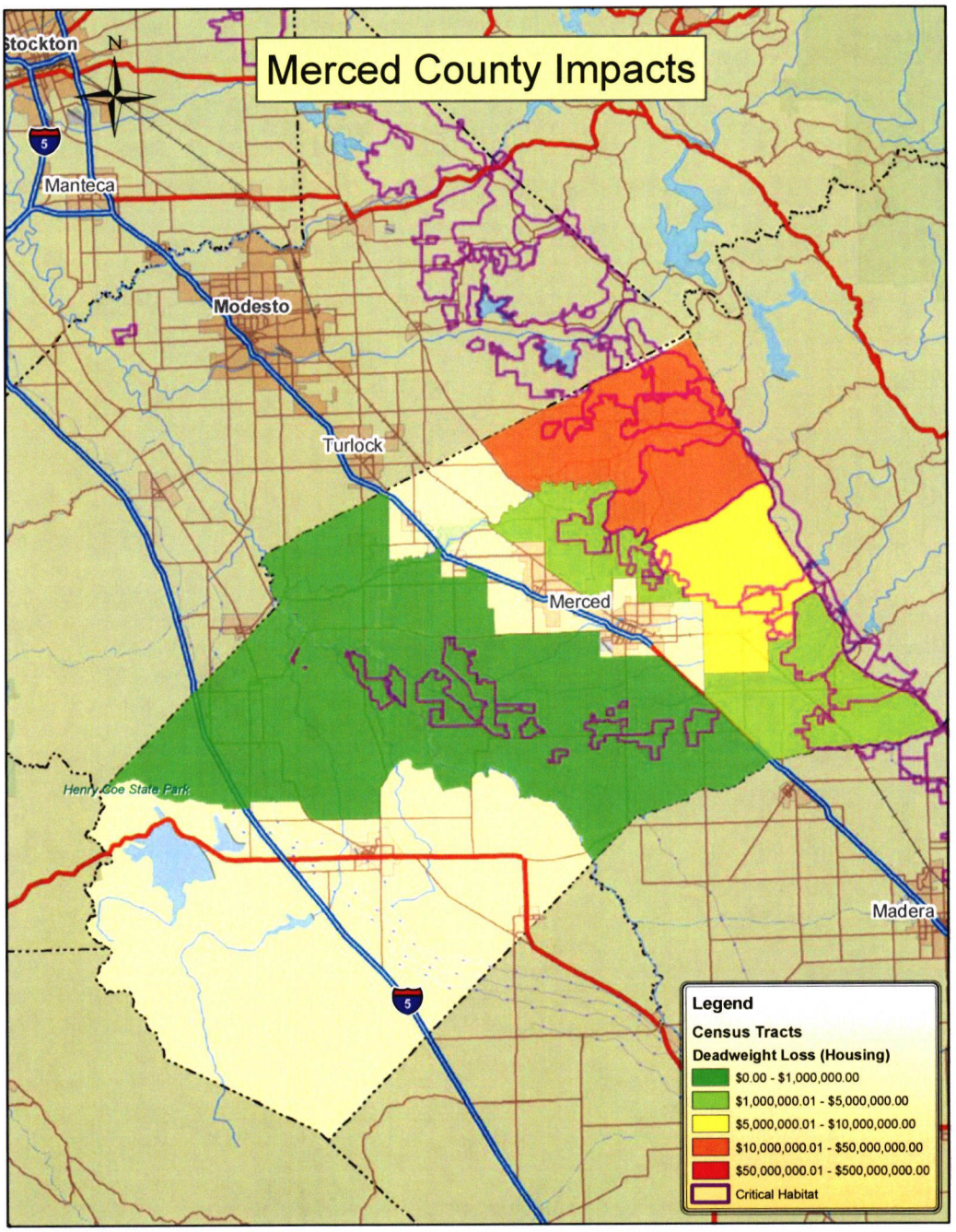


Figure 12: Merced County Impacts, Including UC Merced

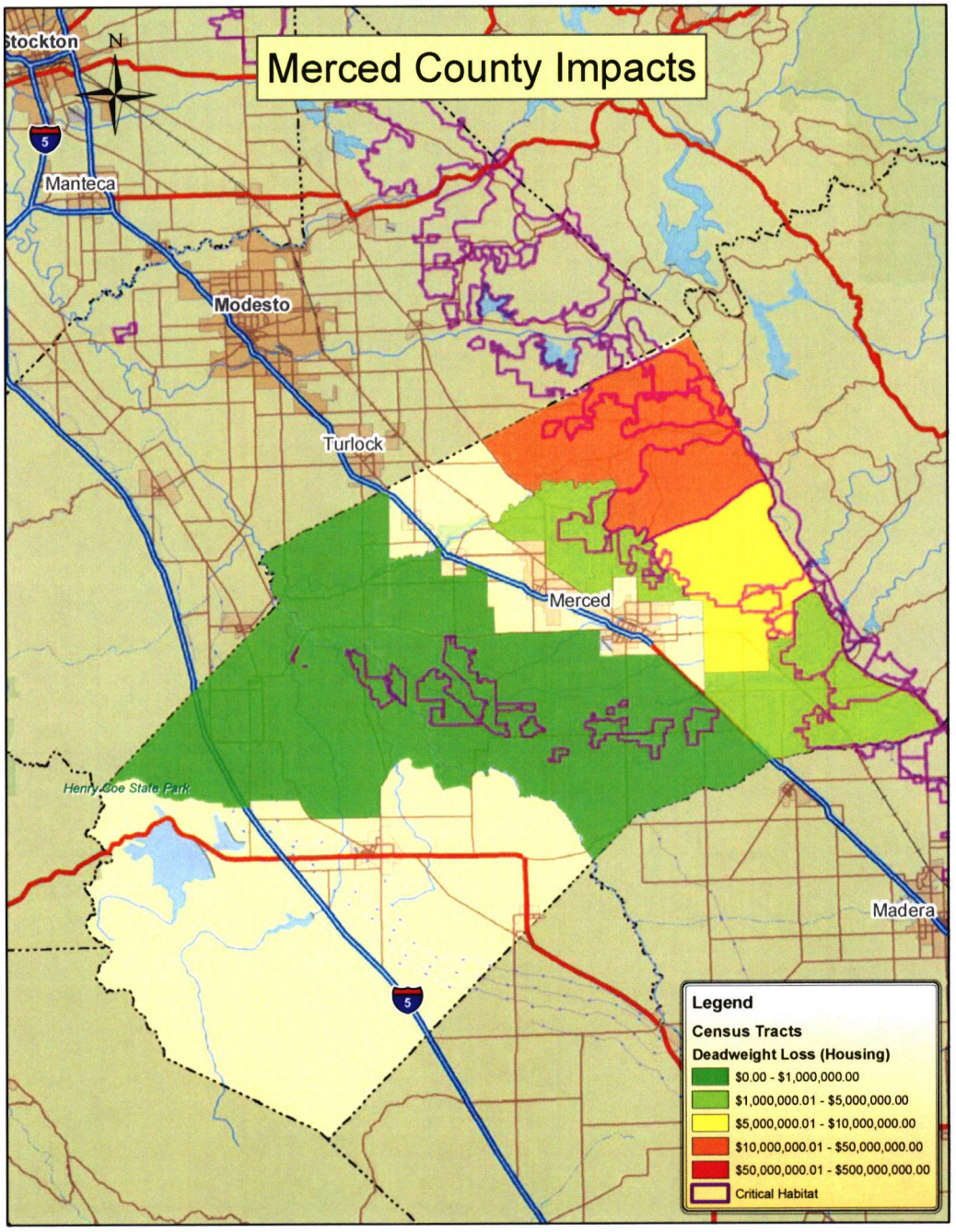


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It was assumed that each highway project would require a 250-foot buffer to each side of the structure, thereby increasing the width of the project by 500 feet.[95] Applying this premise increased the amount of critical habitat impacted by transportation projects. For example, if 1 mile of freeway crossed critical habitat, a total area of 60.6 acres would be impacted.[96] After determining the areas impacted by the transportation projects, it was assumed that 7 percent would be "wet" vernal pool land. It was determined if the transportation project crossed Group A and / or Group B habitat. Using a price of $105,000 per acre, and mitigation ratios of 2:1 and 3:1 for Group A and B habitat, respectively, the cost of designation on transportation projects was estimated.[97] Table V-2 displays the results of the analysis for the eight highway projects that intersect critical habitat. The cost of mitigation for the projects totals $16.9 million.

The FHA dataset was also used for the analysis of the impacts to transportation projects located in Jackson County. There are no FHA planned projects in the area. Since the CTIS Tool is specific to projects located in California, the Rogue Valley MPO, the transportation planning entity for Jackson County, provided information about the infrastructure updates scheduled for 2005 through 2030.[98] There were no identified impacts to the highway structures that traverse Jackson County.

V.2 Economic Impacts on the Energy Industry

Pursuant to Executive Order 13211, Federal agencies are required to submit a summary of the potential effects of regulatory actions on the supply, distribution, and use of energy, assuming those actions meet certain criteria outlined by the OMB:[99]

- Reductions in crude oil supply in excess of 10,000 barrels per day;
- Reductions in fuel production in excess of 4,000 barrels per day;
- Reductions in coal production in excess of 5 million tons per year;
- Reductions in natural gas production in excess of 25 million mcf per year;
- Reductions in electricity production in excess of 1 billion kilowatt-hours per year or in excess of 500 megawatts of installed capacity;
- Increases in energy use required by the regulatory action that exceed any of the thresholds above;
- Increases in the cost of energy production in excess of one percent;
- Increases in the cost of energy distribution in excess of one percent; or

---

[95] State law requires 250-yard wide extensions on either side of new utility projects. This requirement is assumed to apply to transportation projects, although only 250 feet buffers are used.

[96] Total acres = 1 mile X 5,280 feet / mile X 500 feet X 1 acre / 43,560 square feet = 60.6 acres.

[97] Mitigation ratio and per-acre cost obtained from conversations with Service staff.

[98] Information about the planned transportation projects can be found in the "Regional Transportation Plan 2005-2030," available for download at www.rvmpo.org.

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- Other similarly adverse outcomes.

Table V-3: Proposed Energy Facilities in Counties Affected By Regulation lists the 17 energy production facilities that are planned or under construction in the counties with critical habitat. A GIS analysis was used to compute their proximity to the nearest critical habitat designation.[100] Fifteen of those plants are at least one mile from proposed critical habitat and are judged to be at low risk of disruption.

One facility, the Sacramento Municipal Utility District's Cosumnes plant, is approximately one mile from critical habitat. However, the project has already begun construction and completed the permitting and environmental review processes required under State and Federal law. Specifically, the District has already completed a consultation with the Service in order to mitigate potential impacts to existing vernal pools.[101] As such, any costs of mitigation form part of the regulatory baseline and critical habitat designation is projected to have no additional impact on this project.

The Roseville Combined Cycle plant is a natural gas-fired, 125 megawatt facility in Roseville, CA. The facility site and surrounding lands fall within the #12 vernal pool fairy shrimp critical habitat designation. The plant's environmental impact statement was prepared in the time between the Service's initial publication of proposed critical habitat designations and the preparation of this analysis, and specifically addresses the issues of vernal pool conservation, preservation, and mitigation.[102] Since construction and mitigation have already begun, these costs are sunk and form part of the regulatory baseline. Critical habitat designation is expected to have no additional impact on this project.

V.3 University of California, Merced

In 1995, the University of California, which administers the State's system of major research universities, selected Merced County as its preferred location for its tenth campus. The campus was expected to open in 2004. Over the last several years, a broad planning effort has been undertaken to determine the preferred location, size, design, and financing for both the core campus and the associated university community. The proposed campus would be 2,000 acres in size, and comprised of a Main Campus (910 acres), Merced Irrigation District canals and easements (70 acres), a Campus Land Reserve (340 acres), and a Campus Natural Reserve (750 acres).

The Main Campus would consist of an academic core, student support services, student and faculty housing, campus support, on-campus research facilities, athletic and recreation facilities, and parking. The Campus Land Reserve is proposed for future

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[100] Because some plants are only in the planning stages, precise location information was not available for all plants. Whenever possible, plant locations were geocoded to the nearest intersection or city block. While this may cause this section's estimates to differ slightly from the ultimate facility locations, it should not affect the results.

[101] "Commission Decision," SMUD Cosumnes Power Plant Project, September 10, 2003. California Energy Commission: CEC docket number 01-AFC-19.

[102] "Final Staff Assessment", Roseville Energy Park, November 30, 2004. California Energy Commission: CEC docket number 03-AFC-1.

- Other similarly adverse outcomes.

Table V-3: Proposed Energy Facilities in Counties Affected By Regulation lists the 17 energy production facilities that are planned or under construction in the counties with critical habitat. A GIS analysis was used to compute their proximity to the nearest critical habitat designation.[100] Fifteen of those plants are at least one mile from proposed critical habitat and are judged to be at low risk of disruption.

One facility, the Sacramento Municipal Utility District's Cosumnes plant, is approximately one mile from critical habitat. However, the project has already begun construction and completed the permitting and environmental review processes required under State and Federal law. Specifically, the District has already completed a consultation with the Service in order to mitigate potential impacts to existing vernal pools.[101] As such, any costs of mitigation form part of the regulatory baseline and critical habitat designation is projected to have no additional impact on this project.

The Roseville Combined Cycle plant is a natural gas-fired, 125 megawatt facility in Roseville, CA. The facility site and surrounding lands fall within the #12 vernal pool fairy shrimp critical habitat designation. The plant's environmental impact statement was prepared in the time between the Service's initial publication of proposed critical habitat designations and the preparation of this analysis, and specifically addresses the issues of vernal pool conservation, preservation, and mitigation.[102] Since construction and mitigation have already begun, these costs are sunk and form part of the regulatory baseline. Critical habitat designation is expected to have no additional impact on this project.

V.3 University of California, Merced

In 1995, the University of California, which administers the State's system of major research universities, selected Merced County as its preferred location for its tenth campus. The campus was expected to open in 2004. Over the last several years, a broad planning effort has been undertaken to determine the preferred location, size, design, and financing for both the core campus and the associated university community. The proposed campus would be 2,000 acres in size, and comprised of a Main Campus (910 acres), Merced Irrigation District canals and easements (70 acres), a Campus Land Reserve (340 acres), and a Campus Natural Reserve (750 acres).

The Main Campus would consist of an academic core, student support services, student and faculty housing, campus support, on-campus research facilities, athletic and recreation facilities, and parking. The Campus Land Reserve is proposed for future

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[100] Because some plants are only in the planning stages, precise location information was not available for all plants. Whenever possible, plant locations were geocoded to the nearest intersection or city block. While this may cause this section's estimates to differ slightly from the ultimate facility locations, it should not affect the results.

[101] "Commission Decision," SMUD Cosumnes Power Plant Project, September 10, 2003. California Energy Commission: CEC docket number 01-AFC-19.

[102] "Final Staff Assessment", Roseville Energy Park, November 30, 2004. California Energy Commission: CEC docket number 03-AFC-1.

growth of the University facility. The Campus Natural Reserve would be preserved and managed to maintain and enhance its natural environmental functions and values.

Over 92 acres of waters of the United States would be directly impacted by these projects. A stormwater management system will be designed, constructed, and operated to avoid and minimize alteration of natural hydrologic regimes, increases in sediment and nutrient loading, and introduction of pesticide or other hazardous material in runoff. This system will be established to avoid and minimize indirect effects on aquatic systems in areas outside the Campus that may support listed species.[103]

Preliminary estimates of mitigation costs for an early campus and community development prototype calculated the wetlands mitigation costs at about $135,000 per wetted acre affected. At this unit cost, total mitigation costs associated with the current estimate of wetted vernal pool loss would be about $10 million. These costs would be payable over the course of University of California development and are not in present value dollars. These estimates were based on very approximate and preliminary assumptions.[104] Additional costs due to regulation may be incurred by the construction of the stormwater runoff system.

The actual mitigation and other costs associated with campus and community development will be determined over the next few years, as the Merced County Natural Community Conservation Plan / Habitat Conservation Plan is developed.

V.4 Economic Impacts on Public Lands

This section describes potential impacts of designation on lands administered by the Federal government. The analysis is divided among the various Federal agencies that are impacted, since each may potentially have its own set of development requirements and costs associated with designation.

An overall breakdown by agency and department of overlap between critical habitat and Federal lands is given in Table V-6: Impacted Federal lands by Agency and Department. The largest areas of overlap are administered by the Bureau of Land Management (BLM), the National Forest Service, and the Service. Because these lands are primarily wilderness, with little potential for development, designation is often a compatible use and its impact may be minimal. These cases are discussed in further detail below.

Figures on the number of consultations and average time of consultation are calculated from a computer database of vernal pool biological opinions obtained from the Service.

V.4.1 Impact on the Department of Defense

Critical habitat intersects four Air Force and three Army sites totaling 12,247 acres. Three of those bases are closed and are not expected to be impacted by designation insofar as no new military construction is anticipated. For the remaining land, it is

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[103] US Fish and Wildlife Service, Final Biological Opinion on the Proposed University of California Merced Campus, Phase 1 and Campus Buildout, August 19, 2002.

[104] Economic & Planning Systems, Inc., Preliminary UC Merced Habitat Conservation Cost Estimate, March 14, 2000.

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important to note that the Department of Defense reviewed and commented on the proposed boundaries. At its request, the Service excluded areas of critical habitat that could affect military readiness. Remaining intersections between critical habitat and Defense land are in areas where the Department considers designation unlikely to be disruptive. Net of these exclusions, overall impacts of designation on Defense are expected to be minimal.

V.4.2 Impact on the Bureau of Land Management

Critical habitat affects roughly 33,989 acres of land administered by the BLM. Nearly all is land in the public domain. Service records list no consultations performed for the BLM. Because public domain land is often highly remote and development pressures are low, few, if any, future consultations are envisioned in these areas. The total expected cost of designation to the BLM is zero.

V.4.3 Impact on the Bureau of Reclamation

Critical habitat intersects 22 acres of land overseen by the Bureau of Reclamation (BR) near Millerton Lake. An additional 640 acres of public domain land in Jackson County, Oregon, also overlap with critical habitat. An overview of the Service's biological opinions as they pertain to the Bureau of Reclamation is given in Table V-5: Consultations for the Bureau of Reclamation. Consultation for BR projects took an average of 106.25 days, based on the 10 consultations on record. Personal conversations with BR staff indicate that there is no expectation of formal consultations due to the designation.[105]

V.4.4 Impact on the Forestry Service

Critical habitat intersects a total of 78,471 acres of national forest and wilderness. Because uses are compatible with the preservation of vernal pools, designation is not expected to have an impact on the Forestry Service.

V.4.5 Impact on the Fish and Wildlife Service

Designation is not expected to impact the Service.

V.4.6 Impact on the Bureau of Indian Affairs

There is no intersection between critical habitat and tribal lands and there are no anticipated economic effects due to designation.

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[105] Personal conversation with David Young, Biologist, mid-Pacific division, Bureau of Reclamation.

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Table V-1: California Highway Projects Intersecting Critical Habitat

County	Caltrans District	Highway Route	Project Length (miles)	Project Start Year	Total Cost, (thousands) [106]	Agency	Impacted CH, "A" (miles)	Impacted CH, "B" (miles)
Butte	3	70	16.5	2018	$11,546	Butte County	-	2.88
Butte	3	99	5.0	2018	$6,477	Caltrans	0.86	-
Butte	3	99	5.2	2018	$2,428	Caltrans	2.73	-
Madera	6	41	3.0	2013	$4,082	Caltrans	1.57	-
Lassen	2	44	22.2	2012	$11,662	Caltrans	0.08	-
Tehama	2	99	5.1	2012	$6,997	Caltrans	-	4.56
Contra Costa	4	4	4.9	2007	$90,148	Metropolitan Transportation Commission	-	1.59
Lassen	2	44	22.2	2006	$11,662	Caltrans	0.08	-
Total	**-**	**-**	**84**	**-**	**$145,002**	**-**	**5.32**	**9.04**

Sources:

(1) California Transportation Investment Tool, Version 1.3.2, California Department of Transportation, Office of State Planning, http://www.dot.ca.gov/hq/tpp/offices/osp/ctis.htm.

(2) Critical Habitat Boundary Files, U.S. Fish and Wildlife Service.

[106] Values in 2004 dollars.

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Table V-2: Economic Impacts of Designation on California Transportation Projects

County	Highway Route	Project Length (miles)	Project Start Year	Total Cost, (thousands) [107]	Impacted CH, "A" (miles)	Impacted CH, "B" (miles)	Additional Costs due to Designation, (thousands)
Butte	70	16.5	2018	$11,546	-	2.88	$3,852
Butte	99	5.0	2018	$6,477	0.86	-	$769
Butte	99	5.2	2018	$2,428	2.73	-	$2,436
Madera	41	3.0	2013	$4,082	1.57	-	$1,399
Lassen	44	22.2	2012	$11,662	0.08	-	$70
Tehama	99	5.1	2012	$6,997	-	4.56	$6,094
Contra Costa	4	4.9	2007	$90,148	-	1.59	$2,129
Lassen	44	22.2	2006	$11,662	0.08	-	$105
Totals	-	84	-	$145,002	5.32	9.04	$16,853

Sources:

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Madera	41	3.0	2013	$4,082	1.57	-	$1,399
Lassen	44	22.2	2012	$11,662	0.08	-	$70
Tehama	99	5.1	2012	$6,997	-	4.56	$6,094
Contra Costa	4	4.9	2007	$90,148	-	1.59	$2,129
Lassen	44	22.2	2006	$11,662	0.08	-	$105
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[107] Values in 2004 dollars.

Table V-3: Proposed Energy Facilities in Counties Affected By Regulation

Plant	Status	Capacity (MW)	City	County	Nearest CHD (miles)
Kings River	Pre-construction	97	Fresno	Fresno	12.18
SMUD Cosumnes	Construction	500	Herald	Sacramento	1.03
Walnut Energy Center	Construction	250	Turlock	Stanislaus	14.08
Ripon Simple Cycle	Construction	95	Ripon	San Joaquin	5.52
Morro Bay	On Hold	1,200	Morro Bay	San Luis Obispo	21.10
Tesla Combined Cycle	On Hold	1,120	Tracy	Alameda	7.03
East Altamont	On Hold	1,100	Byron	Alameda	1.89
Contra Costa	On Hold	530	Antioch	Contra Costa	7.32
Three Mountain	On Hold	500	Burney	Shasta	1.79
Russell City	On Hold	600	Hayward	Alameda	12.14
San Joaquin Valley	On Hold	1,087	San Joaquin	Fresno	24.70
Valero Cogen.	On Hold	51	Benicia	Solano	5.92
Roseville Combined Cycle	12-mo. AFC	160	Roseville	Placer	0.00
Avenal Combined Cycle	12-mo. AFC	600	Avenal	Kings	30.98
San Joaquin Valley	Amendment	n/a	San Joaquin	Fresno	24.70
East Altamont	Amendment	n/a	Byron	Alameda	1.89
SMUD Cosumnes (Phase 2)	6-mo. AFC	500	Herald	Sacramento	1.03

Source: California Energy Commission, Energy Facilities Siting / Licensing Process. http://www.energy.ca.gov/sitingcases/index.html

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Avenal Combined Cycle	12-mo. AFC	600	Avenal	Kings	30.98
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East Altamont	Amendment	n/a	Byron	Alameda	1.89
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Source: California Energy Commission, Energy Facilities Siting / Licensing Process. http://www.energy.ca.gov/sitingcases/index.html

Table V-4: Consultations for the Armed Services

Project	Consultation Time (Days)
Amend Beale AFB Vernal Pool Restoration Project	84
B.T. Collins Army Reserve Training Center Mitigation	N / A
Burke Housing, Travis AFB, Vernal Pool fund	111
Castle AFB Skeet Range, Atwater, Merced City	6
Data Gap 5 Draft Magpie Creek and Don Julio Creek	16
Data Gap 5 Field Sampling, Vernal Pool Surface...	3
Landfill 2, Travis AFB	23
Mather AFB Landfills	N / A
McClellan AFB Radiological Survey Amendment	42
McClellan AFB Vernal Pool Restoration Plan	36
McClellan Air Force Base Closure, Sacramento County	28
Radiological Surveys at McClellan AFB, Sacramento...	53
Request for Formal Consultation-Vernal Pool...	288
Review of Beale AFB Conceptual Vernal Pool R & M	17
Vernal Pool Restoration Project	194
Vernal Pool Species at Travis AFB	131
Average	**74**

Source: Service consultation record.

Notes: Project names terminating in ellipses and consultation times marked "N / A" could not be obtained from Service records due to missing data.

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Average	**74**

Source: Service consultation record.

Notes: Project names terminating in ellipses and consultation times marked "N / A" could not be obtained from Service records due to missing data.

Table V-5: Consultations for the Bureau of Reclamation

Project	Consultation Time (Days)	Formal?
CVP Friant and Cross Valley Division Water...	30	No
Grassland Bypass Project	224	No
Hidden and Buchanan Units...	12	No
Long-term contract renewals for Friant...	46	No
Los Vaqueros	N / A	No
Mendota Wildlife Area Water Conveyance Facilities	31	No
Sacramento County water contracts	N / A	N / A
Temporary Water Service Contractors within Friant	50	N / A
Review of Warren Act Contract with City of Roseville	233	N / A
Average	106	

Source: Service consultation record.

Notes: Project names terminating in ellipses and consultation times marked "N / A" could not be obtained from Service records due to missing data.

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Mendota Wildlife Area Water Conveyance Facilities	31	No
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Average	106	

Source: Service consultation record.

Notes: Project names terminating in ellipses and consultation times marked "N / A" could not be obtained from Service records due to missing data.

Table V-6: Impacted Federal lands by Agency and Department

Agency (Department)	Area	Affected Acreage
Air Force (DOD)	Beale Air Force Base	301.44
	Mather Air Force Base (Closed)	1,686.94
	McClellan Air Force Base (Closed)	51.59
	Travis Air Force Base	2,713.82
	Subtotal	4,753.79
Army (DOD)	Camp Roberts Military Reservation	360.10
	Fort Ord Military Reservation (Closed)	6,873.34
	Hunter-Liggett Military Reservation	259.84
	Subtotal	7,493.28
Bureau of Reclamation (BOR)	Millerton Lake	22.39
National Forest (FS)	Lassen National Forest	21,244.24
	Los Padres National Forest	34,720.48
	Shasta National Forest	3,943.25
	Subtotal	59,907.97
National Wildlife Refuge (FWS)	Don Edwards San Francisco Bay National Wildlife Refuge	21.00
	Merced National Wildlife Refuge	65.20
	Pixley National Wildlife Refuge	3,639.46
	Sacramento National Wildlife Refuge	10.75
	San Joaquin River National Wildlife Refuge	746.26
	San Luis National Wildlife Refuge	241.27
	Subtotal	4,723.94
Public Domain Land (BLM)		32,285.08
Wilderness (FS)	San Rafael Wilderness	48.00
	Sespe Wilderness	18,516.02
	Subtotal	18,564.02
Wilderness Study Area (BLM)	Timbered Crater Wilderness Study Area	1,613.38
Wildlife Management Area (FWS)	Grasslands Wildlife Management Area	21,492.00
	Willow Creek-Lurline Wildlife Management Area	0.86
	Subtotal	21,492.86
Total		**150,856.71**

Source: GIS analysis.

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	Willow Creek-Lurline Wildlife Management Area	0.86
	Subtotal	21,492.86
Total		**150,856.71**

Source: GIS analysis.

VI Other Private Activities

This section reviews the economic impacts from habitat designation on the mining, agricultural, forestry, and grazing industries.

VI.1 Mining

A review of the consultation database provided by the Service showed no documented consultations with mining organizations since the listing of the vernal pool species in September of 2002. The 2002 preliminary data from the U.S. Geological Survey showed three new mining locations within the 35 California counties that contain critical habitat. Specifically, in Tulare County, a new alluvial sand and gravel mine operated by RMC Pacific Materials was granted a permit in 2002. The permit for an additional construction aggregate mine also in Tulare County and owned by the Kaweah River Rock Company, was reviewed in 2002. RMC Pacific Materials also applied for a permit in Fresno County to begin mining crushed stone. It has not been determined whether these three mines exist on proposed critical habitat. Based on discussion with Service staff and the review of the consultation database, at this time it is determined that there will be no economic impacts on the mining industry.[108]

VI.2 Grazing

Since grazing cattle is considered a complementary activity for vernal pool preservation, it is determined that there will be no economic impacts to this industry from habitat designation.

VI.3 Forestry

There were no documented consultations between the Service and forestry management entities either before or after the listing of the vernal pool species. Further, since vernal pools typically do not exist in forested areas, there are no predicted economic effects to the forestry industry.

VI.4 Agriculture

A review of the consultation record provided by the Service showed no documented consultations for agricultural activities since the listing of the vernal pools species. As a discussion with a representative of the agricultural community indicated, there are potential economic impacts to the agricultural sector. For example, the designation of critical habitat on farmland may reduce the value of the plot, which could limit the borrowing potential of the farm owner. The expansion of farming operations could also be constrained if owners are prevented from installing processing plants or additional harvesting machinery. Additionally, there are two situations that could result in the creation of a Federal nexus: the receipt of Federal farming subsidies and the regulation of agricultural run-off, through the recent extension of the Clean Water Act.

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[108] Communication with U.S. Fish and Wildlife Service, April 8, 2005.

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This section reviews the economic impacts from habitat designation on the mining, agricultural, forestry, and grazing industries.

VI.1 Mining

A review of the consultation database provided by the Service showed no documented consultations with mining organizations since the listing of the vernal pool species in September of 2002. The 2002 preliminary data from the U.S. Geological Survey showed three new mining locations within the 35 California counties that contain critical habitat. Specifically, in Tulare County, a new alluvial sand and gravel mine operated by RMC Pacific Materials was granted a permit in 2002. The permit for an additional construction aggregate mine also in Tulare County and owned by the Kaweah River Rock Company, was reviewed in 2002. RMC Pacific Materials also applied for a permit in Fresno County to begin mining crushed stone. It has not been determined whether these three mines exist on proposed critical habitat. Based on discussion with Service staff and the review of the consultation database, at this time it is determined that there will be no economic impacts on the mining industry.[108]

VI.2 Grazing

Since grazing cattle is considered a complementary activity for vernal pool preservation, it is determined that there will be no economic impacts to this industry from habitat designation.

VI.3 Forestry

There were no documented consultations between the Service and forestry management entities either before or after the listing of the vernal pool species. Further, since vernal pools typically do not exist in forested areas, there are no predicted economic effects to the forestry industry.

VI.4 Agriculture

A review of the consultation record provided by the Service showed no documented consultations for agricultural activities since the listing of the vernal pools species. As a discussion with a representative of the agricultural community indicated, there are potential economic impacts to the agricultural sector. For example, the designation of critical habitat on farmland may reduce the value of the plot, which could limit the borrowing potential of the farm owner. The expansion of farming operations could also be constrained if owners are prevented from installing processing plants or additional harvesting machinery. Additionally, there are two situations that could result in the creation of a Federal nexus: the receipt of Federal farming subsidies and the regulation of agricultural run-off, through the recent extension of the Clean Water Act.

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[108] Communication with U.S. Fish and Wildlife Service, April 8, 2005.

Using GIS data, it was determined that critical habitat overlaps with 14,956 acres of prime farmland, or 1.2 percent of all proposed habitat acreage. This overlap also represents 0.3 percent of all of the prime farmland in California. It is assumed that not all of this land would be under cultivation and the economic impacts are predicted to the industry are predicted to be minimal. At this time, the aggregate economic impacts to this industry as a result of critical habitat designation have not been determined.

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VII REGIONAL ECONOMIC IMPACTS

VII.1 METHODOLOGY

The distributional effects of critical habitat designation are quantified using IMPLAN Economic Modeling Software.[109] The IMPLAN Model is a widely used tool for analysis of economic events such as a change in industrial output. IMPLAN was developed by the U.S. Forest Service, which continues to use it today, and is now also used by 1,500 agencies and companies, including the San Diego Association of Governments, the California Energy Commission, the California Departments of Finance, Transportation, Water Resources, and Labor and Employment, San Diego State, Stanford, U.C. Berkeley, and numerous private consulting companies.[110]

The core of IMPLAN is an input-output model. This type of model traces the "multiplier effect" of an industry making purchases from other industries.[111] The economy is described by 509 IMPLAN industry sectors, which are based on the North American Industry Classification System (NAICS) and the Bureau of Economic Analysis (BEA) commodity classifications. "Direct effects" are the changes in final demand being modeled (the goods and services produced or purchased from an industry). "Indirect effects" estimate inter-industry purchases. Regional purchase coefficients are used to estimate the proportion of inter-industry purchases occurring within the study area. In addition to the interactions between the 509 IMPLAN industries, "induced effects" estimate the impact of household spending caused by the change in final demand.[112] In the table and discussion that follow, the sum of indirect and induced effects are referred to as secondary effects.

Critical habitat designation reduces the construction of new housing, as described in Section IV. IMPLAN is used to describe how this decrease in new home construction results in a decrease in the demand for inputs from other industries. The change in final demand for new housing construction is calculated as the product of building costs per house multiplied the change in number of houses built. The calculation of building costs for each census tract is described in Section IV.2.

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[109] MIG, Inc., IMPLAN Professional Version v.2.0.1024, 1997-2004.

[110] http://www.implan.com/references.html

[111] For a detailed discussion of this modeling method see, Ronald Miller and Peter Blair, *Input Output Analysis, Foundations and Extensions*, New Jersey: Prentice Hall.

[112] Direct impacts – the direct purchases by the facility under study – and indirect impacts –the purchases made by the firms supplying the facility – are captured in the standard input-output model. Induced impacts – purchases by employees of the facility and indirect firms – are captured when the model is "closed" with respect to households. The version of IMPLAN used here is closed.

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Sacramento, Solano, and Butte were selected for IMPLAN analysis. The change in final demand for residential construction in these counties represented greater than or equal to 0.41% of the county's pre-designation industry revenue.[113] The change in building costs are aggregated for the three counties and annualized.[114] Note that in this analysis, the direct effects are the costs associated with the construction of new homes which is different from the price paid by homebuyers for a new home. Restricting the supply of new homes may increase revenue to home sellers, but it will decrease the demand for inputs needed to construct new homes.

In addition to the IMPLAN model of the impacts on new home construction, the distributional impacts of CHD resulting from mitigation costs and a change in home prices are discussed below.

VII.2 Results

The table below demonstrates that the secondary impacts from decreased new home construction are small relative to the industry output of the three-county region. Critical habitat designation of vernal pool species has little effect on the regional economy. Total annual industry output is reduced by approximately $17 million directly and another $12 million indirectly. These combined reductions represent only 0.03 percent of the region's output. Included among the most affected industries are wholesale trade and architectural/engineering services.

Note that mitigation costs are not accounted for in this analysis. Mitigation costs, principally land acquisition costs, are incurred by the individuals or businesses developing the land. If the land developers do not currently own the land, these costs may be borne by the landowners through a decrease in land price. The mitigation expenditures are a transfer to a conservation bank, i.e., a transfer from one landowner to another or a transfer from a land developer to a landowner. At the census tract level of examination, mitigation expenditures flow out of the census tract and are a cost to producers. Regionally, mitigations costs are a transfer that would have minimal distributional effects.

In IMPLAN, the decrease in dollars spent on new housing construction results in decreased spending by the employees in the construction industry. IMPLAN allocates a large portion of this decrease in spending to "owner-occupied dwellings" and "real estate." Note that another larger group of consumers may increase spending in "owner-occupied dwelling" as the supply of housing is restricted and home prices increase. This group of consumers may be diverting money from entertainment, travel, or other industries in response to higher mortgage payments. These dollars flow to home sellers, who in turn may spend more on entertainment, travel, or other activities. In this regard,

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[113] The fourth highest was Stanislaus, where impacts were only 0.12% of pre-designation revenue.

[114] For simplicity, costs were annualized by dividing total costs by 20. Impacts are incurred throughout the twenty-year timeframe, and the total change in building costs divided by 20 is the average annual foregone revenue to new home construction.

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Table VII-1: Distributional Effects of Critical Habitat Designation in Sacramento, Solano, and Butte.

Industry[115]	Study Area Data: Industry Output	Model Results: Direct Effects	Model Results: Secondary Effects[116]	Impacts as a Percent of Output
	(1)	(2)	(3)	(4)=((2)+(3))/(1)
New residential 1-unit structures- nonfarm	2,660,255,000	-17,106,996	0	-0.64%
Wholesale trade	3,344,565,000	0	-900,876	-0.03%
Owner-occupied dwellings	4,731,130,000	0	-736,774	-0.02%
Motor vehicle and parts dealers	1,447,393,000	0	-508,589	-0.04%
Real estate	4,235,851,000	0	-491,378	-0.01%
Architectural and engineering services	1,005,748,000	0	-486,932	-0.05%
Food and beverage stores	1,463,249,000	0	-381,975	-0.03%
General merchandise stores	756,993,000	0	-356,909	-0.05%
Truck transportation	783,744,000	0	-325,790	-0.04%
Food services and drinking places	2,473,971,000	0	-324,674	-0.01%
Offices of physicians- dentists- and other health	2,478,826,000	0	-307,291	-0.01%
Monetary authorities and depository credit interme	1,755,281,000	0	-301,017	-0.02%
Wood kitchen cabinet and countertop manufacturing	97,166,000	0	-246,794	-0.25%
Insurance carriers	3,265,570,000	0	-239,948	-0.01%
Hospitals	2,088,135,000	0	-237,686	-0.01%
Building material and garden supply stores	672,719,000	0	-223,296	-0.03%
Telecommunications	3,325,191,000	0	-217,947	-0.01%
Health and personal care stores	422,402,000	0	-202,058	-0.05%
Legal services	923,111,000	0	-199,549	-0.02%
Management of companies and enterprises	1,370,527,000	0	-195,277	-0.01%
Miscellaneous store retailers	386,567,000	0	-189,220	-0.05%
Clothing and clothing accessories stores	437,047,000	0	-171,236	-0.04%
Nondepository credit intermediation and related a	1,235,010,000	0	-162,985	-0.01%
Petroleum refineries	1,585,216,000	0	-147,661	-0.01%
Other State and local government enterprises	798,126,000	0	-143,714	-0.02%
Employment services	855,988,000	0	-135,430	-0.02%
Electronics and appliance stores	354,856,000	0	-129,280	-0.04%
Automotive repair and maintenance- except car wash	1,178,281,000	0	-126,823	-0.01%

[115] Only industries with "Total Effects" greater than $100,000 are listed in this table.

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[116] "Secondary Effects" include indirect and induced effects.

Industry[115]	Study Area Data: Industry Output	Model Results: Direct Effects	Model Results: Secondary Effects[116]	Impacts as a Percent of Output
Gasoline stations	362,357,000	0	-124,420	-0.03%
Furniture and home furnishings stores	333,409,000	0	-119,173	-0.04%
Machinery and equipment rental and leasing	402,446,000	0	-112,514	-0.03%
Nonstore retailers	263,240,000	0	-105,609	-0.04%
State and local government electric utilities	759,293,000	0	-105,234	-0.01%
Total, All Industries[117]	**101,767,817,000**	**-17,106,996**	**-12,173,950**	**-0.03%**

Source: IMPLAN Output.

[117] Includes industries with impacts less than $100,000 in addition to the industries listed above.

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VIII ECONOMIC IMPACTS ON SMALL BUSINESSES

According to the Regulatory Flexibility Act, as amended by the Small Business Regulatory Enforcement Fairness Act, an agency has to determine whether proposed legislation will have a "significant economic impact on a substantial number of small entities."[118] There are three categories of entities: small business, small government, and small nonprofit organizations. The impacts on non-profits and small governments are expected to be negligible and are not examined in this analysis.

The effects of CHD on small businesses in new home construction, however, are examined. In some census tracts, the quantity of new housing decreases as a result of CHD. This results in decreased revenue to home construction. The impact to the new home construction industry is characterized as the decrease in the number of housing units multiplied by the average building cost per housing unit. The change in building costs is calculated for each census tract and then summed by county. This is conservative, as some construction firms may actually gain from an increase in housing price when the supply of housing is restricted.[119] In this analysis, the total but-for revenue is equivalent to building costs per house multiplied by the pre-regulation projected number of housing units. Table VIII-1: Impact of CHD on New Home Construction Revenue summarizes the revenue loss by county.

To isolate the revenue losses attributable to small businesses we examined the share of new housing construction permits reported in Sacramento County. As shown in Table VIII-2: Sacramento Building Permits For Single Family Dwellings, By Contractor, small businesses accounted for 22.4 % of permits in 2004.

To estimate the number of affected small businesses, the number of houses built per small firm was calculated. Next, the number of housing units lost to small businesses was calculated as the percent housing permits to small firms multiplied by the change in housing units from CRA's housing model. Then, the number of lost housing units attributable to small firms was divided by the average number of houses per small firm. This provides an estimate of the number of affected small businesses. These calculations are presented in Table VIII-3 and Table VIII-4. As shown in the table, the number of small firms affected annually ranges from approximately 3 in Sacramento County to less than one in most of those listed. Counties not listed are not projected to include any small business losses. Consequently, an equivalent of approximately 6 small firms are projected to suffer annual revenue losses equal to their expected annual revenues. These firms would be forced to close assuming that work in other construction projects such as remodeling and expansion was not available. In view of expected home price increases, demand for these projects is likely to increase.

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[118] EPA, "Revised Interim Guidance for EPA Rulewriters: Regulatory Flexibility Act as Amended by the Small Business Regulatory Enforcement Fairness Act," 29 March 1999, p.11.

[119] On one hand, there a fewer homes for construction companies to build; on the other, if construction companies are selling the houses to consumers, rather than being hired by another company, then they will obtain the benefits of increased price.

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Table VIII-1: Impact of CHD on New Home Construction Revenue

County	Annual Pre-Regulation Revenue	Annual Change in Revenue	Annual Change in Housing Units
Sacramento	$2,761,740,751	-$11,472,028	-42
Butte	$411,311,602	-$3,172,289	-18
Solano	$592,356,242	-$2,462,680	-10
Stanislaus	$869,921,163	-$1,043,705	-4
Monterey	$524,234,525	-$451,024	-2
Contra Costa	$1,404,125,958	-$362,971	-1
Merced	$297,345,305	-$338,072	-2
Tehama	$100,200,792	-$177,231	-1
Mendocino	$114,029,460	-$41,179	0
Mariposa	$19,403,429	-$38,327	0
Ventura	$1,552,355,564	-$21,010	0
Napa	$94,968,597	-$17,822	0
Amador	$14,151,943	-$4,138	0
Yolo	$336,202,280	-$3,615	0
Tuolumne	$75,690,230	-$3,029	0
Alameda	$1,840,515,586	-$3,016	0
Calaveras	$81,351,998	-$30	0
San Joaquin	$1,134,421,990	$0	0
Plumas	$9,699,943	$0	0
Madera	$269,866,011	$0	0
Colusa	$66,443,773	$0	0
San Luis Obispo	$640,255,341	$0	0
Shasta	$278,097,953	$0	0
Tulare	$532,238,043	$0	0
Siskiyou	$45,664,427	$0	0
Modoc	$19,426,038	$0	0
Yuba	$113,175,724	$0	0
Fresno	$1,592,435,958	$0	0
Lake	$128,159,872	$0	0
Kings	$112,763,999	$0	0
Santa Barbara	$751,545,393	$0	0
Lassen	$30,404,916	$0	0
Placer	$1,019,646,827	$0	0
Glenn	$69,806,673	$0	0
San Benito	$70,854,432	$0	0

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Santa Barbara	$751,545,393	$0	0
Lassen	$30,404,916	$0	0
Placer	$1,019,646,827	$0	0
Glenn	$69,806,673	$0	0
San Benito	$70,854,432	$0	0

Table VIII-2: Sacramento Building Permits For Single Family Dwellings, By Contractor[120]

Firm	Number of Permits	Percent of All Permits	Cumulative Percentile	Size Category[121]
	(1)	(2)=(1) / sum((1))	(3)	(4)
1.	117	19.60%	19.60%	Large
2.	62	10.39%	29.98%	Large
3.	57	9.55%	39.53%	Large
4.	45	7.54%	47.07%	Large
5.	39	6.53%	53.60%	Large
6.	32	5.36%	58.96%	Large
7.	27	4.52%	63.48%	Large
8.	23	3.85%	67.34%	Small/Unknown
9.	22	3.69%	71.02%	Large
10.	20	3.35%	74.37%	Large
11.	19	3.18%	77.55%	Small/Unknown
12.	18	3.02%	80.57%	Large
13.	16	2.68%	83.25%	Large
14.	13	2.18%	85.43%	Small/Unknown
15.	10	1.68%	87.10%	Small/Unknown
16.	7	1.17%	88.27%	Small/Unknown
17.	4	0.67%	88.94%	Large
18.	4	0.67%	89.61%	Large
19.	3	0.50%	90.12%	Small/Unknown
20.	2	0.34%	90.45%	Small/Unknown
21.	2	0.34%	90.79%	Small/Unknown
22.	2	0.34%	91.12%	Small/Unknown
23.	2	0.34%	91.46%	Small/Unknown
24.	2	0.34%	91.79%	Small/Unknown
25.	1	0.17%	91.96%	Small/Unknown
26.	1	0.17%	92.13%	Small/Unknown
27.	1	0.17%	92.29%	Small/Unknown
28.	1	0.17%	92.46%	Small/Unknown
29.	1	0.17%	92.63%	Small/Unknown
30.	1	0.17%	92.80%	Small/Unknown

[120] Does not include owner additions or remodels. Data are from the final week of each month, April, 2004-April, 2005.

[121] Revenue figures were obtained from internet searches for company sales revenue. We are assuming any company whose data we were unable to attain is small. This is very conservative.

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16.	7	1.17%	88.27%	Small/Unknown
17.	4	0.67%	88.94%	Large
18.	4	0.67%	89.61%	Large
19.	3	0.50%	90.12%	Small/Unknown
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27.	1	0.17%	92.29%	Small/Unknown
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29.	1	0.17%	92.63%	Small/Unknown
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31.	1	0.17%	92.96%	Small/Unknown
32.	1	0.17%	93.13%	Small/Unknown
33.	1	0.17%	93.30%	Small/Unknown
34.	1	0.17%	93.47%	Small/Unknown
35.	1	0.17%	93.63%	Small/Unknown
36.	1	0.17%	93.80%	Small/Unknown
37.	1	0.17%	93.97%	Small/Unknown
38.	1	0.17%	94.14%	Small/Unknown
39.	1	0.17%	94.30%	Small/Unknown
40.	1	0.17%	94.47%	Small/Unknown
41.	1	0.17%	94.64%	Small/Unknown
42.	1	0.17%	94.81%	Small/Unknown
43.	1	0.17%	94.97%	Small/Unknown
44.	1	0.17%	95.14%	Small/Unknown
45.	1	0.17%	95.31%	Small/Unknown
46.	1	0.17%	95.48%	Small/Unknown
47.	1	0.17%	95.64%	Small/Unknown
48.	1	0.17%	95.81%	Small/Unknown
49.	1	0.17%	95.98%	Small/Unknown
50.	1	0.17%	96.15%	Small/Unknown
51.	1	0.17%	96.31%	Small/Unknown
52.	1	0.17%	96.48%	Small/Unknown
53.	1	0.17%	96.65%	Small/Unknown
54.	1	0.17%	96.82%	Small/Unknown
55.	1	0.17%	96.98%	Small/Unknown
56.	1	0.17%	97.15%	Small/Unknown
57.	1	0.17%	97.32%	Small/Unknown
58.	1	0.17%	97.49%	Small/Unknown
59.	1	0.17%	97.65%	Small/Unknown
60.	1	0.17%	97.82%	Small/Unknown
61.	1	0.17%	97.99%	Small/Unknown
62.	1	0.17%	98.16%	Small/Unknown
63.	1	0.17%	98.32%	Small/Unknown
64.	1	0.17%	98.49%	Small/Unknown
65.	1	0.17%	98.66%	Small/Unknown
66.	1	0.17%	98.83%	Small/Unknown
67.	1	0.17%	98.99%	Small/Unknown

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49.	1	0.17%	95.98%	Small/Unknown
50.	1	0.17%	96.15%	Small/Unknown
51.	1	0.17%	96.31%	Small/Unknown
52.	1	0.17%	96.48%	Small/Unknown
53.	1	0.17%	96.65%	Small/Unknown
54.	1	0.17%	96.82%	Small/Unknown
55.	1	0.17%	96.98%	Small/Unknown
56.	1	0.17%	97.15%	Small/Unknown
57.	1	0.17%	97.32%	Small/Unknown
58.	1	0.17%	97.49%	Small/Unknown
59.	1	0.17%	97.65%	Small/Unknown
60.	1	0.17%	97.82%	Small/Unknown
61.	1	0.17%	97.99%	Small/Unknown
62.	1	0.17%	98.16%	Small/Unknown
63.	1	0.17%	98.32%	Small/Unknown
64.	1	0.17%	98.49%	Small/Unknown
65.	1	0.17%	98.66%	Small/Unknown
66.	1	0.17%	98.83%	Small/Unknown
67.	1	0.17%	98.99%	Small/Unknown

Firm	Number of Permits	Percent of All Permits	Cumulative Percentile	Size Category[121]
68.	1	0.17%	99.16%	Small/Unknown
69.	1	0.17%	99.33%	Small/Unknown
70.	1	0.17%	99.50%	Small/Unknown
71.	1	0.17%	99.66%	Small/Unknown
72.	1	0.17%	99.83%	Small/Unknown
73.	1	0.17%	100.00%	Small/Unknown
Total	**597**	**100.0%**		
Small Businesses	**134**	**22.4%**		

Source: Department of Building Inspection, Municipal Services Agency, Sacramento County

Firm	Number of Permits	Percent of All Permits	Cumulative Percentile	Size Category[121]
68.	1	0.17%	99.16%	Small/Unknown
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70.	1	0.17%	99.50%	Small/Unknown
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72.	1	0.17%	99.83%	Small/Unknown
73.	1	0.17%	100.00%	Small/Unknown
Total	**597**	**100.0%**		
Small Businesses	**134**	**22.4%**		

Source: Department of Building Inspection, Municipal Services Agency, Sacramento County

Table VIII-3: Small Business Impacts From Residential Construction

County[122]	Proportion Of Houses Built By Small Businesses	Annual Revenue	Annual Housing Units	Average Building Cost	Annual Average Revenue Per Small Business
	(1)	(2)	(3)	(4)=(2)/(3)	(5)
Sacramento	22%	$2,761,740,751	11,246	$245,581	$732,785
Butte	22%	$411,311,602	2,377	$173,012	$656,858
Solano	22%	$592,356,242	2,421	$244,664	$724,815
Stanislaus	22%	$869,921,163	4,393	$198,044	$701,962
Monterey	22%	$524,234,525	2,289	$228,978	$716,285
Contra Costa	22%	$1,404,125,958	3,747	$374,740	$797,592
Merced	22%	$297,345,305	1,729	$171,948	$700,599
Tehama	22%	$100,200,792	586	$171,115	$589,328

Table VIII-4: Small Business Impacts From Residential Construction

County	Annual Houses Built Per Small Business	Annualized Change In Number Houses	Annualized Change In Number Of Houses To Small Businesses	Number Of Affected Small Businesses
	(6)=(5)/(4)	(7)	(8)=(1)*(7)	(9)=(8)/(6)
Sacramento	2.98	-42	-9.5	-3.2
Butte	3.80	-18	-4.0	-1.0
Solano	2.96	-10	-2.2	-0.7
Stanislaus	3.54	-4	-1.0	-0.3
Monterey	3.13	-2	-0.5	-0.1
Contra Costa	2.13	-1	-0.2	-0.1
Merced	4.07	-2	-0.5	-0.1
Tehama	3.44	-1	-0.2	-0.1
Total				**-5.6**

Sources:

(1) From Table VIII-1: Impact of CHD on New Home Construction Revenue, based on data from Department of Building Inspection, Municipal Services Agency, Sacramento County.

(2) CRA housing model.

(3) CRA housing model.

[122] Table lists most-affected counties. In counties with smaller impacts, designation has negligible effects on small businesses.

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Merced	4.07	-2	-0.5	-0.1
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Total				**-5.6**

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(5) RMA data on revenue by size class and D&B data on number of firms in each size class.

(7) CRA housing model.

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IX WELFARE IMPACTS OF CRITICAL HABITAT DESIGNATION

The model of urban growth and the markets for land and improvements to land is adapted from the standard Alonso-Muth-Mills model of urban economics. The approach taken in this study is a partial equilibrium analysis for various portions of the overall critical habitat. Given the relatively small land and housing price changes resulting from critical habitat, together with the localized nature of housing supply and demand, the use of a partial equilibrium approach seems justified.

At each location, the housing developer is assumed to solve the following maximization problem:

$$\max_{H,L,\lambda} pH - k(H) + \lambda(\bar{N} - HL)$$

where p is the price of housing (taken as constant by an individual developer), H is the number of housing units constructed, k is the cost of building H units of housing, L is the amount of land per housing unit, and $\bar{N}$ is the amount of developable land at the location. Landowners earn rents equal to λ, which is determined in equilibrium. The profit-maximization conditions for the developer's problem are as follows:

$$H: p(H,L) - k_H - \lambda L = 0$$
$$L: p_L - \lambda = 0$$
$$\lambda: \bar{N} - HL = 0$$

The second term indicates that the price of land will equal the consumer's marginal valuation of lot size in equilibrium. Rearranging the first two equations, it follows that

$$p_L = \frac{p - k_H}{L}.$$

This expression implies that the intensive margin value of land (p_L) will equal the extensive margin value of land ($\frac{p - k_H}{L}$) when the quantity of developable land is fixed by geography or regulation. In this scenario, further limitations on the stock of developable land will drive up the price of land and will increase the price of housing. Comparative statics results for this case are as follows:

$$\frac{dH}{d\bar{N}} = \frac{-LHp_{LL}}{|A|} > 0$$
$$\frac{dL}{d\bar{N}} = \frac{Hk_{HH} - Hp_H}{|A|} > 0$$
$$\frac{d\lambda}{d\bar{N}} = \frac{(k_{HH} - p_H)Hp_{LL}}{|A|} > 0$$

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$$\frac{d\lambda}{d\bar{N}} = \frac{(k_{HH} - p_H)Hp_{LL}}{|A|} > 0$$

where

$$A = \begin{bmatrix} p_H - k_{HH} & 0 & -L \\ 0 & Hp_{LL} & -H \\ -L & -H & 0 \end{bmatrix}$$

and

$$|A| = H^2 k_{HH} - p_H H^2 - L^2 H p_{LL} > 0 .$$

When the housing stock is also controlled by regulation, the developer's profit maximization problem becomes

$$\max_{H,L,\lambda,\mu} pH - k(H) + \lambda(\bar{N} - HL) + \mu(\bar{H} - H) .$$

The first-order conditions for this problem are

$$\begin{aligned} p(H,L) - k_H - \lambda L - \mu &= 0 \\ p_L - \lambda &= 0 \\ \bar{N} - HL &= 0 \\ \bar{H} - H &= 0 \end{aligned}$$

The equivalent comparative statics with respect to the land constraint are

$$\begin{aligned} \frac{dH}{d\bar{N}} &= 0 \\ \frac{dL}{d\bar{N}} &= \frac{1}{H^2} > 0 \\ \frac{d\lambda}{d\bar{N}} &= \frac{p_{LL}}{H^2} < 0 \\ \frac{d\mu}{d\bar{N}} &= \frac{-Lp_{LL}}{H} > 0 \end{aligned}$$

Similar results can be obtained with respect to the housing constraint.

The first result of interest is to compare the two models to identify a test for rationing of new housing. From the first order conditions in the housing-rationed scenario, we see that

$$\lambda = p_L > \frac{p - k_H}{L} \text{ if } \mu > 0 .$$

Thus, when housing is rationed the intensive margin value of land will be less than the extensive margin value. A comparison of p_L and $\frac{p - k_H}{L}$ is equivalent to a test for rationing of the housing stock.

where

$$A = \begin{bmatrix} p_H - k_{HH} & 0 & -L \\ 0 & Hp_{LL} & -H \\ -L & -H & 0 \end{bmatrix}$$

and

$$|A| = H^2 k_{HH} - p_H H^2 - L^2 H p_{LL} > 0 .$$

When the housing stock is also controlled by regulation, the developer's profit maximization problem becomes

$$\max_{H,L,\lambda,\mu} pH - k(H) + \lambda(\bar{N} - HL) + \mu(\bar{H} - H) .$$

The first-order conditions for this problem are

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$$\frac{dH}{d\bar{N}} = 0$$
$$\frac{dL}{d\bar{N}} = \frac{1}{H^2} > 0$$
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Thus, when housing is rationed the intensive margin value of land will be less than the extensive margin value. A comparison of p_L and $\frac{p - k_H}{L}$ is equivalent to a test for rationing of the housing stock.

In the empirical analysis, two special cases of these scenarios are used to measure the impacts of critical habitat designation. In the first approach, housing is assumed to be rationed and lot size fixed. Since density cannot adjust and the stock of land is fixed, on-site avoidance requirements can only be accommodated by reducing the housing stock. The second approach makes the opposite assumption that avoidance requirements have no effect on the housing stock, and critical habitat is accommodated entirely through densification. As shown in the comparative statics results, a combination of these two responses may well occur in reality. Understanding impacts in the extreme cases helps to bracket actual welfare changes.

In the event where housing is rationed by regulation and lot size is fixed, the housing market equilibrium can be described with the aid of the following figure:

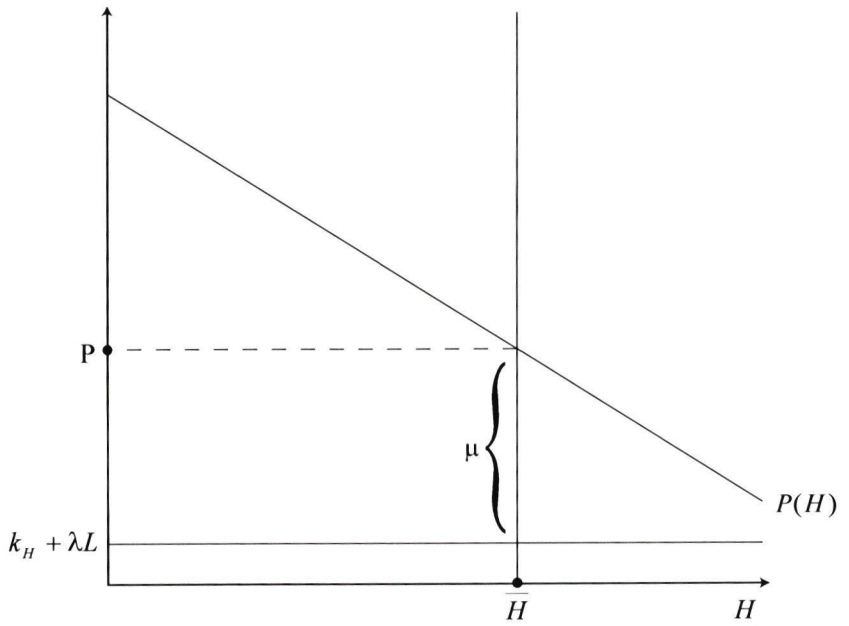


Figure 14: Rationed-Housing Model

Critical habitat designation has three main effects on consumer and producer welfare. First, critical habitat tightens the housing constraint, resulting in higher housing prices and lost rents to developers and landowners. Second, mitigation requirements drive up the marginal cost of housing development, subtracting from the rents earned through the production of scarce housing. Third, the need for Section 7 consultations can delay the completion of housing projects, resulting in surplus losses to consumers and producers.

When the number of housing units are unaffected by critical habitat and all adjustments occur through reducing consumption of land, the relevant market equilibrium is described by the following figure:

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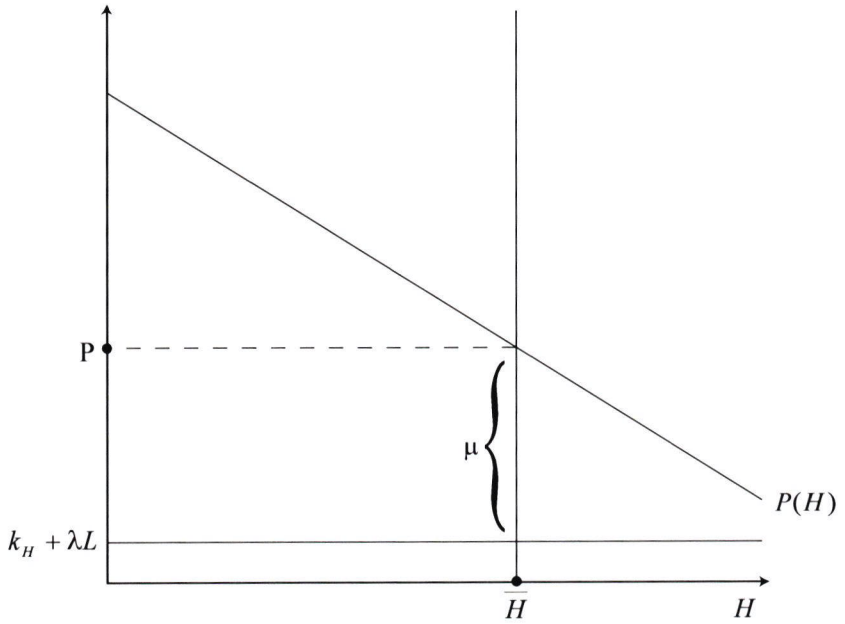


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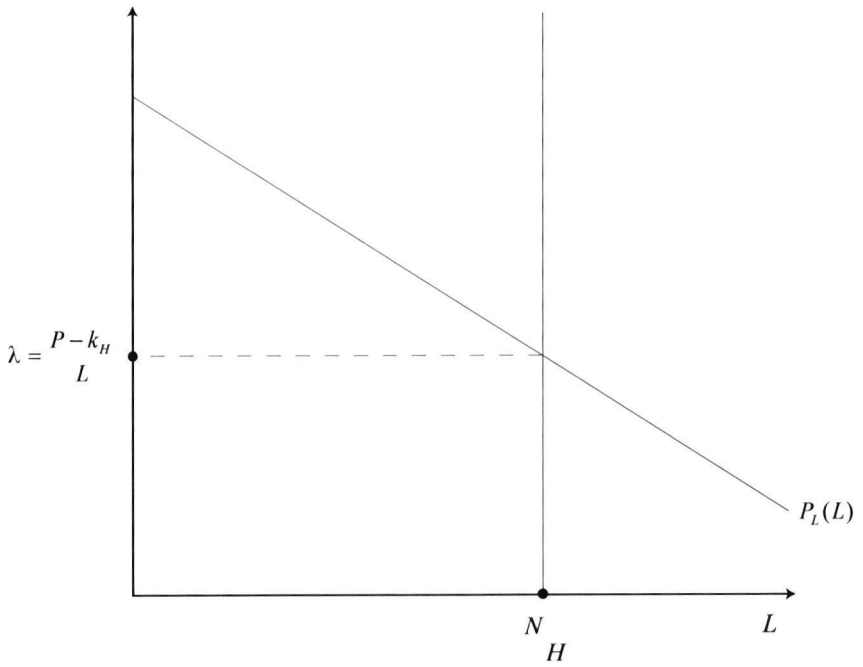


Figure 15: Densification Model

In the densification scenario, critical habitat has similar effects as in the rationed housing scenario: further constraints, increased costs and delay. The next section discussed specification of empirical demand and supply curves to estimate the surplus changes described in this section.

IX.1 Empirical Estimation

Empirical estimates of welfare impacts on the land market are based on the conceptual model outlined and on the spatial and socioeconomic data described earlier. This analysis adopts a supply and demand model for housing and land to compute the welfare impacts of designation. The model's primitives are functions describing the producer's marginal cost (the housing supply function), and the marginal benefit to consumers (the demand functions for land and housing). Estimating these functions permits measurement of the regulatory impact.

The analysis can be broken down into several steps:

1. Identify the supply and demand functions and determine the market equilibrium "but for" the regulatory action.
2. Determine the effects of regulation on consumers' marginal benefits and / or producers' marginal costs.
3. Estimate the resulting new market equilibrium and resultant changes in producer and consumer surplus.

The median home price per census tract was obtained from DataQuick, which maintains a database of new home transactions for the state of California. This analysis uses data on all new homes bought or sold in counties containing critical habitat after 1998 for a total of approximately 245,000 observations.

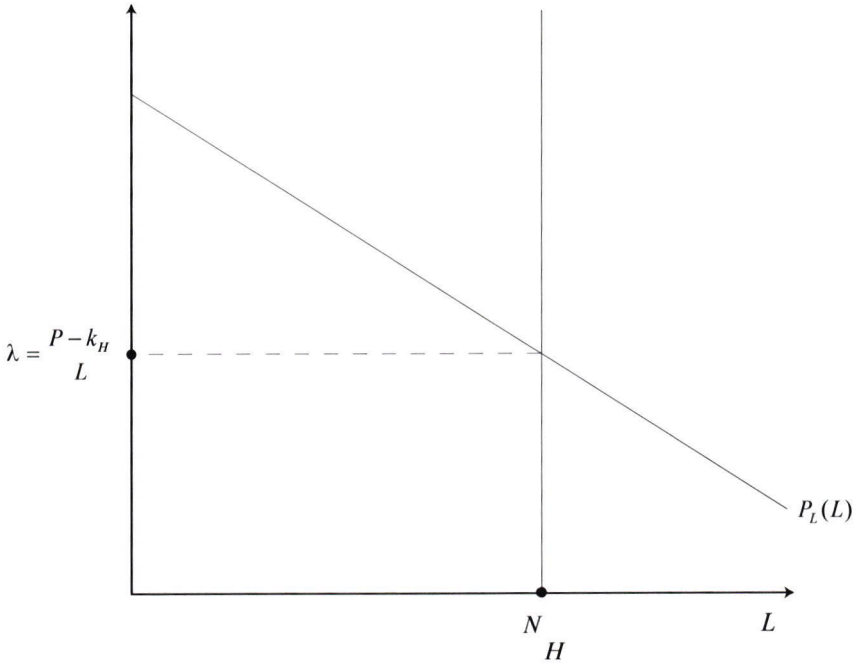


Figure 15: Densification Model

In the densification scenario, critical habitat has similar effects as in the rationed housing scenario: further constraints, increased costs and delay. The next section discussed specification of empirical demand and supply curves to estimate the surplus changes described in this section.

IX.1 Empirical Estimation

Empirical estimates of welfare impacts on the land market are based on the conceptual model outlined and on the spatial and socioeconomic data described earlier. This analysis adopts a supply and demand model for housing and land to compute the welfare impacts of designation. The model's primitives are functions describing the producer's marginal cost (the housing supply function), and the marginal benefit to consumers (the demand functions for land and housing). Estimating these functions permits measurement of the regulatory impact.

The analysis can be broken down into several steps:

1. Identify the supply and demand functions and determine the market equilibrium "but for" the regulatory action.
2. Determine the effects of regulation on consumers' marginal benefits and / or producers' marginal costs.
3. Estimate the resulting new market equilibrium and resultant changes in producer and consumer surplus.

The median home price per census tract was obtained from DataQuick, which maintains a database of new home transactions for the state of California. This analysis uses data on all new homes bought or sold in counties containing critical habitat after 1998 for a total of approximately 245,000 observations.

In some tracts, DataQuick had no observations on new home sales. For these tracts, the median home price and median number of rooms from the 2000 Census were used to approximate new home price and size.[123] Since California home prices have exhibited considerable volatility in recent years, it is necessary to inflate all home prices to present value. This was accomplished using the Freddie Mac Conventional Mortgage Home Pricing Index.

Marshall and Swift's Residential Cost Handbook provides detailed estimates of construction costs per square foot for houses of various size, material (e.g., stud framed, masonry), and quality. DataQuick data provides median square footage estimates per census tract. By using a single-story, stud-framed, stucco house estimates as the basic house profile and assigning construction quality based on median home price, building costs estimates were then generated in each census tract.

In addition to these "vertical" costs of homebuilding, it is also necessary to include development costs (not counting the developer's profit or returns to the landowner). There are two types of development costs that should be considered: "soft" costs and "hard" costs. Soft costs include the cost of design, permitting, marketing and sales. Hard costs of development include costs of grading, construction of local roads, installation of water collection systems, construction of parks, clubhouses and other amenities within the development, bringing utilities to the project, installation of streetlights, and other physical costs. These costs are summarized in table. For purposes of this study, total horizontal costs are assumed equal to 23% of the vertical cost of homebuilding. The sum of the building cost, soft cost and hard cost is the builder cost of new housing.

To determine the supply function for land, this analysis assumes the supply of developable land is fixed within each census tract (the supply curve is vertical.) The pre-regulation supply of land in census tract i is set equal to the total acreage of projected greenfield development:

$$q_0^i \equiv G_i$$

To determine greenfield development in each census tract, we adopt a method used by Landis and Reilly (2003), in which the overall urban footprint (including residential, commercial and public development) equals total new population divided by the gross density of people per acre, scaled to account for infill development.[124] Mathematically, projected greenfield development G is expressed as

$$G_i = (1 - F_i)\frac{\Delta P_i}{D_i},$$

---

[123] The median number of rooms is defined in the census to include bedrooms, kitchens, living rooms and dining rooms but not bathrooms, closets or hallways. This measure was inflated to square footage by assuming each "gross" room was 380 square feet. This estimate was obtained by an auxiliary regression of the DataQuick data.

[124] John D. Landis and Michael Reilly, "How We Will Grow: Baseline Projections of the Growth of California's Urban Footprint through the Year 2100" (August 1, 2003). Institute of Urban & Regional Development. IURD Working Paper Series. Paper WP-2003-04. http://repositories.cdlib.org/iurd/wps/WP-2003-04

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where F is the infill share, P is population, and D is the gross density of persons per acre.[125]

Determining the change in population requires forecasts of population at the end of the analytic timeframe and estimates of present-day population. Population forecasts are derived from several sources, in order of preference. Wherever available, they were derived from the region's federally-designated metropolitan planning organization (MPO). Typically created by county governments, these forecasts are the preferred source for growth estimates because they are created using detailed knowledge about local growth trends and characteristics, potentially resulting in higher quality data than those obtained with mathematical forecasting techniques.

For counties where such forecasts were not available, the analysis uses projections created by researchers at UCLA and CalTrans for transportation planning.[126]

Present-day population figures were obtained from Applied Geographic Systems, a private supplier of demographic data. These data draw from a wide range of sources, including the Census, Internal Revenue Service, the Bureau of Labor Statistics, the United States Postal Service and the credit reporting agency, Experian.

The demand[127] function is identified using the pre-regulation equilibrium quantity and supply of land, along with an estimate of the elasticity of demand for land derived from the land economics literature. This elasticity is taken to be -1.0. The quantity of land to be developed must equal the fixed supply discussed in the preceding section. The price of land is determined by estimating bid-rent functions for the area designated as critical habitat and using intensive margin land values.

Combining the pre-regulation equilibrium price and quantity of land demand with the elasticity of demand for land identifies the land demand curve. Let η be the elasticity of demand for land. Then,

$$\eta = \frac{dQ}{dP}\frac{P}{Q} \Rightarrow \frac{dP}{dQ} = \frac{p_0}{q_0\eta} \Rightarrow P = \frac{p_0}{q_0\eta}Q + \beta \Rightarrow P = \frac{p_0}{q_0\eta}Q + p_0\left(1 - \frac{1}{\eta}\right).$$[128]

The rationed housing scenario uses a similar method, with prices and quantities expressed in terms of new housing units in each census tract. New housing units are calculated using the same procedure as for the densification scenario, but also accounting for

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[125] For brevity, the i subscript is omitted in future formulas. All calculations are indexed at the census tract level.

[126] See "California Travel Trends and Demographics Study," California Department of Transportation, Division of Transportation Planning, Office of State Planning. December 2002.

[127] For purposes of calculating changes in the price of land, the demand curves for land and housing are assumed to be linear. This is a valid assumption since only small deviations around the initial equilibrium typically result from critical habitat designation.

[128] This calculation is valid as long as there is developable land within the census tract, i.e. $q_0 > 0$. If there is no developable land than the impact of designation is zero.

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average numbers of persons per household in each census tract, obtained from the 2000 Census.

IX.2 Spatial Allocation of Economic Activity

A key assumption implicit in the above model is the ability to accurately predict the spatial distribution of housing and land development.

The quantity of development within critical habitat is calculated probabilistically using a mathematical identity. First, divide the census tract enclosing one or more habitat units into one-hectare grid cells, supposing there are n cells. The analysis proceeds according to whether the tract is covered by the CURBA model.

If so, then the CURBA model gives a probability that each cell will be developed by 2025. Define the CURBA prediction function $C : \{1,\mathsf{K},n\} \to [0,1]$ mapping each cell to its respective probability of development. The analysis assumes the identity

$$G = \lambda \sum_{i=1}^{n} C(i)$$

holds—in other words, the sum of probability scores within each census tract, scaled by a fixed multiplier, is identically equal to the total projected greenfield development for that tract. Now solve for λ and let the sets H_A and H_B be those cells that fall in Group A and B critical habitat. Then the expected development in Group A habitat is given by

$$G_A = \lambda \sum_{j \in H_A} C(j),$$

with G_B defined similarly.

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X ECONOMETRICS

A hedonic regression was used to estimate the regional intensive margin value of land within the main regions of the study area. Using DataQuick data on new home sales, we fit the model

$$price = \beta_0 + \beta_1 lotsize + \beta_2 sqft + \beta_3 beds + \beta_4 baths + \beta_5 stories + \boldsymbol{\beta}\mathbf{tract}$$

for each region affected by critical habitat designation, where:

- *lotsize* is the size of the home's lot in square feet;
- *sqft* is square footage of the dwelling unit;
- *beds* is the number of bedrooms;
- *baths* is the number of bathrooms, including half bathrooms;
- *stories* is the number of stories; and
- **tract** is a vector of indicator variables capturing fixed effects for each census tract.

Coefficient β_1 denotes the marginal effect on price of an acre increase in lot size, holding the other major determinants of home price constant. Table X-1: Results for Sacramento Valley Region through Table X-4: Regression Results for North Sacramento Area display OLS results for each major region where data are available.[129] Observations were subsampled to eliminate outliers and present a representative estimate of the type of greenfield development expected to be affected by critical habitat designation.

The values contained in these tables denote the intensive margin value of an acre of land. In a perfectly competitive market, these estimates will equal the extensive margin value of land, defined as the producer's margin on new home production, scaled by lot size.[130] If the values differ, they suggest that housing is rationed, lending support to that portion of this analysis as the relevant method of assessing the economic impacts of designation. A secondary analysis reveals that, among the five census tracts with highest projected developed in critical habitat, the extensive margin value exceeded the intensive more than 97% of the time; a *t* test strongly rejects the null hypotheses that the two are equal (*p*-value: 0.000).

[129] Because data availability and completeness vary by county, it was not possible to estimate the full model for every region or county affected by critical habitat designation.

[130] Extensive margin = (price – buildcost) / lot size

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Table X-1: Results for Sacramento Valley Region

Independent variable	Coefficient	Standard error	t	p-value
lotsize	11.0586	0.306163	36.12	0.000
sqft	120.3521	1.307192	92.07	0.000
bed	-2,934.786	823.0983	-3.57	0.000
bath	10,951.78	1,387.389	7.89	0.000
stories	-22,276.99	1,389.719	-16.03	0.000
Constant	89,128.28	3,231.159	27.58	0.000
N	11,171			
R^2	0.7990			

Table X-2: Regression Results for San Joaquin Valley

Independent variable	Coefficient	Standard error	t	p-value
lotsize	10.2024	0.345923	29.78	0.000
sqft	92.97908	1.435669	64.76	0.000
bed	-1,050.708	873.5263	-1.20	0.229
bath	6,064.542	1,516.707	4.00	0.000
stories	-4,294.984	1,041.246	-4.12	0.000
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Table X-3: Regression Results for Bay Area

Independent variable	Coefficient	Standard error	t	p-value
lotsize	13.2025	0.8651704	15.26	0.000
sqft	158.9862	4.275771	37.18	0.000
bed	9,852.859	2,572.515	3.83	0.000
bath	-925.729	2,121.898	-0.44	0.663
stories		N/A[131]		
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Table X-4: Regression Results for North Sacramento Area

Independent variable	Coefficient	Standard error	t	p-value
lotsize	2.8538	0.832012	3.43	0.001
sqft	167.0559	6.03862	27.66	0.000
bed	6,491.808	3,469.398	1.87	0.062
bath	-11,324.87	6,467.951	-1.75	0.081
stories	50,552.91	12,081.52	4.18	0.000
Constant	122,714.4	35,774.9	3.43	0.001
N	380			
R^2	0.8856			

Table X-4: Regression Results for North Sacramento Area

Independent variable	Coefficient	Standard error	t	p-value
lotsize	2.8538	0.832012	3.43	0.001
sqft	167.0559	6.03862	27.66	0.000
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bath	-11,324.87	6,467.951	-1.75	0.081
stories	50,552.91	12,081.52	4.18	0.000
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XI Five Counties Analysis

In addition to the statewide results presented earlier, the Service requested additional analysis of the incremental impacts of the biological and non-economic exclusions in five counties: Sacramento, Solano, Butte, Madera and Merced (the "five counties scenario".) This section presents those results by considering a scenario in which land that was excluded in the statewide analysis is reincorporated and treated as if it were a part of the proposed rule.

XI.1 Land Market

The methodology used to calculate land impacts is described in Section IV.2. The results for the five county scenario are presented in Table XI-1: Socioeconomic Characteristics through Table XI-3: Welfare Impacts.

XI.2 Overview of Affected Lands

Critical habitat designation affects a total of 719,873 acres in the 5-county region. Table XI-4: Non-Economic Exclusions by County and Table XI-5: Biological Exclusions by County and summarize these lands by county, according to the non-economic and biological exclusions they contain. There are a total of 32,304 acres excluded due for non-economic reasons, and 201,802 acres excluded because of biological considerations. Merced County contains the largest portion of both types of exclusions.

XI.3 Public Projects and Activities

XI.3.1 Transportation Planning

Transportation planning impacts were calculated using the same methodology and data sources as in Section V.1. The results are summarized in Table XI-6: Transportation Impacts by County. Incorporating excluded lands results in an additional 4,510 meters (2.8 miles) of planned highway projects being affected by designation. The added cost due to mitigation for these projects is $6,370,922.

XI.3.2 Energy Industry

The SMUD Consumnes plant is the only planned power plant in California that is within one mile of critical habitat. The power plant is 897 yards from critical habitat excluded due to biological considerations. This plant was already analyzed in the statewide analysis, where it was determined that the impacts proceeding from designation were minimal. Adding excluded habitat to the analysis presents poses no new mitigation issues since the plant expansion has already undergone a Service consultation. Thus, the exclusions are not expected to add new costs for mitigation.

XI.3.3 Public Lands

Table XI-7: Impacts on Federal Lands lists intersections between the five counties scenario habitat and land managed by the Federal government. Wilderness areas and closed military bases are assumed to be unaffected by designation. The only remaining salient habitat is a 3,449-acre in Solano County, overlapping Travis Air Force Base. This represents a 735-acre increase in designated land over the statewide analysis. To the

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Table XI-1: Socioeconomic Characteristics

FIPS	County	Median Home Price	Average Square Footage	Projected Population Increase	New Households
06007000101	Butte	$260,971	1,520	10,199	3,676
06007000102	Butte	$265,572	2,047	2,223	850
06007000201	Butte	$255,669	1,547	1,084	433
06007000202	Butte	$255,062	1,630	902	394
06007000800	Butte	$274,061	2,006	1,134	433
06007000900	Butte	$311,627	1,511	17,714	6,582
06007001400	Butte	$456,840	2,579	4,473	1,434
06007001500	Butte	$392,497	2,256	2,221	761
06007001600	Butte	$454,191	2,645	3,545	1,307
06007002200	Butte	$272,039	2,318	3,160	1,286
06007002300	Butte	$452,976	2,483	2,837	1,148
06007002500	Butte	$168,559	1,743	2,190	638
06007002900	Butte	$168,964	1,248	3,417	1,135
06007003600	Butte	$170,783	1,401	1,999	635
06039000102	Madera	$282,198	2,072	1,733	623
06039000105	Madera	$225,329	1,986	11,943	4,038
06039000200	Madera	$251,806	2,307	24,222	2,763
06039000507	Madera	$203,327	1,686	6,952	1,689
06039000508	Madera	$284,385	2,196	4,802	1,104
06039000509	Madera	$246,820	1,836	3,704	1,021
06039001000	Madera	$264,274	2,043	678	174
06047000100	Merced	$200,691	1,741	310	88
06047000303	Merced	$79,273	1,343	919	240
06047000400	Merced	$295,165	1,736	4,477	1,242
06047000503	Merced	$220,841	1,638	2,090	539
06047000901	Merced	$188,600	1,431	377	96
06047000903	Merced	$535,107	3,161	640	185

Table XI-1: Socioeconomic Characteristics

FIPS	County	Median Home Price	Average Square Footage	Projected Population Increase	New Households
06007000101	Butte	$260,971	1,520	10,199	3,676
06007000102	Butte	$265,572	2,047	2,223	850
06007000201	Butte	$255,669	1,547	1,084	433
06007000202	Butte	$255,062	1,630	902	394
06007000800	Butte	$274,061	2,006	1,134	433
06007000900	Butte	$311,627	1,511	17,714	6,582
06007001400	Butte	$456,840	2,579	4,473	1,434
06007001500	Butte	$392,497	2,256	2,221	761
06007001600	Butte	$454,191	2,645	3,545	1,307
06007002200	Butte	$272,039	2,318	3,160	1,286
06007002300	Butte	$452,976	2,483	2,837	1,148
06007002500	Butte	$168,559	1,743	2,190	638
06007002900	Butte	$168,964	1,248	3,417	1,135
06007003600	Butte	$170,783	1,401	1,999	635
06039000102	Madera	$282,198	2,072	1,733	623
06039000105	Madera	$225,329	1,986	11,943	4,038
06039000200	Madera	$251,806	2,307	24,222	2,763
06039000507	Madera	$203,327	1,686	6,952	1,689
06039000508	Madera	$284,385	2,196	4,802	1,104
06039000509	Madera	$246,820	1,836	3,704	1,021
06039001000	Madera	$264,274	2,043	678	174
06047000100	Merced	$200,691	1,741	310	88
06047000303	Merced	$79,273	1,343	919	240
06047000400	Merced	$295,165	1,736	4,477	1,242
06047000503	Merced	$220,841	1,638	2,090	539
06047000901	Merced	$188,600	1,431	377	96
06047000903	Merced	$535,107	3,161	640	185

FIPS	County	Median Home Price	Average Square Footage	Projected Population Increase	New Households
06047001002	Merced	$253,199	1,463	2,252	733
06047001101	Merced	$413,330	2,196	3,053	904
06047001801	Merced	$346,551	1,902	2,684	770
06047001802	Merced	$263,876	1,474	296	77
06047001901	Merced	$214,923	1,271	1,818	368
06047001902	Merced	$163,304	1,239	1,983	475
06047002000	Merced	$341,305	2,131	2,640	774
06047002100	Merced	$377,961	2,206	1,965	526
06047002302	Merced	$348,477	1,786	13,101	3,232
06067007206	Sacramento	$240,308	2,074	1,269	230
06067008005	Sacramento	$534,572	2,506	1,789	395
06067008600	Sacramento	$464,084	2,514	9,248	2,223
06067008701	Sacramento	$450,638	2,209	90,327	22,574
06067008800	Sacramento	$346,657	1,993	3,975	958
06067009005	Sacramento	$223,129	1,092	0	0
06067009009	Sacramento	$324,790	1,440	5,063	1,467
06067009200	Sacramento	$291,883	1,858	17,093	3,297
06067009315	Sacramento	$637,657	3,201	36,447	6,987
06067009403	Sacramento	$324,376	2,177	364	69
06067009404	Sacramento	$380,438	2,263	1,030	205
06067009406	Sacramento	$352,231	1,932	273	54
06095252305	Solano	$439,510	2,805	1,191	319
06095252308	Solano	$587,203	2,684	3,325	894
06095252309	Solano	$473,026	2,275	6,572	1,586
06095252402	Solano	$283,045	1,799	1,835	458
06095252502	Solano	$225,615	1,490	1,600	339
06095252607	Solano	$253,549	1,743	1,093	258
06095252609	Solano	$283,631	2,009	1,766	443

FIPS	County	Median Home Price	Average Square Footage	Projected Population Increase	New Households
06047001002	Merced	$253,199	1,463	2,252	733
06047001101	Merced	$413,330	2,196	3,053	904
06047001801	Merced	$346,551	1,902	2,684	770
06047001802	Merced	$263,876	1,474	296	77
06047001901	Merced	$214,923	1,271	1,818	368
06047001902	Merced	$163,304	1,239	1,983	475
06047002000	Merced	$341,305	2,131	2,640	774
06047002100	Merced	$377,961	2,206	1,965	526
06047002302	Merced	$348,477	1,786	13,101	3,232
06067007206	Sacramento	$240,308	2,074	1,269	230
06067008005	Sacramento	$534,572	2,506	1,789	395
06067008600	Sacramento	$464,084	2,514	9,248	2,223
06067008701	Sacramento	$450,638	2,209	90,327	22,574
06067008800	Sacramento	$346,657	1,993	3,975	958
06067009005	Sacramento	$223,129	1,092	0	0
06067009009	Sacramento	$324,790	1,440	5,063	1,467
06067009200	Sacramento	$291,883	1,858	17,093	3,297
06067009315	Sacramento	$637,657	3,201	36,447	6,987
06067009403	Sacramento	$324,376	2,177	364	69
06067009404	Sacramento	$380,438	2,263	1,030	205
06067009406	Sacramento	$352,231	1,932	273	54
06095252305	Solano	$439,510	2,805	1,191	319
06095252308	Solano	$587,203	2,684	3,325	894
06095252309	Solano	$473,026	2,275	6,572	1,586
06095252402	Solano	$283,045	1,799	1,835	458
06095252502	Solano	$225,615	1,490	1,600	339
06095252607	Solano	$253,549	1,743	1,093	258
06095252609	Solano	$283,631	2,009	1,766	443

FIPS	County	Median Home Price	Average Square Footage	Projected Population Increase	New Households
06095252702	Solano	$457,774	2,461	3,744	966
06095252703	Solano	$383,199	1,730	664	153
06095252706	Solano	$313,713	2,198	341	77
06095252707	Solano	$307,071	3,005	1,018	276
06095252902	Solano	$504,685	2,444	4,334	1,378
06095252904	Solano	$417,088	1,945	2,810	756
06095252907	Solano	$485,051	2,385	4,814	1,184
06095252909	Solano	$352,194	2,678	823	202
06095252910	Solano	$409,905	1,853	984	238
06095253000[132]	Solano			37	
06095253105	Solano	$464,949	2,441	1,623	475
06095253108	Solano	$327,582	1,856	1,128	125
06095253202	Solano	$450,378	1,968	5,774	1,378
06095253300	Solano	$415,752	2,100	316	72
06095253500	Solano	$366,065	1,619	13,039	3,900
Total			**138,528**	**375,446**	**96,307**

[132] Data unavailable.

FIPS	County	Median Home Price	Average Square Footage	Projected Population Increase	New Households
06095252702	Solano	$457,774	2,461	3,744	966
06095252703	Solano	$383,199	1,730	664	153
06095252706	Solano	$313,713	2,198	341	77
06095252707	Solano	$307,071	3,005	1,018	276
06095252902	Solano	$504,685	2,444	4,334	1,378
06095252904	Solano	$417,088	1,945	2,810	756
06095252907	Solano	$485,051	2,385	4,814	1,184
06095252909	Solano	$352,194	2,678	823	202
06095252910	Solano	$409,905	1,853	984	238
06095253000[132]	Solano			37	
06095253105	Solano	$464,949	2,441	1,623	475
06095253108	Solano	$327,582	1,856	1,128	125
06095253202	Solano	$450,378	1,968	5,774	1,378
06095253300	Solano	$415,752	2,100	316	72
06095253500	Solano	$366,065	1,619	13,039	3,900
Total			**138,528**	**375,446**	**96,307**

[132] Data unavailable.

Table XI-2: Market Impacts

FIPS	County	Projected Housing Units, Group A	Projected Housing Units, Group B	Projected Housing, Total	Change in Housing Units	Pre-Regulation Housing Price	Change in Housing Price
06007000101	Butte	0	2,615	3,676	-157	$260,971	$11,140
06007000102	Butte	0	407	850	-24	$265,572	$7,620
06007000201	Butte	0	217	433	-13	$255,669	$7,669
06007000202	Butte	0	0	394	0	$255,062	$0
06007000800	Butte	0	0	433	0	$274,061	$0
06007000900	Butte	1,234	3,651	6,582	-219	$311,627	$10,371
06007001400	Butte	4	437	1,434	-26	$456,840	$8,362
06007001500	Butte	39	3	761	0	$392,497	$90
06007001600	Butte	7	227	1,307	-14	$454,191	$4,731
06007002200	Butte	725	82	1,286	-5	$272,039	$1,036
06007002300	Butte	320	0	1,148	0	$452,976	$0
06007002500	Butte	33	6	638	0	$168,559	$89
06007002900	Butte	85	478	1,135	-29	$168,964	$4,269
06007003600	Butte	5	0	635	0	$170,783	$0
06039000102	Madera	91	0	623	0	$282,198	$0
06039000105	Madera	1,342	0	4,038	0	$225,329	$0
06039000200	Madera	67	0	2,763	0	$251,806	$0
06039000507	Madera	972	0	1,689	0	$203,327	$0
06039000508	Madera	208	0	1,104	0	$284,385	$0
06039000509	Madera	809	0	1,021	0	$246,820	$0
06039001000	Madera	26	0	174	0	$264,274	$0
06047000100	Merced	7	48	88	-3	$200,691	$6,518
06047000303	Merced	0	3	240	0	$79,273	$51
06047000400	Merced	0	46	1,242	-3	$295,165	$651
06047000503	Merced	85	125	539	-8	$220,841	$3,073

Table XI-2: Market Impacts

FIPS	County	Projected Housing Units, Group A	Projected Housing Units, Group B	Projected Housing, Total	Change in Housing Units	Pre-Regulation Housing Price	Change in Housing Price
06007000101	Butte	0	2,615	3,676	-157	$260,971	$11,140
06007000102	Butte	0	407	850	-24	$265,572	$7,620
06007000201	Butte	0	217	433	-13	$255,669	$7,669
06007000202	Butte	0	0	394	0	$255,062	$0
06007000800	Butte	0	0	433	0	$274,061	$0
06007000900	Butte	1,234	3,651	6,582	-219	$311,627	$10,371
06007001400	Butte	4	437	1,434	-26	$456,840	$8,362
06007001500	Butte	39	3	761	0	$392,497	$90
06007001600	Butte	7	227	1,307	-14	$454,191	$4,731
06007002200	Butte	725	82	1,286	-5	$272,039	$1,036
06007002300	Butte	320	0	1,148	0	$452,976	$0
06007002500	Butte	33	6	638	0	$168,559	$89
06007002900	Butte	85	478	1,135	-29	$168,964	$4,269
06007003600	Butte	5	0	635	0	$170,783	$0
06039000102	Madera	91	0	623	0	$282,198	$0
06039000105	Madera	1,342	0	4,038	0	$225,329	$0
06039000200	Madera	67	0	2,763	0	$251,806	$0
06039000507	Madera	972	0	1,689	0	$203,327	$0
06039000508	Madera	208	0	1,104	0	$284,385	$0
06039000509	Madera	809	0	1,021	0	$246,820	$0
06039001000	Madera	26	0	174	0	$264,274	$0
06047000100	Merced	7	48	88	-3	$200,691	$6,518
06047000303	Merced	0	3	240	0	$79,273	$51
06047000400	Merced	0	46	1,242	-3	$295,165	$651
06047000503	Merced	85	125	539	-8	$220,841	$3,073

FIPS	County	Projected Housing Units, Group A	Projected Housing Units, Group B	Projected Housing, Total	Change in Housing Units	Pre-Regulation Housing Price	Change in Housing Price
06047000901	Merced	9	16	96	-1	$188,600	$1,918
06047000903	Merced	0	86	185	-5	$535,107	$14,902
06047001002	Merced	0	174	733	-10	$253,199	$3,598
06047001101	Merced	0	0	904	0	$413,330	$0
06047001801	Merced	0	475	770	-28	$346,551	$12,828
06047001802	Merced	0	0	77	0	$263,876	$0
06047001901	Merced	0	248	368	-15	$214,923	$8,713
06047001902	Merced	148	104	475	-6	$163,304	$2,151
06047002000	Merced	0	277	774	-17	$341,305	$7,320
06047002100	Merced	0	12	526	-1	$377,961	$522
06047002302	Merced	0	465	3,232	-28	$348,477	$3,007
06067007206	Sacramento	7	0	230	0	$240,308	$0
06067008005	Sacramento	0	0	395	0	$534,572	$0
06067008600	Sacramento	422	271	2,223	-16	$464,084	$3,397
06067008701	Sacramento	807	8,164	22,574	-490	$450,638	$9,777
06067008800	Sacramento	596	233	958	-14	$346,657	$5,055
06067009005	Sacramento	0	0	0	0	$223,129	0
06067009009	Sacramento	90	0	1,467	0	$324,790	$0
06067009200	Sacramento	802	918	3,297	-55	$291,883	$4,874
06067009315	Sacramento	372	512	6,987	-31	$637,657	$2,806
06067009403	Sacramento	2	0	69	0	$324,376	$0
06067009404	Sacramento	67	68	205	-4	$380,438	$7,608
06067009406	Sacramento	13	14	54	-1	$352,231	$5,540
06095252305	Solano	0	3	319	0	$439,510	$250
06095252308	Solano	0	0	894	0	$587,203	$0
06095252309	Solano	96	1,323	1,586	-79	$473,026	$23,658
06095252402	Solano	0	140	458	-8	$283,045	$5,186

FIPS	County	Projected Housing Units, Group A	Projected Housing Units, Group B	Projected Housing, Total	Change in Housing Units	Pre-Regulation Housing Price	Change in Housing Price
06047000901	Merced	9	16	96	-1	$188,600	$1,918
06047000903	Merced	0	86	185	-5	$535,107	$14,902
06047001002	Merced	0	174	733	-10	$253,199	$3,598
06047001101	Merced	0	0	904	0	$413,330	$0
06047001801	Merced	0	475	770	-28	$346,551	$12,828
06047001802	Merced	0	0	77	0	$263,876	$0
06047001901	Merced	0	248	368	-15	$214,923	$8,713
06047001902	Merced	148	104	475	-6	$163,304	$2,151
06047002000	Merced	0	277	774	-17	$341,305	$7,320
06047002100	Merced	0	12	526	-1	$377,961	$522
06047002302	Merced	0	465	3,232	-28	$348,477	$3,007
06067007206	Sacramento	7	0	230	0	$240,308	$0
06067008005	Sacramento	0	0	395	0	$534,572	$0
06067008600	Sacramento	422	271	2,223	-16	$464,084	$3,397
06067008701	Sacramento	807	8,164	22,574	-490	$450,638	$9,777
06067008800	Sacramento	596	233	958	-14	$346,657	$5,055
06067009005	Sacramento	0	0	0	0	$223,129	0
06067009009	Sacramento	90	0	1,467	0	$324,790	$0
06067009200	Sacramento	802	918	3,297	-55	$291,883	$4,874
06067009315	Sacramento	372	512	6,987	-31	$637,657	$2,806
06067009403	Sacramento	2	0	69	0	$324,376	$0
06067009404	Sacramento	67	68	205	-4	$380,438	$7,608
06067009406	Sacramento	13	14	54	-1	$352,231	$5,540
06095252305	Solano	0	3	319	0	$439,510	$250
06095252308	Solano	0	0	894	0	$587,203	$0
06095252309	Solano	96	1,323	1,586	-79	$473,026	$23,658
06095252402	Solano	0	140	458	-8	$283,045	$5,186

FIPS	County	Projected Housing Units, Group A	Projected Housing Units, Group B	Projected Housing, Total	Change in Housing Units	Pre-Regulation Housing Price	Change in Housing Price
06095252502	Solano	0	378	339	-23	$225,615	$15,098
06095252607	Solano	0	0	258	0	$253,549	0
06095252609	Solano	0	0	443	0	$283,631	0
06095252702	Solano	169	144	966	-9	$457,774	$4,101
06095252703	Solano	76	0	153	0	$383,199	$0
06095252706	Solano	0	76	77	-5	$313,713	$18,363
06095252707	Solano	0	8	276	-1	$307,071	$560
06095252902	Solano	0	0	1,378	0	$504,685	$0
06095252904	Solano	213	0	756	0	$417,088	$0
06095252907	Solano	321	509	1,184	-31	$485,051	$12,519
06095252909	Solano	1	0	202	0	$352,194	$0
06095252910	Solano	119	119	238	-7	$409,905	$12,295
06095253000	Solano[133]						
06095253105	Solano	0	0	475	0	$464,949	$0
06095253108	Solano	0	0	125	0	$327,582	$57
06095253202	Solano	325	0	1,378	0	$450,378	$0
06095253300	Solano	3	0	72	0	$415,752	$0
06095253500	Solano	1,065	712	3,900	-43	$366,065	$4,009
Total		**11,781**	**23,794**	**96,307**	**-1,427**		

[133] Data unavailable.

FIPS	County	Projected Housing Units, Group A	Projected Housing Units, Group B	Projected Housing, Total	Change in Housing Units	Pre-Regulation Housing Price	Change in Housing Price
06095252502	Solano	0	378	339	-23	$225,615	$15,098
06095252607	Solano	0	0	258	0	$253,549	0
06095252609	Solano	0	0	443	0	$283,631	0
06095252702	Solano	169	144	966	-9	$457,774	$4,101
06095252703	Solano	76	0	153	0	$383,199	$0
06095252706	Solano	0	76	77	-5	$313,713	$18,363
06095252707	Solano	0	8	276	-1	$307,071	$560
06095252902	Solano	0	0	1,378	0	$504,685	$0
06095252904	Solano	213	0	756	0	$417,088	$0
06095252907	Solano	321	509	1,184	-31	$485,051	$12,519
06095252909	Solano	1	0	202	0	$352,194	$0
06095252910	Solano	119	119	238	-7	$409,905	$12,295
06095253000	Solano[133]						
06095253105	Solano	0	0	475	0	$464,949	$0
06095253108	Solano	0	0	125	0	$327,582	$57
06095253202	Solano	325	0	1,378	0	$450,378	$0
06095253300	Solano	3	0	72	0	$415,752	$0
06095253500	Solano	1,065	712	3,900	-43	$366,065	$4,009
Total		**11,781**	**23,794**	**96,307**	**-1,427**		

[133] Data unavailable.

Table XI-3: Welfare Impacts

FIPS	County	Surplus Lost	Annualized Impacts
06007000101	Butte	$50,703,580	$4,472,953
06007000102	Butte	$8,102,745	$714,805
06007000201	Butte	$4,379,264	$386,329
06007000202	Butte	$0	$0
06007000800	Butte	$0	$0
06007000900	Butte	$106,281,792	$9,375,934
06007001400	Butte	$13,667,783	$1,205,740
06007001500	Butte	$627,252	$55,335
06007001600	Butte	$6,149,189	$542,467
06007002200	Butte	$9,462,950	$834,800
06007002300	Butte	$4,624,028	$407,921
06007002500	Butte	$408,947	$36,076
06007002900	Butte	$7,051,592	$622,075
06007003600	Butte	$46,774	$4,126
06039000102	Madera	$1,052,282	$92,830
06039000105	Madera	$12,146,918	$1,071,573
06039000200	Madera	$1,383,640	$122,062
06039000507	Madera	$11,211,069	$989,015
06039000508	Madera	$2,821,758	$248,929
06039000509	Madera	$9,475,329	$835,892
06039001000	Madera	$335,699	$29,615
06047000100	Merced	$880,288	$77,657
06047000303	Merced	$18,195	$1,605
06047000400	Merced	$1,164,228	$102,705
06047000503	Merced	$3,274,483	$288,867
06047000901	Merced	$393,753	$34,736
06047000903	Merced	$3,605,742	$318,090
06047001002	Merced	$3,870,008	$341,403
06047001101	Merced	$0	$0
06047001801	Merced	$13,608,354	$1,200,498
06047001802	Merced	$0	$0
06047001901	Merced	$6,266,942	$552,855
06047001902	Merced	$2,996,983	$264,387
06047002000	Merced	$7,285,105	$642,675
06047002100	Merced	$351,184	$30,981
06047002302	Merced	$14,330,357	$1,264,191
06067007206	Sacramento	$102,241	$9,019

Table XI-3: Welfare Impacts

FIPS	County	Surplus Lost	Annualized Impacts
06007000101	Butte	$50,703,580	$4,472,953
06007000102	Butte	$8,102,745	$714,805
06007000201	Butte	$4,379,264	$386,329
06007000202	Butte	$0	$0
06007000800	Butte	$0	$0
06007000900	Butte	$106,281,792	$9,375,934
06007001400	Butte	$13,667,783	$1,205,740
06007001500	Butte	$627,252	$55,335
06007001600	Butte	$6,149,189	$542,467
06007002200	Butte	$9,462,950	$834,800
06007002300	Butte	$4,624,028	$407,921
06007002500	Butte	$408,947	$36,076
06007002900	Butte	$7,051,592	$622,075
06007003600	Butte	$46,774	$4,126
06039000102	Madera	$1,052,282	$92,830
06039000105	Madera	$12,146,918	$1,071,573
06039000200	Madera	$1,383,640	$122,062
06039000507	Madera	$11,211,069	$989,015
06039000508	Madera	$2,821,758	$248,929
06039000509	Madera	$9,475,329	$835,892
06039001000	Madera	$335,699	$29,615
06047000100	Merced	$880,288	$77,657
06047000303	Merced	$18,195	$1,605
06047000400	Merced	$1,164,228	$102,705
06047000503	Merced	$3,274,483	$288,867
06047000901	Merced	$393,753	$34,736
06047000903	Merced	$3,605,742	$318,090
06047001002	Merced	$3,870,008	$341,403
06047001101	Merced	$0	$0
06047001801	Merced	$13,608,354	$1,200,498
06047001802	Merced	$0	$0
06047001901	Merced	$6,266,942	$552,855
06047001902	Merced	$2,996,983	$264,387
06047002000	Merced	$7,285,105	$642,675
06047002100	Merced	$351,184	$30,981
06047002302	Merced	$14,330,357	$1,264,191
06067007206	Sacramento	$102,241	$9,019

FIPS	County	Surplus Lost	Annualized Impacts
06067008005	Sacramento	$0	$0
06067008600	Sacramento	$19,430,850	$1,714,145
06067008701	Sacramento	$349,696,480	$30,849,414
06067008800	Sacramento	$16,269,718	$1,435,277
06067009005	Sacramento	$0	$0
06067009009	Sacramento	$1,540,740	$135,921
06067009200	Sacramento	$42,439,128	$3,743,882
06067009315	Sacramento	$37,807,072	$3,335,253
06067009403	Sacramento	$35,463	$3,128
06067009404	Sacramento	$3,275,010	$288,914
06067009406	Sacramento	$587,457	$51,824
06095252305	Solano	$101,044	$8,914
06095252308	Solano	$0	$0
06095252309	Solano	$45,771,196	$4,037,829
06095252402	Solano	$2,042,486	$180,183
06095252502	Solano	$7,993,725	$705,188
06095252607	Solano	$0	$0
06095252609	Solano	$0	$0
06095252702	Solano	$7,087,971	$625,284
06095252703	Solano	$1,171,745	$103,369
06095252706	Solano	$1,952,025	$172,203
06095252707	Solano	$207,615	$18,315
06095252902	Solano	$0	$0
06095252904	Solano	$3,285,591	$289,847
06095252907	Solano	$22,804,604	$2,011,769
06095252909	Solano	$6,385	$563
06095252910	Solano	$5,056,584	$446,080
06095253000	Solano		
06095253105	Solano	$0	$0
06095253108	Solano	$13,203	$1,165
06095253202	Solano	$5,499,170	$485,124
06095253300	Solano	$34,121	$3,010
06095253500	Solano	$30,275,324	$2,670,819
Total		**$912,465,156**	**$80,495,565**

FIPS	County	Surplus Lost	Annualized Impacts
06067008005	Sacramento	$0	$0
06067008600	Sacramento	$19,430,850	$1,714,145
06067008701	Sacramento	$349,696,480	$30,849,414
06067008800	Sacramento	$16,269,718	$1,435,277
06067009005	Sacramento	$0	$0
06067009009	Sacramento	$1,540,740	$135,921
06067009200	Sacramento	$42,439,128	$3,743,882
06067009315	Sacramento	$37,807,072	$3,335,253
06067009403	Sacramento	$35,463	$3,128
06067009404	Sacramento	$3,275,010	$288,914
06067009406	Sacramento	$587,457	$51,824
06095252305	Solano	$101,044	$8,914
06095252308	Solano	$0	$0
06095252309	Solano	$45,771,196	$4,037,829
06095252402	Solano	$2,042,486	$180,183
06095252502	Solano	$7,993,725	$705,188
06095252607	Solano	$0	$0
06095252609	Solano	$0	$0
06095252702	Solano	$7,087,971	$625,284
06095252703	Solano	$1,171,745	$103,369
06095252706	Solano	$1,952,025	$172,203
06095252707	Solano	$207,615	$18,315
06095252902	Solano	$0	$0
06095252904	Solano	$3,285,591	$289,847
06095252907	Solano	$22,804,604	$2,011,769
06095252909	Solano	$6,385	$563
06095252910	Solano	$5,056,584	$446,080
06095253000	Solano		
06095253105	Solano	$0	$0
06095253108	Solano	$13,203	$1,165
06095253202	Solano	$5,499,170	$485,124
06095253300	Solano	$34,121	$3,010
06095253500	Solano	$30,275,324	$2,670,819
Total		**$912,465,156**	**$80,495,565**

Table XI-4: Non-Economic Exclusions by County

County	Non-Economic Exclusion	Total
Butte	Butte Creek Canyon ER	137
	Mechoopda Tribe	644
	Oroville WA	40
	(None)	68,913
	TOTAL	69,734
Madera	San Joaquin River ER	277
	(None)	112,558
	TOTAL	112,835
Merced	North Grasslands WA	4,285
	San Luis NWR	19,542
	(None)	311,751
	TOTAL	335,579
Sacramento	Phoenix Field ER	7
	(None)	105,713
	TOTAL	105,721
Solano	Calhoun Cut ER	1,166
	Grizzly Island WA	220
	Hill Slough WA	896
	Travis AFB	5,090
	(None)	88,632
	TOTAL	96,004
Non-Economic Exclusions Total		32,304
Total		719,873

Table XI-4: Non-Economic Exclusions by County

County	Non-Economic Exclusion	Total
Butte	Butte Creek Canyon ER	137
	Mechoopda Tribe	644
	Oroville WA	40
	(None)	68,913
	TOTAL	69,734
Madera	San Joaquin River ER	277
	(None)	112,558
	TOTAL	112,835
Merced	North Grasslands WA	4,285
	San Luis NWR	19,542
	(None)	311,751
	TOTAL	335,579
Sacramento	Phoenix Field ER	7
	(None)	105,713
	TOTAL	105,721
Solano	Calhoun Cut ER	1,166
	Grizzly Island WA	220
	Hill Slough WA	896
	Travis AFB	5,090
	(None)	88,632
	TOTAL	96,004
Non-Economic Exclusions Total		32,304
Total		719,873

Table XI-5: Biological Exclusions by County

County	Biological Exclusions	Non-Excluded	Total
Butte	10,064	59,670	69,734
Madera	16,757	96,079	112,835
Merced	117,416	218,162	335,579
Sacramento	36,894	68,827	105,721
Solano	20,672	75,332	96,004
Total	201,802	518,070	719,873

Table XI-5: Biological Exclusions by County

County	Biological Exclusions	Non-Excluded	Total
Butte	10,064	59,670	69,734
Madera	16,757	96,079	112,835
Merced	117,416	218,162	335,579
Sacramento	36,894	68,827	105,721
Solano	20,672	75,332	96,004
Total	201,802	518,070	719,873

Table XI-6: Transportation Impacts by County

County	Exclusion Type	Habitat Group	Project	Length (Yards)	Mitigation Costs
Butte	Biological	A	SR-99 East Biggs Hwy to SR-162, widen roadway 40 feet	167	$381,177
	Biological	B	SR-99 Wilson Landing Road to Hamilton-Nord Canal Hwy, widen for shoulder and left turn lane	425	$645,466
			Total	592	$1,026,643
Madera	Biological	A	2C/4C:AVE 12 TO AVE 15	1,998	$3,033,674
Merced	Biological	A	6F to 8F	890	$1,352,512
Solano	Biological	A	I-80 HOV lane between I-680 and I-505 through Fairfield and Vacaville.	630	$958,092
Total				4,112	$6,370,922

Table XI-6: Transportation Impacts by County

County	Exclusion Type	Habitat Group	Project	Length (Yards)	Mitigation Costs
Butte	Biological	A	SR-99 East Biggs Hwy to SR-162, widen roadway 40 feet	167	$381,177
	Biological	B	SR-99 Wilson Landing Road to Hamilton-Nord Canal Hwy, widen for shoulder and left turn lane	425	$645,466
			Total	592	$1,026,643
Madera	Biological	A	2C/4C:AVE 12 TO AVE 15	1,998	$3,033,674
Merced	Biological	A	6F to 8F	890	$1,352,512
Solano	Biological	A	I-80 HOV lane between I-680 and I-505 through Fairfield and Vacaville.	630	$958,092
Total				4,112	$6,370,922

Table XI-7: Impacts on Federal Lands

Department	Area	Acreage
Air Force (DOD)	Castle Air Force Base (Closed)	343
	Mather Air Force Base (Closed)	2,762
	Travis Air Force Base	3,449
	Total	6,554
National Wildlife Refuge (FWS)	Kesterson National Wildlife Refuge	6,265
	Merced National Wildlife Refuge	2,577
	San Luis National Wildlife Refuge	7,085
	Total	15,927
Wildlife Management Area (FWS)	Grasslands Wildlife Management Area	69,469
Total		91,950

Table XI-7: Impacts on Federal Lands

Department	Area	Acreage
Air Force (DOD)	Castle Air Force Base (Closed)	343
	Mather Air Force Base (Closed)	2,762
	Travis Air Force Base	3,449
	Total	6,554
National Wildlife Refuge (FWS)	Kesterson National Wildlife Refuge	6,265
	Merced National Wildlife Refuge	2,577
	San Luis National Wildlife Refuge	7,085
	Total	15,927
Wildlife Management Area (FWS)	Grasslands Wildlife Management Area	69,469
Total		91,950