



**JOINT MEETING OF THE BOARD OF DIRECTORS
FOR THE
SAN JOAQUIN COUNCIL OF GOVERNMENTS, SJCOG, INC.
AND SAN JOAQUIN REGIONAL HOUSING FUND, INC.**

555 E. Weber Avenue, Stockton, CA 95202
Board Conference Room

Thursday, January 22, 2026

REGULAR BOARD MEETING AT 4 PM

In addition to physical attendance at the address indicated above, the San Joaquin Council of Governments is offering the following teleconferencing option as an alternative means for the Public to participate in this meeting. Note: If you don't have access to a smart device or a computer with a webcam & a mic, you can dial in using the teleconference number and meeting ID indicated below.

<https://sjcog.zoom.us/j/81999214569?pwd=AunaKjlz2DBYLFacFWFoiQuAAVdt9.1>

**Teleconference Number: 1-669-900-6833
Webinar ID: 819 9921 4569
Passcode: 198954**

Attention Callers: Please mute the call unless speaking.

If participating using Zoom, please use the “raise hand” or chat feature to be recognized to speak. We have also provided a call-in number, as identified on this Agenda, and encourage you to attend by telephone. To be recognized to speak, press *9 to signal the moderator.

Members of the public may also watch the meeting on YouTube by accessing the following link. Please be advised that this option is for viewing only and does not offer a means to participate in the meeting.

Live stream of the Board of Directors meeting at:
<https://www.youtube.com/sjcogvideo/live>

The San Joaquin Council of Governments is in compliance with the Americans with Disabilities Act of 1990 (42 U.S.C. # 12132) and the Ralph Brown Act (California Government Code # 54954.2) and will make all reasonable accommodations for the disabled to participate in employment, programs, and facilities. Person requiring assistance or auxiliary aid in order to participate or persons wishing to store their bicycle safely during the meeting should contact Vanessa Gallegos, Office Administrator at (209) 235-0600 at least 24 hours prior to the

meeting. NOTE: Items identified with *SJCOG, Inc. are actions of SJCOG, Inc. acting as the designee of SJCOG pursuant to the San Joaquin County Habitat Conservation Plan for the acquisition, holding, administering, and managing real property pursuant to that plan. Items identified as SJRHF, Inc. are actions of the San Joaquin Council of Governments, acting in its capacity as Sole Corporate Member of the San Joaquin Regional Housing Fund, Inc.

AGENDA

1. **CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL:**
2. **RECOGNITIONS/PRESENTATIONS:** None.
3. **PUBLIC COMMENTS:**
 At this time, the public is invited to address the Board on any non-agendized item that is within the subject matter of this agency. There is a three-minute maximum time limit. The determination of whether an item is within the subject matter and jurisdiction of the Council is a discretionary decision to be made by the Chair of the Council. If several speakers are commenting on the same issue, they should try to avoid repetition of views already expressed.
4. **CONSENT CALENDAR:** All numbered consent calendar items listed will be acted upon under one vote unless specifically removed from the consent calendar by a member of the Board, a member of staff, or a member of the public. These are the items:
 - A. Approve the December 4, 2025 minutes from the Joint meeting of the Board of Directors for the SJCOG, SJCOG, Inc., and San Joaquin Regional Housing Fund Inc.
 - B. *SJCOG* — Approval of Amendment No.2 to Contract with LSA Associates, Inc. for Project Management, Regional Planning and Technical Service (Edith Verdin)
 - C. *SJCOG* — Award Contract for Construction Management of the Tracy Transit Station Mobility Hub Improvements Project (Ann Herner)
 - D. *SJCOG* — San Joaquin Council of Governments Financial Report and Agency Wide Quarterly Investment Report (Gregory Solario)
 - E. *SJCOG, Inc.* — Approval of the Bacchetti MacArthur Acquisition and Preserve Management Plan (Steve Mayo)
 - F. *SJCOG, Inc.* — Approval of the Chinese Cemetery Expansion Project Plan Participation (Laurel Boyd)
 - G. *SJCOG, Inc.* — Approval of the Highway 4 Telecommunications Facility Project, Plan Participation and Habitat Classification Change (Laurel Boyd)
5. **ACTION ITEMS:**
 - A. *SJCOG* — Approve the Executive Committee’s Recommendation Appointing a Member to the San Joaquin Regional Rail Commission (Diane Nguyen)
 - B. *SJCOG* — Unmet Transit Needs Public Hearing (Joel Campos)

6. **DISCUSSION ITEMS:** None.
7. **INFORMATION ITEMS:**
 - A. *SJCOG* — San Joaquin Council of Governments Board Meeting Schedule for 2026 (Vanessa Gallegos)
8. **CHAIR REPORT:** Chair Christina Fugazi
9. **BOARD MEMBERS' REPORT:**
10. **EX OFFICIO BOARD MEMBERS' REPORT:**
 - A. Port of Stockton (Margaret Stephens)
 - B. San Joaquin Regional Transit District (Gary Giovanetti)
 - C. Caltrans District 10 (Grace Magsayo)
11. **EXECUTIVE DIRECTOR'S REPORT:** Diane Nguyen
12. **ADJOURNMENT:** Chair Christina Fugazi

Meeting adjourned to Thursday, February 26, 2026 at 4 p.m., SJCOG Conference Room.

NOTE:

The agenda packet is available for public inspection in the SJCOG Office at 555 E. Weber Avenue during normal business hours. These documents are also available on the San Joaquin Council of Governments' website at www.sjcog.org subject to staff's ability to post the documents before the meeting.

"SJCOG fully complies with Title VI of the Civil Rights Act of 1964 and related statutes and regulations in all programs and activities. For more information, or to file a Title VI related complaint see <http://www.sjcog.org> or call (209) 235-0600."

AGENDA ITEM **4A**



JOINT MEETING OF THE BOARD OF DIRECTORS FOR THE
SAN JOAQUIN COUNCIL OF GOVERNMENTS, SJCOG INC. AND SAN JOAQUIN
REGIONAL HOUSING FUND INC.

SJCOG Board Room
555 E. Weber Ave.
Stockton, CA 95202

December 4, 2025

REGULAR BOARD MEETING AT 4 P.M.

MINUTES

1. The board meeting was called to order at 4 p.m. by Chair Christina Fugazi.

Roll Call:

Board Members Present:

Councilmember Lisa Craig, City of Lodi; Councilmember Mario Enriquez, City of Stockton; Mayor Christina Fugazi, City of Stockton; Councilmember Dotty Nygard, City of Tracy; Councilmember Mariela Ponce, City of Stockton; Mayor Gary Singh, City of Manteca; Mayor Su, City of Mountain House; Councilmember Leo Zuber, City of Ripon.

Board Members Not Present:

Mayor Akinjo, City of Lathrop; Supervisor Steve Ding, San Joaquin County; Supervisor Sonny Dhaliwal, San Joaquin County; Councilmember Jeremy Engle, City of Escalon; Supervisor Robert Rickman, San Joaquin County.

Ex Officio Members Present:

Caleb Brock, Caltrans; Gary Giovanetti, San Joaquin Regional Transit District; Margaret Stephens, Port of Stockton.

Staff Members Present:

Diane Nguyen, Executive Director; Ryan Niblock, Deputy Director of Programming and Delivery; Kim Anderson, Deputy Director of Planning; Gracie Orosco, Deputy Director of Finance and Administration; Yvette Davis, Communication Manager; Steve Mayo, Program Manager; Edith Verdin, Senior Regional Planner; Joel Campos, Senior Regional Planner; Blake Dunford, Senior Regional Planner; Ty Phimmasone, Senior Regional Planner; Christine Corrales, Manager of Planning; Joann Martinez, Associate Regional Planner; Keith Michaud, Communications Journalist; Laurel Boyd, Associate Habitat Planner; Rosie Zeiter, Accounting Assistant II; Janicia Thedmada, Assistant regional Planner; Leah Fong, CivicSpark Fellow; Winston Zheng, CivicSpark Fellow; Aaron Lowe, CivicSpark Fellow; Vik Sharma, IT Manager; Vanessa Gallegos, Office Administrator; Lisa Ly, Administrative Technician; Breanna Guzman, Administrative Clerk II; Andy Pinasco, Counsel.

Chair Christina Fugazi said item 5B, Approve Funding Agreements for the Bus Transfer Pilot Program, would be pulled from the agenda and come back to the Board at a later date.

2. **Recognitions/Presentations:**

Executive Director Diane Nguyen congratulated Yvette Davis for 19 years at the San Joaquin Council of Governments (SJCOG), highlighting her contributions and positive impact she made to the vanpool and ridesharing program and communications. Chair Fugazi recognized Ms. Davis service to the region. Ms. Davis made some remarks to the Board of Directors.

3. **Public Comments:** None.

4. **Consent Calendar Items:**

- A. Approval of the Oct 23, 2025, minutes from the joint meeting of the Board of Directors for the SJCOG, SJCOG Inc., and San Joaquin Regional Housing Fund Inc.
- B. SJCOG — Approve the Fiscal Year 2025-26 Overall Work Program Amendment No. 3 and Fiscal Year 2025-26 Annual Financial Plan Amendment No. 3
- C. SJCOG — Approve 2026 Regional Transportation Improvement Program
- D. SJCOG — Approve Fiscal Year 2025-26 Transportation Development Act Claim from the San Joaquin Regional Transit District
- E. SJCOG Approve 2025 Federal Transportation Improvement Program (Type 2) Amendment No. 26
- F. SJCOG — Receive Information on the Fiscal Year 2024-25 Regional Transportations Impact Fee Program Annual Report
- G. SJCOG — Approve Update of Citizens Advisory Committee Bylaws
- H. SJCOG — Approve Managed IT Services Contract with Mettle INC. dba verve
- I. SJCOG — Approve New Appointment to the Social Services Transportation Advisory Council
- J. SJRHF, Inc. — Approval of San Joaquin Regional Housing Fund Inc. Advisory Membership Appointments
- K. SJCOG, Inc. — Approval of the Brady Road Digester Project, Plan Participation and Habitat Classification Change
- L. SJCOG, Inc. — Approval of the Harney Lane Power Safety Project Habitat Plan Participation
- M. SJCOG, Inc. — Approval of the Bishop Tract Pipe Replacement Project Plan Participation and Buffer Reduction
- N. SJCOG Inc. — Approval of Habitat Plan Surveyor Services Contract Addendum

Boardmember Dotty Nygard and Boardmember Lisa Craig asked to have items 4C and 4G pulled from the consent calendar for further discussion.

It was moved/seconded (Craig/Enriquez) to approve consent calendar with the exception of item 4C and 4G. The motion passed unanimously (8/0) by electronic vote.

Boardmember Nygard said the Regional Transportation Improvement Program did not accurately reflect the current Valley Link map and asked for it to be replaced. SJCOG staff confirmed the technical change can be made. Boardmember Nygard asked whether the I-205 managed lanes project includes the commuter rail alternative. Ryan Niblock responded that the environmental impact report is examining a fixed guideway alternative that includes commuter rail and bus.

It was moved/seconded (Nygard/Zuber) to approve consent calendar item 4C. The motion passed unanimously (7/1) by electronic vote.

Boardmember Craig asked various clarifying questions about Citizens Advisory Committee (CAC) Bylaws including whether a representative from the Regional Rail Commission can be added as a member. She also asked why the Business Council had been deleted and whether the CAC had reviewed the changes and gave input. Ms. Anderson said that the changes that Boardmember Craig was referring to had been approved by the SJCOG Board in 2012 and the CAC also reviewed the changes in 2012. Boardmember Craig asked that the CAC Bylaws be referred back to the CAC for input and then staff can bring this item back to the Board.

It was moved/seconded (Enriquez/Su) to refer item 4G back to the CAC for input before bringing it back to the Board. The motion passed unanimously (8/0) by electronic vote.

5. **Action Items:**

A. *SJCOG, Inc.* — Hold a Public Hearing for the Bacchetti MacArthur Properties Preserve Acquisition

Steve Mayo informed the board that this is a public hearing and asked SJCOG Chair Fugazi to open the public hearing for any comments from the public and the board, then close the public hearing.

Chair Fugazi opened the public hearing.

Mr. Mayo said this is the second public hearing. He described the property and used a PowerPoint to show the location of the preserved property.

The public hearing was closed after no public comments were received.

B. *SJCOG* — Approve Funding Agreements for the Bus Transfer Pilot Program
Item was pulled at start of the Board meeting- no additional comments made.

C. *SJRHF, Inc.* — Accept Health Net Grant Award for the San Joaquin Regional Housing Fund Inc.

Joann Martinez said the Housing Fund was selected for a \$5 million award through the Housing and Community Development's Local Housing Trust Fund Program. Ms. Martinez said there is a new \$3 million investment from HealthNet to support housing stability and health outcomes. Ms. Martinez said with this partnership, the total available funding for the Housing Fund increases to \$13 million. Health Net Representative Vernal Shaw III was introduced and invited to provide remarks.

It was moved/seconded (Su/Ponce) to approve the Health Net Grant Award for the San Joaquin Regional Housing Fund, Inc. The motion passed unanimously (8/0) by electronic vote.

6. **Discussion Items:** None.

7. **Information Items:** None.

8. **Chair's Report:**

Chair Fugazi shared a video of the 99/120 project update.

9. **Board Members' Report:**

Boardmember Craig thanked those in attendance for the rebranding of the Amtrak trains to Gold Runner.

Diane Nguyen asked for clarification to Chair Fugazi on her vote for Item 4C She asked if the Chair intended to vote "no". Chair Fugazi said that she intended to click the button "yes". Director Nguyen said the corrected vote record will reflect a "yes" vote.

10. **Ex Officio Board Members' Report:**

A. Port of Stockton

Margaret Stephens provided updates on Port activities and the status of an ongoing study.

B. San Joaquin Regional Transit District

Gary Giovanetti gave updates on RTD including funding received and the success of the 27th Annual Stuff the Bus Food Drive.

C. Caltrans District 10

Caleb Brock spoke about three grant funding opportunities.

11. **Executive Director's Report:**

Diane Nguyen wished everyone a happy holiday.

12. **ADJOURNMENT:**

The meeting was adjourned at 4:38 p.m. The next meeting will be at 4 p.m. Thursday, Jan 22, 2026 in the SJCOG Conference Room.

AGENDA ITEM **4B**



January 2025
SJCOG Board

STAFF REPORT

SUBJECT: Approval of Amendment No. 2 to Contract with LSA Associates, Inc. for Project Management, Regional Planning and Technical Services

RECOMMENDED ACTION: Approve Amendment #2 to Contract No. C-24-073 with LSA Associates Inc. to Extend Contract End Date from December 31, 2025, to December 31, 2026

DISCUSSION:

SUMMARY:

In March 2024, the San Joaquin Council of Governments (SJCOG) Board approved a sole source contract with LSA Associates, Inc., a firm providing a broad spectrum of land-use, transportation, environmental, and both land-use and travel demand modeling technical services. The contract was to fill a staffing gap for high-level project management, regional planning, and technical services due to position vacancies for several positions in both the planning and programming divisions, substantial increases in SJCOG's Overall Work Program (OWP) and revenues, and the kick-off of several new high-profile projects and grants.

While SJCOG has filled some vacant positions, others remain, and one of the agency's major work efforts, the 2026 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) is at a critical juncture – with changing state and federal requirements causing a schedule delay. Staff has identified the need to continue LSA's services through calendar year 2026 to ensure that staff has the needed technical resources to ensure delivery of the final RTP/SCS by August 2026.

The original contract not-to-exceed amount was \$110,000 with an end date of December 31, 2024. SJCOG staff recommends amending the contract to extend the end date to December 31, 2026. No budget increase is requested.

RECOMMENDATION:

The staff recommendation is for approval of amendment number two to contract C-24-073 with LSA Associates to extend the contract end date from December 31, 2025, to December 31, 2026

FISCAL IMPACT:

The funding resources are already identified in the Overall Work program within the various work elements for regional planning and policy activities –including but not limited to--- the Regional Transportation Plan (Work Element #601.01) and Transportation and Air Quality Planning/Modeling (Work Element #603.03). Likely there will be no need for a budget amendment to increase the professional services budgetary group; however, if necessary, there are adequate resources available using identified salary savings from allocated but unfilled positions to adequately fund the contract through 2026.

BACKGROUND:

LSA Associates has managed many similar projects including long-range transportation planning and environmental impact reports, regional planning studies and project delivery, air quality policy and technical analyses, transportation infrastructure fee programs, and travel demand model analysis. One of the most complex work areas impacted on SJCOG is the Regional Transportation Plan/Sustainable Communities Strategy. The work involves land use modeling, civic engagement, compliance with state/federal planning guidelines, and policy development. With an anticipated adoption date in late summer 2026, there is continuing urgency to ensure that RTP/SCS activities do not get delayed or slowed down. It is essential to have an experienced project manager to organize the planning team, review work deliverables, and serve as a resource to SJCOG staff.

LSA Associates has thus far provided excellent services and has been a value-add to the SJCOG deputy directors and project manager for the RTP/SCS.

NEXT STEPS:

Upon approval of the SJCOG Board, the SJCOG Executive Director will execute amendment number two to contract C24-073 with LSA Associates, Inc.

AGENDA ITEM **4C**



January 2026
SJCOG Board

STAFF REPORT

SUBJECT: Award Contract for Construction Management of the Tracy Transit Station Mobility Hub Improvements Project

RECOMMENDED ACTION: Authorize the Executive Director to Negotiate and Enter into a Contract With 4Leaf, Inc. for a Not-to-Exceed Amount of \$140,000

SUMMARY:

The Regional Multi-Modal Connectivity Plan and Demonstration Project is a strategic initiative funded by the California Department of Housing and Community Development (HCD) through the state Regional Early Action Planning (REAP) 2.0 grant program. The project supports state objectives to integrate housing, transportation, and climate goals by developing a countywide clean mobility hub network.

In May 2024, Tranzito was contracted to provide both a planning phase and implementation phase for the project. The planning phase is now complete resulting in a Regional Multimodal Connectivity Plan. The current implementation phase includes delivery of one mobility hub demonstration project which has been identified as the Tracy Transit Station Mobility Hub Improvement Project.

While the project was originally funded by a portion of REAP funding retained by SJCOG, in June 2025, the City of Tracy elected to use their portion of the REAP funding to increase project amenities in the demonstration project, furthering the objectives of REAP 2.0 and increasing the impact of the investments for both agencies. With the increased scope of improvements on the project, a need for construction management and inspection expertise is required to support the construction phase. SJCOG, with support of the City of Tracy, will administer the construction phase and contract out for construction management and inspection services for the project.

In partnership with the City of Tracy, SJCOG is utilizing an on-call master professional services list for construction management services approved by the Tracy City Council on July 1, 2025. SJCOG reached out to three firms on the City of Tracy's pre-qualified on-call list and received three proposals for construction management and inspection of

the project. Proposals were reviewed by both SJCOG and City of Tracy staff and construction management firm 4Leaf, Inc. is recommended as the best qualified firm to provide construction management services for the project.

RECOMMENDATION:

SJCOG staff recommend that the SJCOG Board authorize the executive director to negotiate and enter a contract with 4Leaf to provide construction management and inspection services for the Tracy Transit Station Mobility Improvements Project for a not-to-exceed amount of \$140,000. Should contracting with 4Leaf be unsuccessful, negotiations will begin with the next highest ranked firm. The project construction is anticipated to be completed by November 1, 2026.

FISCAL IMPACT:

The project is identified in the FY25-26 Overall Work Program (OWP) and is funded with REAP 2.0 program grant funding through the California Department of Housing and Community Development (HCD). Funds also include a previous reallocation of existing REAP 2.0 funds from the City of Tracy to the demonstration project scope. The proposed contract will be covered within the current budget in the OWP and will not require a budget amendment.

BACKGROUND:

On May 25, 2024, the SJCOG Board authorized a contract with consultant Tranzito to complete the Regional Multi-Modal Connectivity Plan and Demonstration Project.

Tranzito began the work in May 2024, completing several project milestones to date:

- Conducted extensive public engagement.
- Completed the Regional Multimodal Connectivity Plan (Plan) which includes a regional strategy with hub siting, network vision, and concept designs.
- Based on the Plan, the highest priority hub site, the Tracy Transit Station was identified to proceed with the demonstration phase.
- In April 2025, Tranzito, SJCOG and in partnership with the City of Tracy, initiated the development of plans and specifications for the Tracy Transit Station Mobility Hub Improvements Project. The completion of the plans and specifications is anticipated for mid-January 2026 with the project going out for bid shortly after.

Due to the reallocation of REAP 2.0 funds from the City of Tracy, resulting in an increased scope of the project improvements, SJCOG staff identified a need to employ professional construction management services to assist with the bid solicitation and oversight of the construction improvements. With the City of Tracy's partnership and to efficiently move through this procurement, SJCOG is utilizing an existing on-call master professional services list for Construction Management Services approved by the Tracy City Council on July 1, 2025. This "piggy-back" procurement is beneficial to the project timeline as shortens the procurement timeline and utilizes firms already vetted and familiar with City of Tracy construction protocols. SJCOG reached out to three firms on

the City of Tracy's pre-qualified on-call list and received proposals for construction management and inspection of the project.

Three proposals were received by the deadline from the following firms:

- 4Leaf, Inc.
- Mark Thomas
- Roebbelen Contracting, Inc.

After review by a selection committee, including staff from both SJCOG and City of Tracy, construction management firm 4Leaf is recommended to provide construction management services for the mobility hub demonstration project – with construction expected to kick-off in the next few months.

NEXT STEPS:

Upon SJCOG Board approval, staff will negotiate and finalize a contract with 4Leaf, Inc.

Prepared by: Ann Herner, Project Engineer/Manager

AGENDA ITEM **4D**

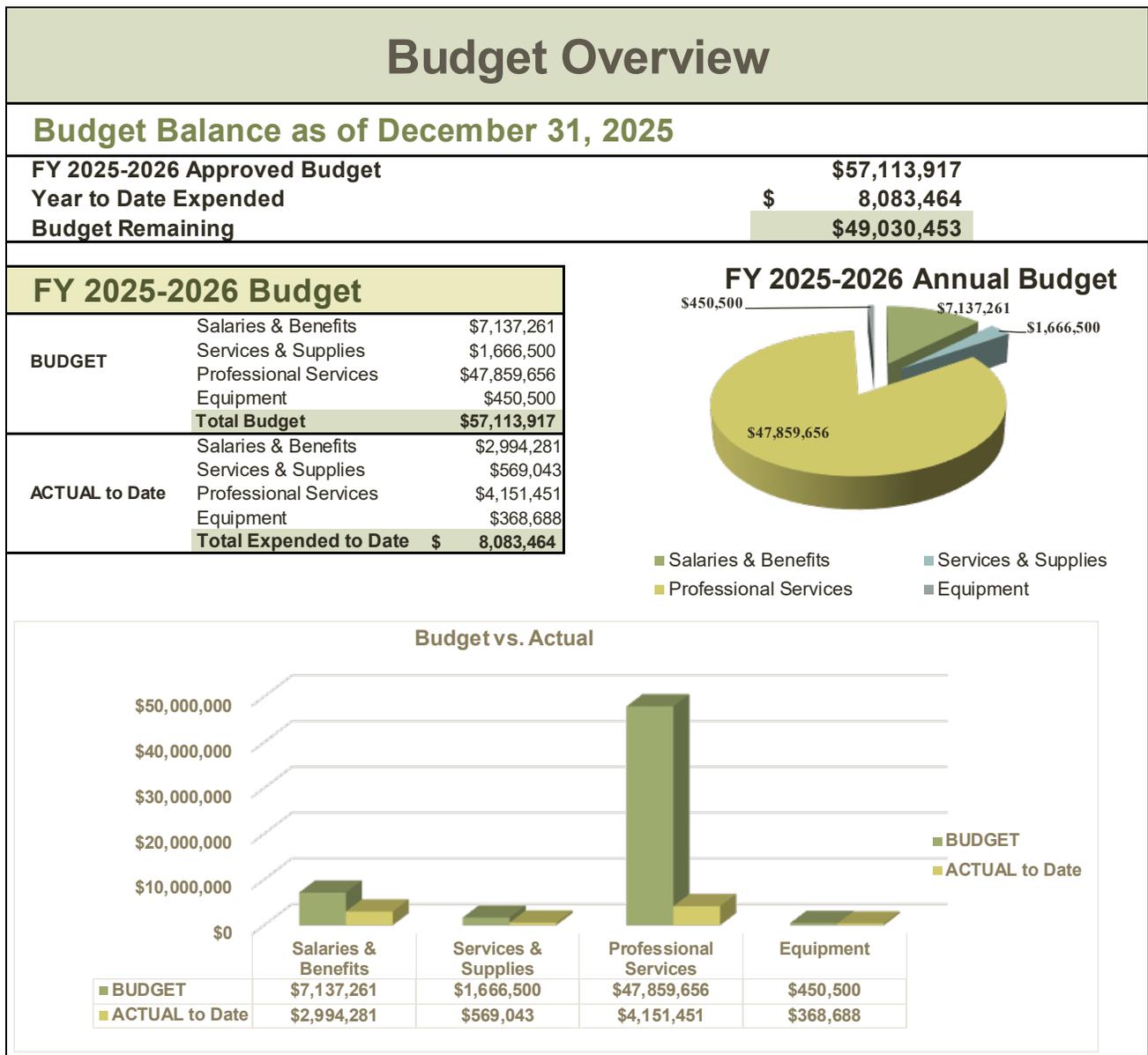


January 2026
SJCOG Board

STAFF REPORT

SUBJECT: SJCOG Quarterly Financial Report and Agency Wide Quarterly Investment Reports

RECOMMENDED ACTION: Review Quarterly Financial Report



Budget to Actual Summary through December 31, 2025

The table below summarizes year-to-date expenditures, the percentage spent, and the remaining budget. To date, the agency has spent 14.2%, which is well below the overall budget.

DESCRIPTION	APPROVED BUDGET	THIS MONTH	YTD EXPEND.	% SPENT	BUDGET REMAINING
Salaries & Benefits					
Salaries	\$ 5,348,167	\$ 375,166	2,105,832	39.4%	3,242,335
Benefits	\$ 1,789,094	\$ 149,902	888,449	49.7%	900,645
	7,137,261	525,068	2,994,281	42.0%	4,142,980
Services & Supplies					
Office Expense	367,000	8,591	176,073	48.0%	190,927
Communications	60,000	3,054	19,083	31.8%	40,917
Memberships	45,000	2,431	33,491	74.4%	11,509
Maintenance - Equipment	10,000	606	2,809	28.1%	7,191
Rents & leases - Equipment	131,000	2,519	19,338	14.8%	111,662
Transportation & Travel	233,000	242	26,979	11.6%	206,021
Publications & Legal Notice	7,500	0	2,521	33.6%	4,979
Casualty/Liability/Auto Insurance	278,000	46,352	142,433	51.2%	135,567
Building Maintenance	335,000	24,259	146,316	43.7%	188,684
Building Debt Service - Principal & Interest	200,000	0	0	0.0%	200,000
	1,666,500	88,055	569,043	34.1%	1,097,457
Miscellaneous					
Miscellaneous	0	0	0	N/A	0
	0	0	0	N/A	0
Consultant Contracts					
Professional & Special Services	47,859,656	1,100,359	4,151,451	8.7%	43,708,205
	47,859,656	1,100,359	4,151,451	8.7%	43,708,205
Fixed Assets					
Equipment	450,500	28,382	368,688	81.8%	81,812
Total	57,113,917	1,741,863	8,083,463	14.2%	49,030,454

Investments

The Portfolio and subsequent investments are in compliance with the Investment Policy established and approved by the San Joaquin Council of Government's Board of Directors. The Policy was last updated April 28, 2022.

Credit Rating Update: In October 2025, Fitch Ratings upgraded the San Joaquin County Transportation Authority's Measure K Sales Tax Revenue Refunding Bonds (Series 2017, 2019, and 2024) from AA+ to AAA, the highest rating on Fitch's scale, with a Stable Outlook. The upgrade reflects sustained growth in sales tax revenues, strong and resilient debt service coverage, conservative leverage policies, and favorable long-term economic and demographic trends within San Joaquin County. This rating affirms

the Authority’s strong financial management practices and enhances the long-term credit profile of Measure K bond financing.

Below is a summary of current investment and bank balances through December 31, 2025.

Investment Recap as of December 31, 2025			
California Asset Management Program (CAMP)		Raymond James	
	Closing Market Value		Closing Market Value
Series 2017 Bonds Principal	\$ 4,751,816.84	General Fund	\$ 274,822.39
Series 2017 Interest	\$ 3,565,605.67	Public Financial Management (PFM)-SJCOG INC.	
			Closing Market Value
Series 2011 Released Reserve Portfolio	\$ 21,382,972.38	SJCOG, Inc. Post Permit	\$ 6,748,851.03
		San Joaquin Transportation	\$ 117,451,926.13
Series 2019 Bonds Interest	\$ 1,256,249.71	Closing Cash Balance	\$725,148.35
		Total Investments held at PFM	\$ 124,925,925.51
RTIF Investment	\$ 7,231,153.70		
TERM rate 3.76%	\$ 5,720,731.30	F&M Bank	F&M Bank (SJCOG, Inc.)
		\$ 50,478,704.16	\$ 20,873,034.78
Measure K Renewal Investment	\$ 6,142,455.77	LAIF	County Pool
TERM rate 4.05%	\$ 11,408,824.84	\$ 113,068.69	\$ -
Series 2024 Bonds Principal	\$ 672,705.19		
Series 2024 Bonds Interest	\$ 3,307,271.62		
Habitat Operations & Enhancements	\$ 73,483,107.84		
Total Investments held at CAMP	\$ 138,922,894.86		

Prepared by Gregory Solario, Senior Accountant

AGENDA ITEM **4E**



January 2026
SJCOG, Inc.

STAFF REPORT

SUBJECT: Approval of the Bacchetti MacArthur Road Preserve Acquisition and Preserve Management Plan

RECOMMENDED ACTION: 1) Approve the Acquisition and 2) Approve the Preserve Management Plan (PMP) for the Preserve Site

DISCUSSION:

SUMMARY:

The Bacchetti MacArthur Road properties under consideration are a total of 105 +/- acres. The landowner and SJCOG, Inc. are collaborating on an easement of 100 +/- acres under the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP or habitat plan). The location of the properties is along MacArthur Road near Sugar Cut/Tom Paine Slough to the north of the City of Tracy in the Central Zone. The potential preserve is adjacent to existing SJCOG, Inc. preserves shown in attachments 1 and 2.



With the acquisition, SJCOG, Inc. staff has written the draft Preserve Management Plan (PMP) to reflect the existing preserve management plans of row and field crop preserves for economy of scale for species under the SJMSCP and support other species of the area. There are minor enhancements planned for the properties as well.

RECOMMENDATION:

SJCOG, Inc. staff and the Habitat Technical Advisory Committee (HTAC) recommend 1) approve the acquisition and 2) approve the preserve management plan.

FISCAL IMPACT:

SJCOG, Inc. will be acquiring an overall easement on approximately 100 +/- acres of active row crop habitat under the SJMSCP. The cost of the easement is valued at \$14,000 per acre with a total acquisition cost of approximately **\$1,400,000** plus the applicable closing costs.

Also, SJCOG, Inc. will be providing land management/enhancement funds, as required under the SJMSCP permits, to be set aside for the preserve in the amount of roughly **\$618,500** (100 +/- acres x \$6,185 per acre for 2026).

BACKGROUND:

The approximate 100 +/- acre conservation easement will cover the row and field crop area. The habitat easement will serve as mitigation for prior development impacts under the SJMSCP to agricultural habitat for the betterment of species covered under the SJMSCP.



The drafted PMP (attachment 3) by consultant ICF reflects the existing preserve management plans of row and field crop preserves in the Central Zones for economy of scale for species under the SJMSCP. The planned enhancements are noted in the PMP and displayed in Table 1.

Table 1 – Enhancements for Row and Field Crop Preserves

Enhancement Potential Under SJMSCP	Y	N	N/A
Use of Herbicides, pesticides and/or rodenticide in accordance with Sect. 5.4.5(M) & 5.4.7.1	X		
Create, expand or restore riparian area to enhance nesting		X	
Plant elderberry plants for VELB		X	
Enhance foraging habitat using native grass and forb species (Appendix N)		X	
Install roosting or nest sites and platforms		X	
Fencing of riparian areas		X	
Install bat boxes			X
Maintain water quality within creeks and wetlands (e.g. red-legged frog habitat)		X	
Create burrowing owl burrows		X	
Eliminate invasive and undesirable species	X		
Plant vegetation (e.g. tules, blackberry thickets & cattails for tricolor blackbird/GGS)		X	

COMMITTEE ACTIONS:

Habitat Technical Advisory Committee: Recommended Approval.

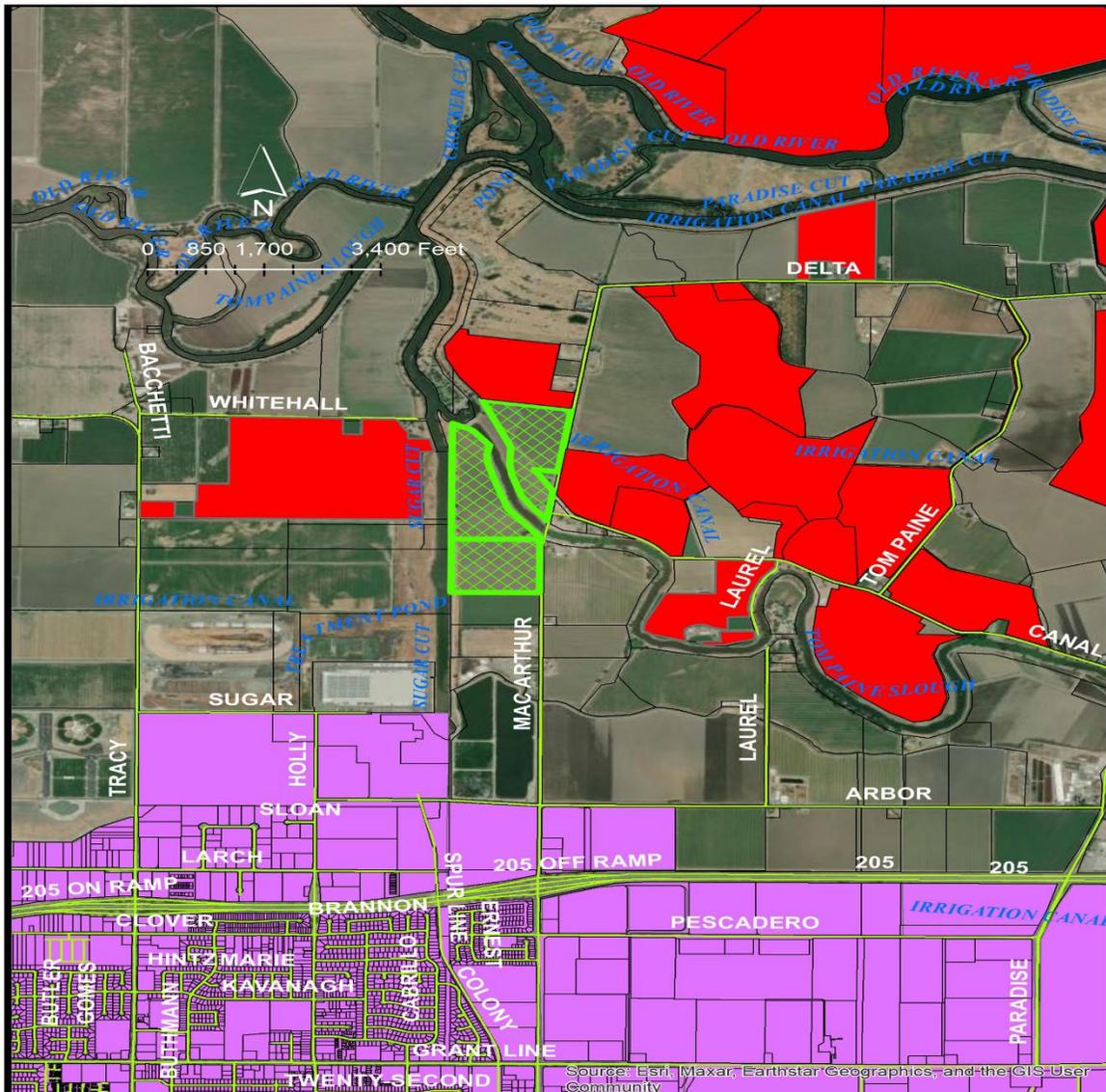
NEXT STEPS:

Should the staff recommendation be approved by the SJCOG, Inc. Board at the January 22nd Board meeting, the acquisition will proceed forward with escrow.

ATTACHMENTS:

1. Overview Preserve Location Map – Bacchetti MacArthur Properties
2. Preserve Location Map – Bacchetti MacArthur Properties
3. Preserve Management Plan – Bacchetti MacArthur Properties

ATTACHMENT 1



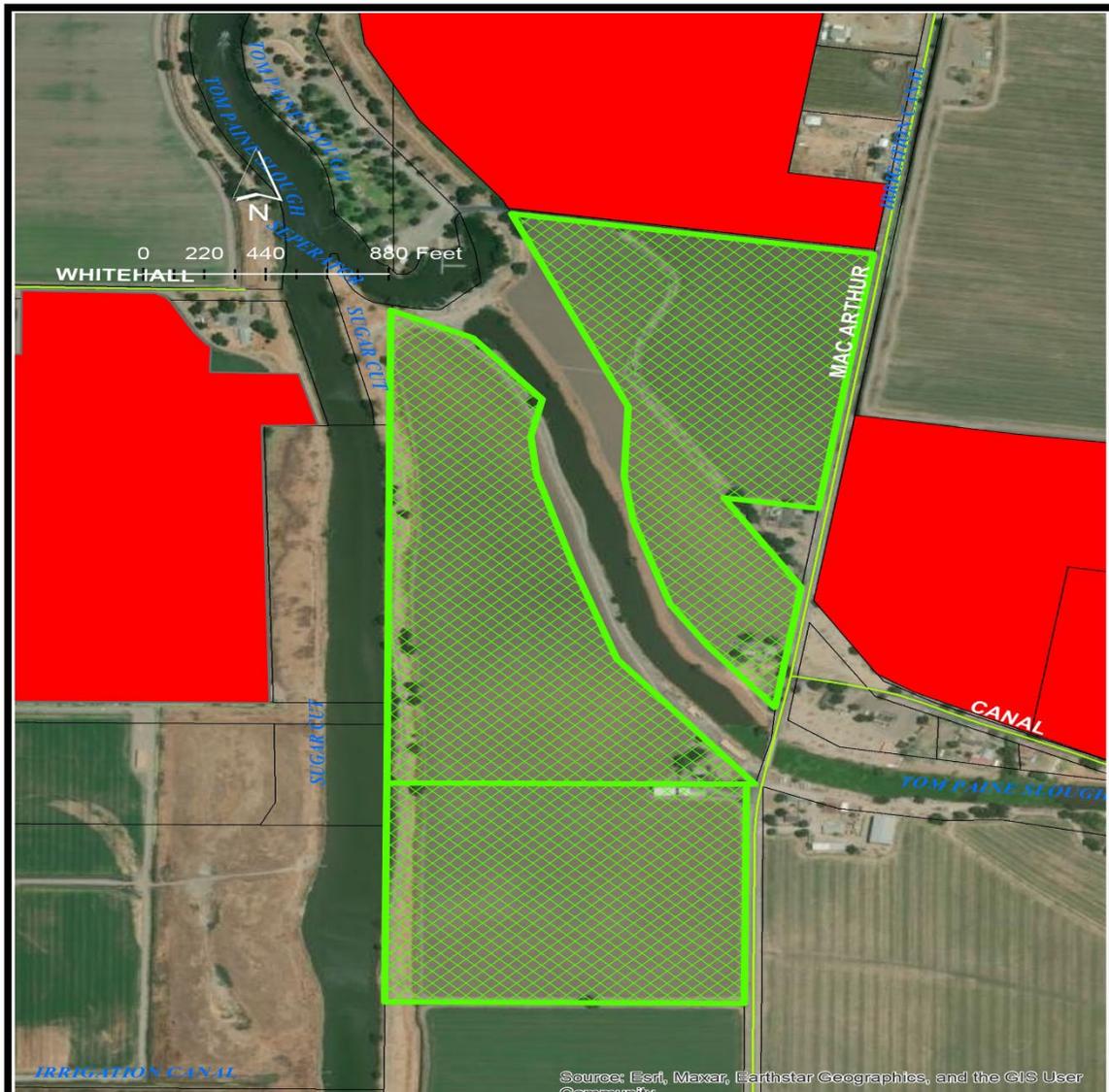
Joe Bacchetti MacArthur Rd Property

Legend

-  SJCOG_Preserves
-  Bacchetti Joe MacArthur_213-030-01 040-01 02_Cent
-  TracyCompMap



ATTACHMENT 2



Joe Bacchetti MacArthur Rd Property

Legend

-  SJCOG_Preserves
-  Bacchetti Joe MacArthur_213-030-01 040-01 02_Cent
-  TracyCompMap



DRAFT PRESERVE MANAGEMENT PLAN FOR THE BACCHETTI MACARTHUR ROAD PRESERVE

PREPARED FOR:

SJCOG, Inc.
555 East Weber Street
Stockton, CA 95202
Contact: Steve Mayo
209.235.0600

PREPARED BY:

ICF International
630 K Street, Suite 400
Sacramento, CA 95814
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December 15, 2025



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Acronyms and Abbreviations

CNDDDB	California Natural Diversity Database
GIS	geographic information systems
HTAC	Habitat Technical Advisory Committee
BMRP	Bacchetti MacArthur Road Preserve
SJCOG	SJCOG, Inc.
SJMSCP	San Joaquin County Multi-Species Habitat Conservation and Open Space Plan
USGS	U.S. Geological Survey

Chapter 1

Introduction

SJCOG, Inc., (SJCOG) is currently implementing the *San Joaquin County Multi-Species Habitat Conservation and Open Space Plan* (SJMSCP)¹ (San Joaquin Council of Governments 2001). The principal biological goal of the SJMSCP (the Plan) is to maintain habitat of sufficient quality and quantity to conserve populations of all fish, wildlife, and plant species covered by the Plan. As part of this Plan, lands within the SJMSCP Plan Area are acquired as preserves from willing landowners through either conservation easements or fee title purchase.

This document is the Preserve Management Plan (PMP) for the Bacchetti MacArthur Road Preserve (BMRP). The property addressed in this PMP is approximately 105 acres of farmland on which a conservation easement of approximately 100 acres is being placed by SJCOG. The preserve will be incorporated into the preserve system as a row and field crop preserve.

The BMRP is intended to offset impacts resulting from the conversion of agricultural lands primarily within the Central Zone, as allowed in Section 5.1.2.6 of the Plan.

1.1 Purpose of the Preserve Management Plan

The PMP sets forth specific guidelines regarding land management and monitoring activities to ensure the landowner(s) and SJCOG agree on the conditions of the conservation easement and the manner in which preserve lands will be managed and monitored.

The PMP describes the baseline biological conditions of the property; states the goals and objectives of management; and describes the ongoing land management activities, including permitted and prohibited uses of the property and any affirmative obligations of the landowner(s).

The PMP also sets forth guidelines for adaptive management as required under the SJMSCP. Adaptive management is a systematic process for continually improving management policies and practices by learning from the outcomes of operational programs.

1.2 Preserve Location

The BMRP is in the Central Zone approximately 1.15 miles north of Interstate 205 on the west side of MacArthur Road near the City of Tracy CA (Figure 1). Information pertaining to the property is provided in Table 1.

¹ San Joaquin County Council of Governments. 2001. *San Joaquin County Multi-Species Habitat Conservation & Open Space Plan*. Stockton, CA. Available: < <https://www.sjcog.org/DocumentCenter/View/5/Habitat-Planpdf?bidId=> >. Accessed August 8, 2025.

Table 1. Bacchetti MacArthur Road Preserve Information

Assessor's Parcel Number	213-030-01; 213-040-01; 213-040-02
Acreage	105
SJMSCP Index Zone	Central Zone
USGS 7.5-minute quadrangle	Union Island
Township	Unsurveyed
Range	Unsurveyed
Section	Unsurveyed
SJMSCP = <i>San Joaquin County Multi-Species Habitat Conservation and Open Space Plan</i> ;	
USGS = U.S. Geological Survey	

The BMRP is bordered by the Fagundes Preserve to the north, Pellegrini Farms Preserves to the east, the Gaia Legacy Farms Preserve to the west, and is in close proximity to a large number of properties already under easement, adding to reserve consolidation in the area (Figure 2).

1.3 Land Ownership and Management

The parties responsible for managing BMRP lands in accordance with the PMP are listed below.

Landowner

Contact: Joe Bacchetti
 19455 S MacArthur Drive
 Tracy, CA 95304
 Phone: 209/481-7427

Conservation easement holder

SJCOG
 555 East Weber Street
 Stockton, CA 95202
 Contact: Steven Mayo
 Phone: 209.235.0600

Land manager

ICF International
 630 K Street, Suite 400
 Sacramento, CA 95814
 Contact: Doug Leslie
 Phone: 916.737.3000

Chapter 2

Baseline Preserve Characteristics, Goals and Objectives

As noted above, the BMRP is an approximately 105-acre property adjacent to several other properties already under a conservation easement purchased by SJCOG. The property is bordered by MacArthur Road on the east side and Sugar Cut on the west side. Tom Paine Slough bisects the property into a north and south half (Figure 3).

Habitats on the parcel are comprised primarily of row and field crop agriculture. There are two main fields on the north side of Tom Paine Slough and one field to the south. The northern fields are irrigated from a cement lined ditch that bisects the two fields. Several large, mature valley oaks (*Quercus lobata*) occur in the northwest corner adjacent to Sugar Cut with a few scattered individual trees along the eastern bank of Tom Paine Slough (Figure 4a). Wooden power poles run east/west along the northern border and north south along the eastern border, but pole along the eastern border are on the opposite side of the street (Figure 3 and 4a).

The southern field is irrigated from standpipes along the eastern border of the field. Large, mature valley oaks and some cottonwoods (*Populus fremontii*) are scattered along the eastern levee of Sugar Cut and the western bank of Tom Paine Slough (Figure 3 and 4). The southern field is bordered on the south side by a large earthen drainage ditch that drains the field to the south and currently supports abundant emergent vegetation (Figure 4b).

Tom Paine Slough is almost completely choked with Water hyacinth (*Eichornia crassipes*) (Figure 4b).

The property has historically been used to grow a wide variety of row and grain crops but has been consistently used to grow alfalfa for the last several years. Surrounding fields are comprised primarily of row and field crops (Figure 2).

The SJMSCP geographic information systems (GIS) database and the California Natural Diversity Database (CNDDDB) were searched to identify records of SJMSCP-covered species within approximately 2 miles of the BMRP. There are 87 records for Swainson's hawk (*Buteo swainsonii*), the primary species benefiting from this easement. There are also 23 records of Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), 81 records for northwestern pond turtle (*Actinemys marmorata*), and 2 records of Song sparrow (*Melospiza melodia*), within two miles of the property, mostly distributed along the various channels of Old River to the north. Additional records include 9 records of burrowing owl (*Athene cunicularia*), mostly in the recently developed areas of Tracy to the south, 9 records of Tricolored blackbird (*Agelaius tricolor*), 3 of which occur in Tom Paine Slough upstream of the property, 4 records for riparian brush rabbit (*Sylvilagus bachmani riparius*), and 2 records each for Giant garter snake (*Thamnophes gigas*), American badger (*Taxidea taxus*), and Crotch's bumblebee (*Bombus crotchii*). There are also records for two covered plant species, the Big tatarplant (*Blepharizonia plumosa*, 2 records) and Caper-fruited tropidocarpum (*Tropidocarpum capparideum*, 2 records), both of which are grassland species highly unlikely to occur in the area (Figure 5).

2.1 Wildlife Habitat Associations Identified in the SJMSCP

The habitats and preserve elements described in the SJMSCP and currently present on the BMRP are listed below.

- Row and field crops.
- Ditches.
- Presence of rodents.
- Presence of pigeons or mice.
- Presence of small reptiles and/or amphibians in shallow waters.
- Presence of tall perching sites (i.e., vegetative perches higher than surrounding vegetation which permit the species to survey the surrounding area) normally with adjacent agricultural fields or grasslands.

These habitats and preserve elements, according to the SJMSCP, provide habitat for the SJMSCP-covered species listed below.

- Swainson's hawk
- Northern harrier (*Circus cyaneus*)
- White-tailed kite (*Elanus leucurus*)
- Merlin (*Falco columbarius*)
- Great egret (*Ardea alba*)
- Great blue heron (*Ardea herodias*)
- Loggerhead shrike (*Lanus ludovicianus*)
- Northwestern pond turtle

The agricultural and ditch habitats on the preserve also benefit several other common bird species, including killdeer (*Charadrius vociferus*), House finch (*Haemorhous mexicanus*), and northern mockingbirds (*Mimus polyglottos*), as well as habitat for jackrabbits (*Lepus californicus*), raccoons (*Procyon lotor*), opossums (*Didelphis virginiana*), and gopher snakes (*Pituophis catenifer*).

2.2 Goal and Objectives of the Management Plan

The BMRP will be managed as a Row and Field Crop Preserve as described in Section 5.4.4.4 of the SJMSCP. The goal of this preserve type is to maintain and enhance the *habitat values* extant on the site for the benefit of Swainson's hawk, Loggerhead shrike, Tricolored blackbird, and other species covered by the SJMSCP that depend to varying degrees on habitat values provided by row and field crop agriculture and associated ditch and woodland habitats. **Habitat Values** are defined herein as the resources on the landscape that provide benefits for covered species, such as abundant and accessible prey or forage, cover, perch sites, nest sites, water, or other resources necessary for survival and reproduction. Habitat values decrease with increasing disturbance, pesticide and

herbicide use, and increasing habitat uniformity. Because the BMRP is devoted to agricultural production, the primary goal of the preserve is to provide nesting and foraging habitat for SJMSCP-covered species like Swainson's hawk that depend on agricultural habitats for some portion of their life cycle.

Chapter 3

Land Management Activities

This chapter discusses the land management activities that will be implemented under the conservation easement. The desired agricultural practices as well as permitted and prohibited land uses are discussed.

The BMRP will be managed according to the guidelines for Row and Field Crop Preserves outlined in the SJMSCP. These guidelines state that the priority crops to be grown include alfalfa, hay, irrigated pasture, tomatoes, beans, and cereal grains. The key management goal is to grow only those crops having a canopy structure and other attributes that do not mechanically prevent foraging by raptors or other species covered under the SJMSCP.

3.1 Agricultural Practices

Land management practices on the BMRP have historically provided benefits for Swainson's hawk, and other SJMSCP-covered species. The property is currently being used to grow alfalfa and has historically been used to grow a variety of row and grain crops such as alfalfa, grass hay, tomatoes, beans, and cucumbers. Vineyards, orchards, blueberries, and other permanent or semi-permanent crops are prohibited.

3.2 Prohibited Uses and Activities

This section identifies prohibited uses of the preserve under the BMRP Conservation Easement. *Landowner* refers to Joe Bacchetti. *SJCOG* refers to all agencies, organizations, or individuals affiliated with or that represent SJCOG during implementation of actions described in this preserve management plan.

3.2.1 Access and Trespass/Illegal Uses/Signage

Access to the general public is prohibited. At the landowner's discretion, signage can be installed that identifies the property as being part of the San Joaquin County Open Space System, or *No Trespassing* signs can be installed. Signage should be installed on the BMRP within 120 days following approval of the conservation easement. The signs should be installed along public roadways and rights-of-way and should clearly state that public access is prohibited. The signs will be provided by SJCOG and installed by the landowner.

3.2.2 Agricultural Conversion

The conversion of the preserve from production of row and field crops (e.g., tomatoes, corn, beans, cucumbers, or other vegetables; wheat, oats, or other grains; alfalfa or other hay crops) or irrigated pasture to agricultural uses that are not compatible with providing foraging habitat for Swainson's hawk and other covered species (e.g., conversion to orchards, vineyards, blueberries, or other permanent or semi-permanent crop types) is prohibited.

3.2.3 Alteration of Watercourses

The alteration or manipulation of any natural watercourse, wetland, or body of water and activities or uses that are detrimental to water quality, including, but not limited to, degradation, pollution, or fill, are prohibited. This prohibition does not include irrigation of crops, drainage of agricultural fields, routine maintenance of irrigation water conveyance features, or installation of preserve enhancements approved by the Habitat Technical Advisory Committee (HTAC).

3.2.4 Chemicals

Except for those pesticides, herbicides, fungicides, or fertilizers used in ongoing row and field crop production in strict compliance with application and labeling instructions, no chemicals will be used on the preserve unless they are used for the specific purpose of controlling exotic weed or pest species that may threaten habitat values. All chemicals will be used, stored, and disposed of in strict compliance with labeling instructions and applicable laws.

3.2.5 Dumping

The dumping, storage, or other disposal of refuse, trash, sewer sludge, and toxic or hazardous materials or chemicals are not permitted on the preserve. This prohibition includes the storage or disassembly of inoperable automobiles, trucks, farm equipment, or other machinery for the purpose of sale or storage.

3.2.6 Hunting and Fishing

Commercial fishing, hunting and trapping are prohibited. No recreational hunting or fishing that could result in take (as defined in the federal or state endangered species acts) is permitted.

3.2.7 Vegetation Removal or Destruction

The removal of any natural vegetation (such as riparian habitats or remnant native oak trees) or vegetation installed as part of a preserve enhancement project is prohibited without prior approval by the HTAC.

3.2.8 Natural Resource Development

The filling, dumping, excavating, draining, dredging, mining, drilling, removing, exploring, or extracting of or for minerals, soils, sands, gravels, rocks, or other material on or below the surface of the preserve is prohibited.

3.2.9 Pest Management

Pest management is an ongoing activity associated with agricultural production. However, chemical rodent control should be minimized to the maximum extent possible to maximize habitat values for covered species. The implementation of pest management is restricted in accordance with the parameters listed below to ensure that agricultural activities are consistent with the goals and objectives of the SJMSCP.

- All vertebrate pest control measures will be conducted in accordance with rodenticide labeling instructions, in accordance with Endangered Species Act Bulletins (available from local Agricultural Commissioner), and in accordance with Agricultural Commissioners regulations and procedures.
- Anti-coagulant pesticides are prohibited.
- Application of rodenticides is restricted to bait feeders and should not be used unless absolutely necessary. Rodenticide baiting in burrows and rodenticide broadcast baiting are prohibited, with the following exceptions:

The use of strychnine or other non-anticoagulant rodenticides (such as ZP Rodent Oat Bait or AG Oat Grain Bait) dispersed underground (using a gopher-baiting machine for example) for pocket gopher abatement is allowed. The intention is to ensure that dead pocket gophers remain underground to eliminate the possibility of secondary poisoning of covered species. While the aforementioned rodenticide labels list other uses for the product, such as vole control in alfalfa fields, their use for control of species other than pocket gophers in a manner other than specified above is prohibited because their above ground use would pose a danger to covered species.

If vertebrate pest control procedures are not effective and additional control is necessary, the landowner must request and be granted a waiver from the HTAC in accordance with the SJMSCP prior to initiating any additional pest control activity.

3.2.10 Recreational Activities

No revenue-generating recreational activities are permitted. Private recreational activities that degrade the habitat values of the property are prohibited.

3.2.11 Roads

The construction of new roads is prohibited.

3.2.12 Structures

The construction or placement of the structures listed below is prohibited within the easement.

- New residential or other buildings.
- Camping accommodations.
- Mobile homes, house trailers, permanent tent facilities, Quonset huts or similar structures.
- Underground tanks.
- Billboards, signs, or other advertising.
- Streetlights.
- New utility structures or power lines except those required to power new pumps on the property for agricultural purposes.
- New sewer systems.

3.2.13 Vehicle Use

The use of motorized vehicles off designated roadways, except for agricultural purposes, is prohibited.

3.3 Permitted Uses and Activities

This section identifies permitted uses of the preserve under the BMRP Conservation Easement. Although some activities may be permitted under this PMP, all activities are still subordinate and subject to all applicable Federal, State, and local laws and regulations. The primary permitted use of the property is the continuation of row and field crop agriculture.

3.3.1 Hunting and Fishing

Noncommercial fishing, hunting and trapping of wildlife is permitted so long as it is conducted in compliance with applicable laws and regulations and in a manner that does not compromise the habitat values or damage the ecology of the biological resources on the preserve.

3.3.2 Roads

Resurfacing existing roads with onsite materials and clean gravel is permitted if material is kept within the immediate roadway.

3.4 Affirmative Obligations

This section identifies the affirmative obligations of the landowner under the BMRP Conservation Easement. Affirmative obligations include both activities and permissions. All activities and permissions are subordinate and subject to all applicable Federal, State, and local laws and regulations.

3.4.1 Emergency Vehicle Access

The landowner must allow emergency vehicles to have direct access to the preserve from MacArthur Road when necessary (Figure 3). The BMRP is currently protected by gates and/or cables but is not actively patrolled.

3.4.2 Maintenance and Repair

SJCOG is not responsible for general maintenance, repair, and replacement of existing facilities such as roads, fences, agricultural ditches, and irrigation supply lines and pumps. The landowner retains responsibility for these items and other general maintenance.

3.4.3 Monitoring and Reporting

SJCOG is required to conduct annual monitoring to ensure that the terms of the PMP are adhered to, to monitor the success and status of any preserve enhancements, and to conduct species monitoring

to ensure that acquisition and management of the property is facilitating the achievement of the SJMSCP goals and objectives. Therefore, reasonable access to the preserve by SJCOG and its agents, including the Wildlife Agencies (US Fish and Wildlife Service, California Department of Fish and Wildlife, or their agents) for purposes of ensuring compliance with the terms of the PMP and for purposes of monitoring use of the preserve by covered species is required.

3.4.4 Preserve Enhancements

No preserve enhancements are planned for the BMRP because waterways and potential nesting and roosting trees are relatively abundant in the immediate vicinity. However, potential enhancements that could increase the habitat values of the BMRP include installing some native grasslands and shrubs in the northernmost section of the southern and northern fields adjacent to the Sugar Cut levee to 1) provide potential nesting habitat for northwestern pond turtle; 2) provide refugia for California voles to repopulate the agricultural fields after harvest; and 3) to provide nesting and foraging habitat for other native insectivorous birds, including Loggerhead shrike.

3.5 Implementation and Management Schedule

The landowner will begin implementing and managing the preserve in accordance with this PMP immediately upon formal approval and acceptance of the conservation easement by the landowners, SJCOG, and the HTAC. The landowners and SJCOG intend that the property be preserved and maintained in perpetuity by permitting only those agricultural practices that provide foraging habitat for Swainson's hawk, Loggerhead shrike, Tricolored blackbird, and other SJMSCP-covered species that forage in agricultural habitats. The current and proposed agricultural practices are beneficial to these species.

Chapter 4

Monitoring and Adaptive Management

This chapter describes the biological monitoring and reporting requirements for the BMRP. This chapter also summarizes remedial measures that may be implemented should the property not provide the desired benefits for Swainson's hawk and other SJMSCP-covered species. The primary objective of monitoring is to ensure that the goals and objectives of the SJMSCP and this PMP are being met.

A preserve-wide *Monitoring Strategy* for the entire SJMSCP preserve system is currently under review. The monitoring and reporting requirements described in this chapter are considered provisional until the system-wide monitoring plan is completed and approved. The preserve-wide Monitoring Strategy will supersede the monitoring and reporting requirements in this PMP once it is approved.

Three general types of monitoring are conducted on a regular basis to ensure that the goals and objectives of the SJMSCP are being met; *compliance monitoring*, *effectiveness monitoring* (referred to as *biological monitoring* in the SJMSCP) and *preserve enhancement monitoring*.

4.1 Compliance Monitoring

Compliance monitoring is monitoring that demonstrates compliance with the terms and conditions of the conservation easement, the SJMSCP and its permits. Compliance monitoring will be achieved through an annual site visit(s) to the preserve and annual discussion with the landowner(s) to document changes in agricultural practices or other factors such as water deliveries, drought conditions, market conditions, etc. that could affect the conservation and habitat values of the preserve. A set of photo stations will be established and photographs from each station will be taken annually during the site visit(s). Site visits are typically conducted during spring or summer, when most covered species have the greatest probability of being detected. All wildlife species detected during the site visit, including SJMSCP-covered species, will be recorded.

Crops grown during the year will be documented along with any changes from the previous year that could potentially affect habitat values, such as the death or removal of potential nesting trees or shrubs, clearing of drainage and irrigation ditches, among others.

Noncompliance with the conservation easement (e.g. planting permanent or semi-permanent crops, creation of new roads or structures or storing equipment within the easement area, etc.) will be addressed in accordance with the provisions of the conservation easement.

4.2 Effectiveness Monitoring

Effectiveness monitoring (referred to as *biological monitoring* in the SJMSCP) is comprised of several types of monitoring. The general purpose of effectiveness monitoring as described in the SJMSCP is to track habitat conditions and the status of covered species on and around preserve lands and to determine if management actions maintain and improve habitat conditions for covered species.

Baseline habitat conditions are established at the time of preserve acquisition and are described in this PMP. Because neighboring land uses may change over time, potentially reducing the suitability of habitats on the preserve, habitat/land cover types within a 2-mile radius of the preserve will also be documented.

Baseline surveys to determine the presence of SJMSCP covered species will typically be conducted within 2 to 5 years of acquisition. The survey will consist primarily of a complete search of all potential Swainson's hawk nesting substrates within a 2-mile radius of the preserve to the extent possible given potential access constraints from surrounding landowners. Baseline surveys may also include focused surveys for burrowing owls, loggerhead shrikes, Sandhill cranes, or other SJMSCP-covered species.

The baseline habitat and focused species surveys will be updated periodically. The results of the surveys will be reported to the wildlife agencies and summarized in the SJMSCP program-level annual report.

The information will be used to track changes over time and to ensure that the goals and objectives of the preserve management plan are being met.

4.3 Monitoring Preserve Enhancements

Monitoring is required to ensure that preserve enhancements become established and to determine if remedial action needs to be taken to achieve the goals of the enhancement. Monitoring is conducted regularly after planting, typically for a period of 3 years, or until it is determined the preserve enhancement plantings are established. After the establishment period, preserve enhancement monitoring is conducted in conjunction with the compliance monitoring and includes a visual inspection of the enhancement plantings to ensure that they are healthy and providing the benefits they were designed to achieve.

4.4 Success Criteria

Two criteria will be used to determine the success of land use centered on cropping patterns and establishment of preserve enhancements. Preserve management will be considered successful if (1) the entire 105 acres of designated agricultural lands are maintained in suitable row and field crops (allowing for fallowing as a part of normal crop rotations and excepting any preserve enhancements that may be installed) each year; and (2) all terms and conditions of the conservation easement are adhered to.

4.5 Adaptive Management

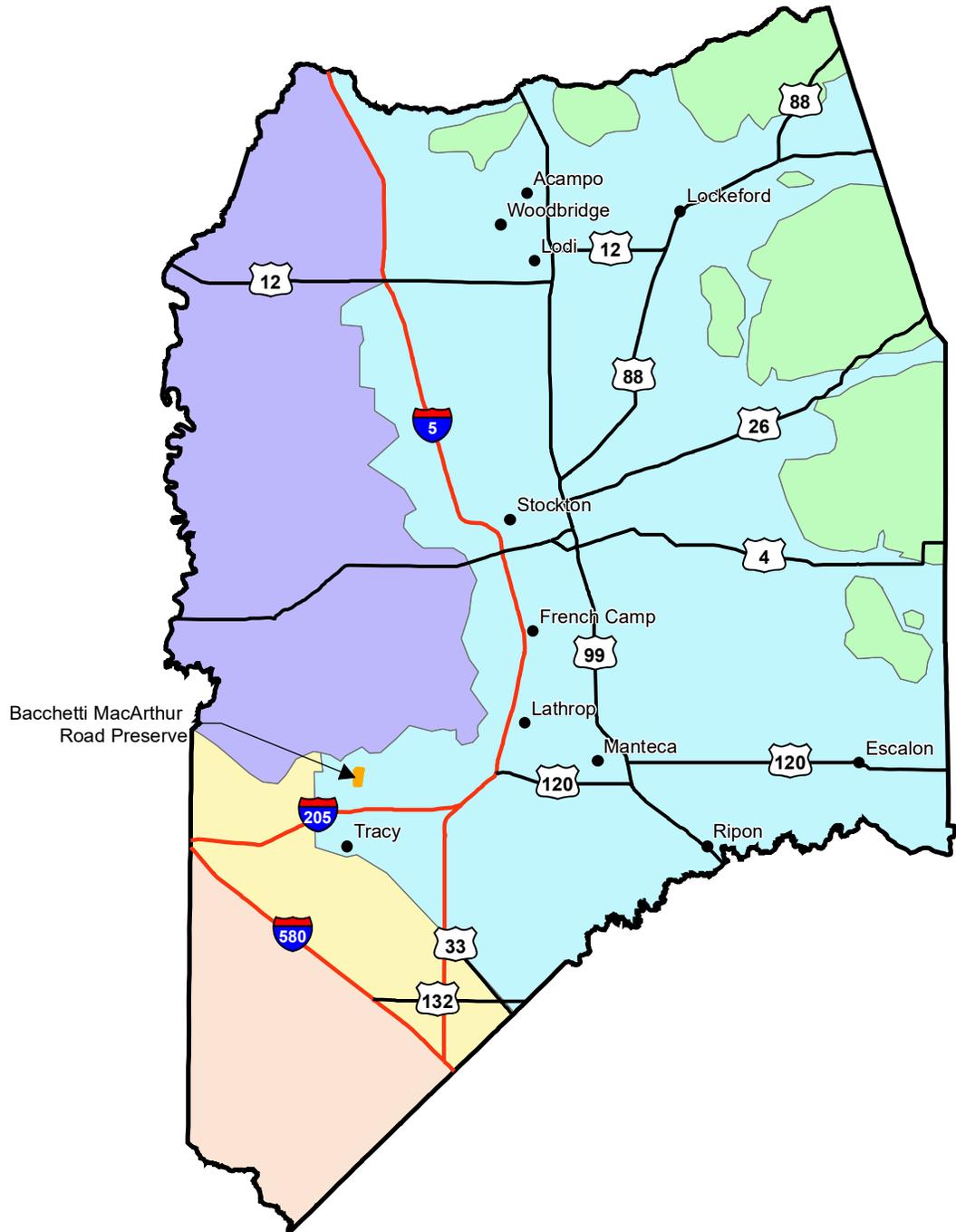
This chapter summarizes the adaptive management provisions of the SJMSCP as they pertain to the BMRP. Adaptive management is a systematic process for continually improving management policies and practices by learning from the outcomes of operational programs. The principle of adaptive management recognizes that the resources being managed are dynamic systems and that the state of knowledge regarding natural resource management is constantly improving. Adaptive

management, by definition, does not include predetermined actions, but rather identifies new responses based on the outcome of management activities.

In the context of preserve management, monitoring activities are undertaken to assess the progress of management activities toward achieving the stated management goals. The information collected can then be used to improve management activities, if change is warranted. However, there will be no alteration of management activities that adversely affect permitted agricultural uses of the land without the agreement of the landowner.

Results of monitoring will be used to determine the effectiveness of the measures outlined in the SJMSCP and this PMP in providing habitat for Swainson's hawk and other SJMSCP-covered species. If substantial changes in populations of covered species occur, or evidence suggests the operating conservation program outlined in the SJMSCP is not meeting the goals and objectives outlined in the SJMSCP, then adaptive management procedures may be warranted. Such measures would include a review of the terms of the conservation easements and a review of the cropping patterns, crop types, monitoring requirements, and other management or monitoring activities on SJMSCP preserves.

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Legend

SJMSCP Index Zone

- Central Zone
- Central/Southwest Transition Zone
- Primary Zone of the Delta
- Southwest Zone
- Vernal Pool Zone



Figure 1
Bacchetti MacArthur Road Preserve
San Joaquin County

\\PDC\ITRDSGIS01\Projects_2\S\JHCP\05076_05\arcmap\Bacchetti_MacArthur\Figure2_Bacchetti_MacArthur_Road.mxd ds 12/1/2025



Figure 2
Bacchetti MacArthur Road Preserve



\\PDCC\ITRDSGIS01\Projects_2\S\HCP\05076_05\arcmap\Bacchetti_MacArthur\Figure3_Bacchetti_MacArthur_RoadCloseup.mxd ds 12/1/2025



Legend

 Bacchetti MacArthur Road Preserve



Aerial Source - ArcGIS Online/Maxar 2024

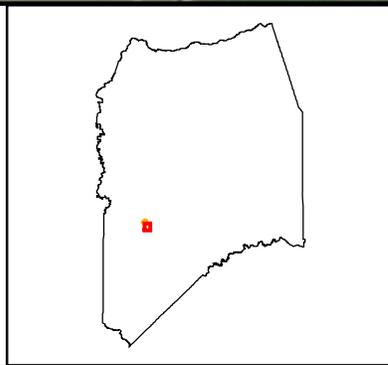


Figure 3
Bacchetti MacArthur Road Preserve



Photo 1. Alfalfa Field and Mature Valley Oaks in the NW Corner of the Northern Field.



Photo 2. Irrigation Ditch Bisecting the Northern Fields.

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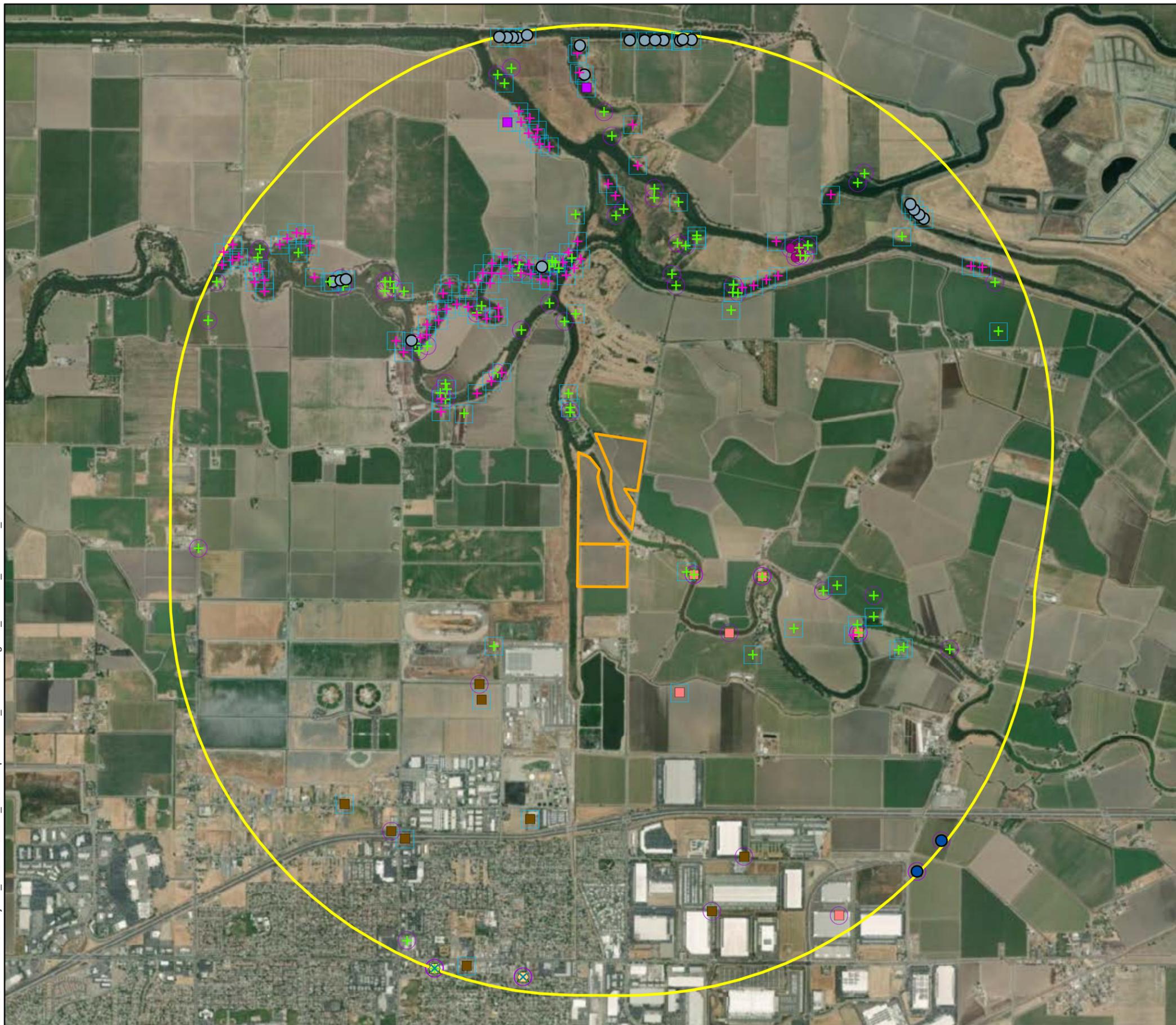
Photo 1. Large Drainage Ditch Along the Southern Boundary of the Property.



Photo 2. Aquatic Habitat in Tom Paine Slough, including Valley Oaks and Cottonwoods.

Graphics...0001915 (5-17-2016) TG

\\PDC\ITRDS\GIS01\Projects_2\SJHCP\05076_05\arcmap\Bacchetti_MacArthur\Figure5_Bacchetti_CNDDDB.mxd DS 12/1/2025



Legend

- Bacchetti MacArthur Road Preserve
- Bacchetti MacArthur Road Preserve 2-Mile Buffer
- California Natural Diversity Database Species Records
- San Joaquin HCP Terrestrial Species Records

Species Observations

Plants

- ▲ big tarplant
- ▲ caper-fruited tropidocarpum

Birds

- song sparrow ("Modesto" population)
- burrowing owl
- + Swainson's hawk
- Tricolored blackbird

Herps

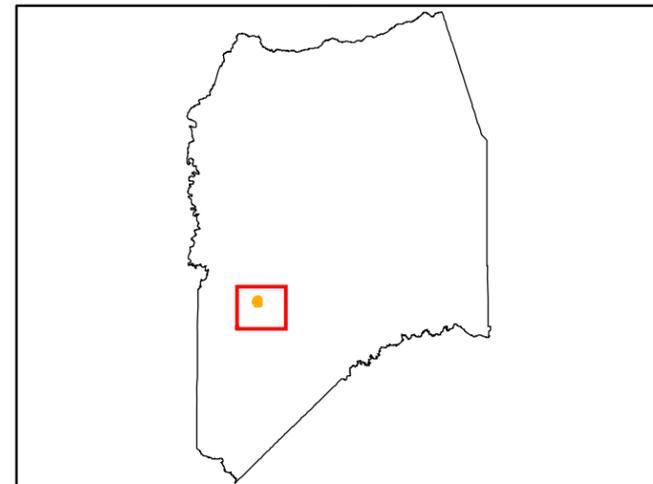
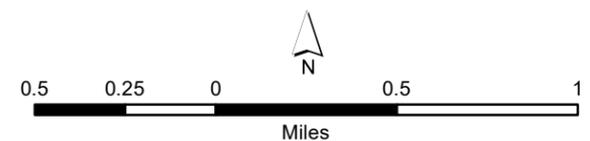
- + Western pond turtle
- Giant garter snake

Invertebrate

- Valley elderberry longhorn beetle
- ◆ Crotch's bumble bee

Mammals

- Riparian brush rabbit
- American badger



Aerial Source - ArcGIS Online/Vantor 2024, CNDDDB November 2025



Figure 5
Documented Occurrences of SJMSCP-Covered Species within 2 Miles of Bacchetti MacArthur Road Preserve

AGENDA ITEM **4F**



January 2026
SJCOG, Inc.

STAFF REPORT

SUBJECT: Approval of the Chinese Cemetery Expansion Project Plan Participation

RECOMMENDED ACTION: Allow the Chinese Cemetery Expansion Project to Participate in the SJMSCP

DISCUSSION:

SUMMARY:



The project applicant, the Confucius Church of Stockton, is requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP or Plan) through the San Joaquin County Community Development Department because the project is in an unmapped area of the Plan. The project site is located on the south side of W. Mathews Road, 515 feet west of S. Manthey Road, southwest of the City of Stockton in the Central Zone (attachments 1 & 2).

RECOMMENDATION:

SJCOG, Inc. staff and the Habitat Technical Advisory Committee (HTAC) recommend the SJCOG, Inc. Board to allow the Chinese Cemetery Expansion Project to participate in the SJMSCP to provide biological coverage for the project impacts to the habitat types under the federal and state permits.

FISCAL IMPACT:

If this project is approved, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP for approximately 3.90 acres. The impacts for this project would consist of 3.90 acres of Urban (U) habitat impacts. There are no fees for Urban (U) habitat impacts.

Habitat Classification:

Habitat Type	Total Acres	2026 Fee/Acre	2026 Total Fee
Urban (U)	3.90	\$0.00	\$0.00
Total:	3.90		\$0.00

BACKGROUND:



This project consists of a Conditional Use permit application to expand an existing 5.93-acre cemetery onto the adjacent 3.9-acre parcel to include more gravesites, 28 additional parking spaces, and a 147 square foot restroom. Access is from W. Mathews Road. A private, onsite well and septic system will service the site. Storm water drainage is natural (attachment 3).

The SJMSCP Geographic Information System (GIS) vegetation map portrays the project site as Urban (U) habitat land.

If allowed to participate in the SJMSCP, the total disturbed area will consist of 3.90 acres of Urban (U) impacts. The project applicant will be responsible for mitigating habitat impacts that are consumed by this project by either paying the appropriate fees at the time of ground disturbance or dedicating land in lieu of a fee at the appropriate SJMSCP ratio.



COMMITTEE ACTIONS:

Habitat Technical Advisory Committee (HTAC): Recommended Approval

NEXT STEPS:

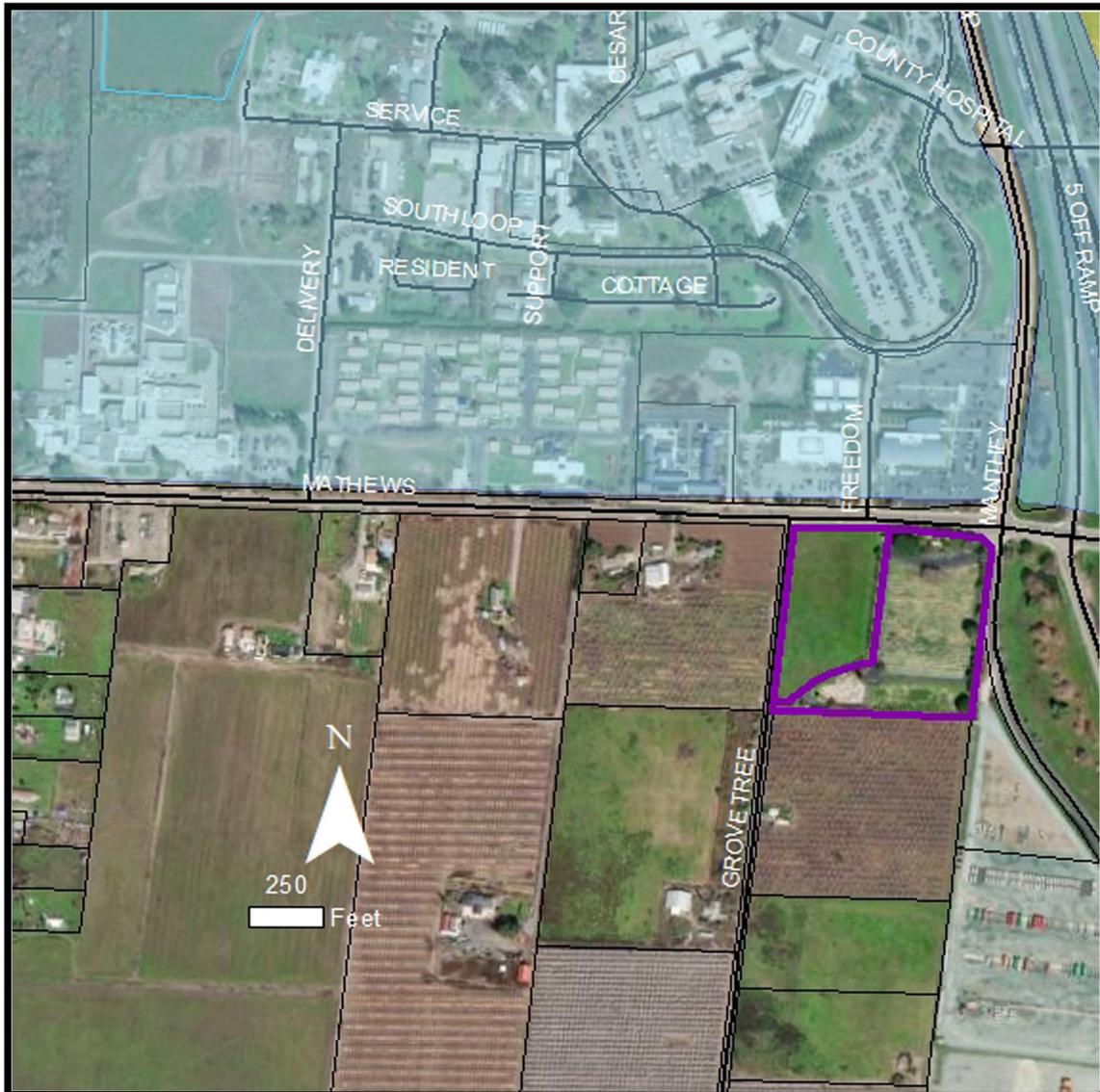
Should the staff recommendation be approved by the SJCOG, Inc. Board at the January 22nd SJCOG, Inc. Board meeting, the project will proceed forward under the plan.

ATTACHMENTS:

1. General Location Map
2. Project Site Map
3. Project Site Map

Prepared by: Laurel Boyd, Associate Habitat Planner

ATTACHMENT 1



Chinese Cemetery Expansion Project

Legend

 Chinese Cemetery Expansion Project

StocktonCompMap_JS_Oct07

Land_Type

-  Agriculture
-  Multi-Purpose Open Space
-  Natural
-  Prior Agreement
-  Urban



ATTACHMENT 2



Chinese Cemetery Expansion Project

Legend

-  Chinese Cemetery Expansion Project
-  Project Location
-  Habitat Classification



AGENDA ITEM **4G**



January 2026
SJCOG, Inc.

STAFF REPORT

SUBJECT: Approval of the Highway 4 Telecommunications Facility Project, Plan Participation and Habitat Classification Change

RECOMMENDED ACTION: 1) Allow the Highway 4 Telecommunications Facility Project to Participate in the SJMSCP; and 2) Allow an Alteration to the Habitat Type Coverage from Agriculture (C34) to Multi-Purpose Open Space (C5) and Agriculture (C34) Habitat Land

DISCUSSION:

SUMMARY:



The project applicant, 51 Wireless, is requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP or Plan) through the San Joaquin County Community Development Department because the project is in an unmapped area of the Plan. Concurrently, the project applicant is requesting that the habitat type be reclassified. Portions of the project were not classified correctly at the inception of the SJMSCP when mapping the habitat classifications for the entirety of

San Joaquin County. The project can come to the Habitat Technical Advisory Committee (HTAC) to request a change in the habitat classification using Geographical Information Systems (GIS) from the inception of the Plan (2001-2002) to reclassify or correct the project's habitat classification. The project site is located on the southeast corner of West State Route 4 and South Roberts Road, southwest of the City of Stockton in the Central Zone (attachments 1 & 2).

RECOMMENDATION:

SJCOG, Inc. staff and the Habitat Technical Advisory Committee (HTAC) recommend the SJCOG, Inc. Board to:

- 1) Allow the Highway 4 Telecommunications Facility Project to participate in the SJMSCP to provide biological coverage for the project impacts to the habitat types under the federal and state permits; and
- 2) Allow an alteration to the habitat type coverage from Agriculture (C34) to Multi-Purpose Open Space (C5) and Agriculture (C34) habitat land.

FISCAL IMPACT:

If this project is approved, including the habitat type coverage alteration, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP for approximately 0.98 acres. The impacts for this project would consist of 0.89 acres of Multi-Purpose Open Space (C5) and 0.09 acres of Agricultural (C34) habitat impacts. Should the project mitigate for project impacts by paying the 2026 fee, the project would be responsible for mitigating the following fee calculation:

Original Habitat Classification:

Habitat Type	Total Acres	2026 Fee/Acre	2026 Total Fee
Agriculture (C34)	0.98	\$17,868	\$17,510.64
Total:	0.98		\$17,510.64

Recommended Habitat Classification Change:

Habitat Type	Total Acres	2026 Fee/Acre	2026 Total Fee
Multi-Purpose Open Space (C5)	0.89	\$8,935	\$7,952.15
Agriculture (C34)	0.09	\$17,868	\$1,608.12
Total:	0.98		\$9,560.27

Should the project impacts occur in a later calendar year, the fee in place at the time of the impact would apply.

BACKGROUND:

This project consists of an Administrative Use Permit application for an AT&T telecommunication facility. The facility will consist of the installation of nine panel antennas, nine remote radio heads, three tower mounted DC-9 surge suppressors, a GPS unit, an outdoor cabinet mounted on a raised steel platform, a 200A dedicated service meter, an AT&T Ciena and Hoffman box mounted to an H-Frame, 30 KW generator with 150 gallon diesel fuel tanks on a raised steel platform, 400 square foot raised steel platform, a new 150 foot monopole, and 40 foot by 8 foot chain link fence with a two foot wide chain link gates (attachment 3).



In accordance with the SJMSCP Planned Land Use Map, the project site is located in the “unmapped” land use area of the plan. Because it is not located on a SJMSCP compensation map, the project can request an alteration to the SJMSCP vegetation map habitat classification on a case-by-case review.

The project is seeking an alteration to the habitat classification on the SJMSCP vegetation map. Per the SJMSCP’s Section 8.8.2.1, a project can seek an alteration to the habitat classification by providing aerial photography imagery dated prior to SJMSCP permit issuance in 2001. Each project will be reviewed by the HTAC for recommendation to the SJCOG, Inc. Board for approval on a case-by-case basis. The original SJMSCP GIS vegetation map portrays the project site was classified as:

- Agricultural (C34) habitat land, where it should be Multi-Purpose Open Space (C5) and Agriculture (C34) consisting of ingress/egress to an existing homesite, related farm operations, and roadways.

The 2001 aerial (attachment 4), which shows a broader review of the habitat types in San Joaquin County, shows portions of the land within the project footprint as Multi-Purpose Open Space (C5) habitat consisting of ingress/egress to a homesite and farm operation on a portion of a parcel. The original SJMSCP habitat classification for this specific area would be re-classified from 0.98 acres of Agriculture (C34) habitat land to 0.89 acres of Multi-Purpose Open Space (C5) and 0.09 acres of Agriculture (C34) habitat land.

Original Classification	Original Acres	Reclassified Acres
Agriculture (C34)	0.98	0.09
Multi-Purpose Open Space (C5)	0.00	0.89
Total		0.98

COMMITTEE ACTIONS:

Habitat Technical Advisory Committee (HTAC): Recommended Approval

NEXT STEPS:

Should the staff recommendation be approved by the SJCOG, Inc. Board at the January 22nd SJCOG, Inc. Board meeting, the project will proceed forward under the plan.

ATTACHMENTS:

1. General Location Map
2. Project Site Map
3. Project Site Map
4. 2001-02 Aerial Imagery

Prepared by: Laurel Boyd, Associate Habitat Planner

ATTACHMENT 1



Highway 4 Telecommunications Project

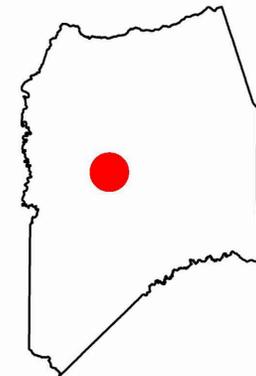
Legend

 Highway 4 Telecommunications Project

StocktonCompMap_JS_Oct07

Land_Type

-  Agriculture
-  Multi-Purpose Open Space
-  Natural
-  Prior Agreement
-  Urban



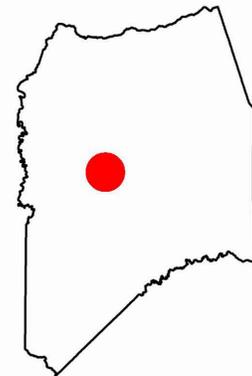
ATTACHMENT 2



Highway 4 Telecommunications Project

Legend

-  Highway 4 Telecommunications Project
-  Project Location
-  Habitat Classification



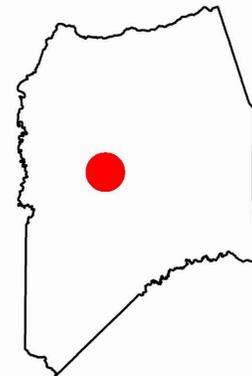
ATTACHMENT 4



Highway 4 Telecommunications Project

Legend

-  Highway 4 Telecommunications Project
-  Project Location
-  Habitat Classification



AGENDA ITEM **5A**



January 2026
 SJCOG Board

STAFF REPORT

SUBJECT: Approve the Executive Committee’s Recommendation Appointing a Member to the San Joaquin Regional Rail Commission

RECOMMENDED ACTION:

DISCUSSION:

SUMMARY:

In April 1995, the seven cities and the County of San Joaquin approved a joint powers agreement that created the San Joaquin Regional Rail Commission (SJRRRC). The purpose of the SJRRRC was to improve existing rail service and implement a rail system in San Joaquin County. This included pursuing the participation and agreements for commuter rail service with both Santa Clara and Alameda counties. The SJRRRC JPA established a board of directors with board members (from San Joaquin County) appointed by the San Joaquin Council of Governments. (Source: www.sjrcc.com) In the bylaws, it states:

Appointments of the Regular Voting Commissioners shall be recommended by the Executive Committee of the COG Board and appointed by the COG Board and shall serve at the discretion of the COG Board.....there shall be six Regular Voting Commissioners.

The San Joaquin Regional Rail Commission (regular voting) members (from San Joaquin County) are shown in Table A:

TABLE A: CURRENT SJRRRC APPOINTMENTS

LISA CRAIG–HENSLEY (COUNCILMEMBER, CURRENT CHAIR OF RRC)	CITY OF LODI
LEO ZUBER (COUNCILMEMBER, CURRENT VICE-CHAIR OF RRC)	CITY OF RIPON

CHRISTINA FUGAZI (MAYOR)	CITY OF STOCKTON
VACANT	RECENTLY HELD BY MANTECA COUNCILMEMBER MIKE MOROWIT
COUNCILMEMBER DAN ARRIOLA (MAYOR)	CITY OF TRACY
SUPERVISOR STEVE DING	SAN JOAQUIN COUNTY

Manteca Councilmember Mike Morowit has vacated the position.

At the time of this staff report, the Executive Committee had not met to make a recommendation to the Board. The meeting will occur right before the SJCOG Board meeting (on January 22, 2026) and the recommendation will be presented to the Board subsequently.

The City of Manteca has asked SJCOG to consider Manteca Vice-Mayor Regina Lackey. While the Executive Committee can recommend any elected official from the city and county, SJCOG staff will present this option for consideration to the Executive Committee.

RECOMMENDATION:

To be provided at SJCOG Board meeting after the Executive Committee takes action.

The term on the SJRRC will start immediately upon SJCOG Board approval.

FISCAL IMPACT: None

Prepared by: Diane Nguyen, SJCOG Executive Director

AGENDA ITEM **5B**



January 2026
SJCOG Board

STAFF REPORT

SUBJECT: Unmet Transit Needs Public Hearing

RECOMMENDED ACTION: (1) Open a Public Hearing for Comments on the Region's Unmet Transit Needs and (2) Close the Public Hearing After Receiving Comment

SUMMARY:

Each year, pursuant to state law, as the Regional Transportation Planning Agency (RTPA) the San Joaquin Council of Governments (SJCOG) must identify any unmet transit needs that may exist in San Joaquin County. If needs are found, SJCOG must determine whether those needs are reasonable to meet. State law requires SJCOG to ensure that reasonable needs are met before Transportation Development Act (TDA) funds are allocated to local jurisdictions for non-transit purposes.

SJCOG staff have conducted outreach throughout the region since October 2025. Outreach consists of presentations, public hearings, online surveys, and direct conversations with the public. The UTN survey closed December 31st, 2025. However, SJCOG is offering one final opportunity through this public hearing to receive unmet transit needs comments. SJCOG published a public hearing notice in multiple newspapers throughout the region, 30 days prior to this hearing, as required by TDA.

RECOMMENDATION:

SJCOG staff recommends that the SJCOG Board Chair open the public hearing to receive unmet transit needs comments and close the public hearing with no further action necessary at this time.

NEXT STEPS:

Social Services Transportation Advisory Council (SSTAC) members will analyze the unmet transit needs comments received and present a recommendation back to the SJCOG Board later this Spring.

BACKGROUND:

The unmet transit needs assessment requires SJCOG to meet the following requirements:

1. Consult with the Social Services Transportation Advisory Council established pursuant to Section 99238.
2. Identify the unmet transit needs of each jurisdiction and those needs that are reasonable to meet. The transportation planning agency shall hold at least one public hearing pursuant to Section 99238.5 for the purpose of soliciting comments on the unmet transit needs that may exist within the jurisdiction and that might be reasonable to meet by establishing or contracting for new public transportation or specialized transportation services or by expanding existing services. The definition adopted by the transportation planning agency for the terms “unmet transit needs” and “reasonable to meet” shall be documented by resolution or in the minutes of the agency.
3. Adopt by resolution a finding for the jurisdiction, after consideration of all available information compiled pursuant to subdivisions (a), (b), and (c). The finding shall be that:
 - (1) there are no unmet transit needs,
 - (2) there are no unmet transit needs that are reasonable to meet, or
 - (3) there are unmet transit needs, including needs that are reasonable to meet.

The resolution shall include information developed pursuant to subdivisions (a), (b), and (c) which provide the basis for the finding.

4. If the transportation planning agency adopts a finding that there are unmet transit needs, including reasonable needs, then the unmet transit needs shall be funded before any allocation is made for streets and roads within the jurisdiction.

Public Hearing Notices:

SJCOG has published public hearing notices in the following newspapers:

- Escalon Times
- Manteca Bulletin
- Tracy Press
- Latino Times
- The Record
- Lodi News-Sentinel
- Mountain House Matters

Prepared by: Joel Campos, Senior Regional Planner

AGENDA ITEM **7A**



STAFF REPORT

SUBJECT: San Joaquin Council of Governments
Board Meeting Schedule for 2026

RECOMMENDED ACTION: Information

DISCUSSION:

SUMMARY:

The San Joaquin Council of Governments (SJCOG) Committees typically meets each month to consider reports affecting SJCOG and for acting on other business brought before the committees. There are some variations which are noted in the attached schedule.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Information

Attachment:

- A. 2026 Board of Directors Meeting Schedule



**SJCOG BOARD
MEETING SCHEDULE**

**San Joaquin Council of Governments
555 E. Weber Avenue
Stockton, CA**

Fourth Thursday of the month at 4:00 p.m.

January 22, 2026

February 26, 2026

March 26, 2026

April 23, 2026

NO MAY MEETING

June 25, 2026

NO JULY MEETING

August 27, 2026

September 24, 2026

October 22, 2026

NO NOVEMBER MEETING

December 3, 2026

**Meetings are held at 4:00 p.m. at the
SJCOG Board Conference Room
unless otherwise noted on the agenda.**