



**SAN JOAQUIN COUNTY MULTI-SPECIES HABITAT CONSERVATION AND OPEN SPACE PLAN
HABITAT TECHNICAL ADVISORY COMMITTEE MEETING**

**San Joaquin Council of Governments
Regional Center Building
555 E. Weber Avenue
Stockton, CA 95202**

Participation in the meeting may be available for Committee Members attending the HTAC meeting by Zoom / Conference Call and members of the public, pursuant to California Government Code Section 54953(b), at any of the following locations. **Please contact Steven Mayo at (209) 235-0585 or mayo@sjcog.org prior to the meeting for more information.**

City of Lodi 305 W Pine St Lodi CA 95240	City of Ripon 259 Wilma Ave Ripon CA 95366	City of Escalon 2060 McHenry Ave Escalon CA 95320	City of Tracy 333 Civic Center Pl Tracy CA 95376	City of Manteca 1215 W Center St Manteca CA 95337	City of Lathrop 390 Towne Center Dr Lathrop CA 95330	UC Coop Extension 2101 Earhart Ave. Stockton CA 95209
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Zoom Meeting: <https://sjcog.zoom.us/j/89001854448>

Teleconference Number: 669-444-9171 / Meeting ID: 89001854448#

**Wednesday, February 11, 2026
9:30 A.M.**

**Third Floor – Cornerstone Conference Room
AGENDA**

1. Call to Order / Introductions
2. Minutes: Approve Minutes of January 14, 2026, HTAC Meeting **Action**
3. Public Comments

All technical items are available for action by the committee. The right column is recommendations by staff.

4. Consent Calendar: **Action**
 - a. Approve Recommendation of the Lodi PD Training Facility Project, Plan Participation and Buffer Reduction
 - b. Approve Recommendation of the Van Buskirk Park Revitalization Project, Buffer Reduction
 - c. Approve Recommendation of the State Route 99 Frontage Road Truck Parking Project, Plan Participation and Habitat Classification Change
 - d. Approve Recommendation of the Forward Landfill North Bridge Project, Plan Participation and Buffer Reduction
 - e. Approve Recommendation of the S-Line Transportation Truck Parking and Repair Project, Plan Participation

5. Draft 2025 SJMSCP Annual Report **Information**

6. Other Matters of Business: **Information/Discussion**
 - a. Quarterly Reports
 - b. November HTAC – Veteran’s Day

7. Summary and Adjournment of HTAC Meeting

There is parking available at Public Parking Lot K, located on American Street, just south of Weber Avenue. Additional meter parking on Weber Avenue.

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San Joaquin Multi-Species Habitat Conservation and Open Space Plan
Habitat Technical Advisory Committee
San Joaquin Council of Governments
January 14, 2026

MINUTES

I. Call to Order/Introductions:

Mr. Beckman called the meeting to order at 10:02 am introductions were made.

Committee Members Present or Conference Call:

Anson Lihosit	City of Stockton
Alisa Goulart	San Joaquin County
James Michaels	City of Lathrop
Tim Kohaya	City of Lodi
Toben Barnum	City of Manteca
Michael Winters	City of Ripon
Craig Hoffman	City of Tracy
Travis Barber	City of Escalon
John Beckman	BIA
Hailey Donaldson	CDFW, Region 2
Dillon Woods	CDFW, Region 2
Michelle-Leinfelder Miles	UCCE
Harrison McDowall	SJC Ag Commission

Others Present:

Matthew Nelson	USFWS
Jared Kearsley	Project Proponent

SJCOG Staff/Consultants Present:

Steve Mayo	Program Manager
Laurel Boyd	Associate Habitat Planner
Raul Tovar	Assistant Planner
Andy Pinasco	Neumiller & Beardslee
Doug Leslie	ICF

II. Minutes of November 12, 2025

It was moved/seconded (**Goulart/Lihosit**) to approve the November 8, 2023, Minutes. Motion passed 13/0.

III. Consent Calendar:

- a. **Approve Recommendation of the Highway 4 Telecommunications Tower Project, Plan Participation and Habitat Classification Change**
- b. **Approve Recommendation of the Chinese Cemetery Expansion Project, Plan Participation**

It was moved/seconded (**Goulart/Hoffman**) to approve the Consent Calendar. Motion passed 13/0.

IV. Approval of the Becchetti MacArthur Road Preserve Acquisition & Preserve Management Plan

Mr. Mayo stated the Bacchetti MacArthur Road properties under consideration consist of 105 acres. The landowner and SJCOG, Inc. staff are collaborating on an easement of approximately 100 acres under the SJMSCP.

Mr. Mayo continued to state with the acquisition of the preserve properties, SJCOG, Inc. will write a draft Preserve Management Plan (PMP) to reflect existing preserve management plans of row and field crop preserves for economy of scale for species under the SJMSCP.

Mr. Mayo stated the overall easement consists of 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. SJCOG, Inc. will be providing land management/enhancement dollars as required under the SJMSCP permits, to be set aside for the preserve in the amount of approximately \$618,500. The preserve will have minor enhancements.

It was moved/seconded (**Hoffman/Lihosit**) to approve recommendation to the SJCOG, Inc. Board 1) Approve the Acquisition and 2) Approve the Preserve Management Plan (PMP) for the Preserve Site.

V. Other Matters of Business:

- a. RD 348 and Van Loben Sels/Burchell Easement:

Mr. Mayo stated Reclamation District 348 will be conducting levee improvements which will have impact to one of our easements (Van Loben Sels Burchell) along the South Mokelumne River in the amount of 1.99 acres. The easement was purchased with mitigation dollars and any

disturbance outside of what is allowed for farming practices on SJMSCP easements will have a ratio of 2:1 mitigation as established for levee related conflicts.

Mr. Mayo continued to state instead of asking RD 348 to find an easement at a 2:1 ratio of approximately 3.98 acres, staff will add an addendum to another easement elsewhere of 3.98 acres to cover the impact.

b. 2026 SJMSCP Development Fee:

Mr. Mayo stated the 2026 SJMSCP development fee was adopted by all jurisdictions within San Joaquin County and all jurisdictions should be implementing the fee as of January 1, 2026.

c. 2025 Quarterly Reports & Annual Report:

Mr. Mayo stated please submit your 2025, 4th quarterly reports to SJCOG, Inc. staff. It will be a quick turnaround for staff to provide the draft Annual Report in February 2026.

This item was for information/discussion only, no action was taken.

VI. **Summary and Adjournment:** At 10:19 am the meeting was adjourned until February 11, 2026.

STAFF REPORT

SUBJECT: Approval of the City of Lodi Police Training Facility Project, Plan Participation and Buffer Reduction

RECOMMENDED ACTION: Motion to Approve Recommendation to SJCOG, Inc. to 1) Allow the City of Lodi Police Training Facility Project to Participate in the SJMSCP; and 2) Allow a Revision to the Incidental Take Minimization Measures for Giant Garter Snake (GGS) and Western Pond Turtle (WPT) Buffers for this Project

DISCUSSION:

SUMMARY:



The project applicant, City of Lodi, Public Works, is requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP or Plan) through the City of Lodi's Community Development Department. Concurrently, the project applicant is requesting a buffer reduction for Giant Garter Snake (GGS) and Western Pond Turtle (WPT) type species and habitat. The project site is located west of Interstate 5 and south of State Route Highway 12 southwest of the City of Lodi in Central Zone (attachments 1 & 2).

RECOMMENDATION:

SJCOG, Inc. staff recommends the Habitat Technical Advisory Committee (HTAC) make the recommendation to the SJCOG, Inc. Board to:

- 1) Allow the project to participate under the SJMSCP to provide biological coverage for the project impacts to the habitat types under the federal and state permits; and
- 2) Allow a revision of the Incidental Take Minimization Measures (ITMM) for Giant Garter Snake and Western Pond Turtle for this project.

FISCAL IMPACT:

If the project is approved, SJCOG Inc. will be provided with mitigation for the project impacts as required under the SJMSCP for approximately 20.0 acres. The impacts for this project would consist of 20.0 acres of Urban (U) habitat land. The site was mitigated prior by another project; thus, the site is urban under the Habitat Plan. There are no fees for Urban (U) habitat impacts.

Habitat Impacts:

Habitat Type	Total Acres	2026 Fee/Acre	2026 Total Fee
Urban (U)	20.0	\$0.00	\$0.00
Total:	20.0		\$0.00

BACKGROUND:



This project will provide the City of Lodi's Police Department with a police training facility and shooting range for long-term purposes. The training facility proposes to include a classroom training facility, short, medium, and long-range shooting ranges, a defensive driving training course, a detonation area and bunker, as well as a mobile restroom,

storage containers, parking stalls, an emergency access lane, target berms, improvements to the existing gravel road, lighting for night time use of the facility, and site fencing with access through sliding gates. The project will consist of two phases (attachment 3).

Buffer Reduction:

To mass grade and construct the police department's training facility, which is within the requested project footprint, the project will impact an area within proximity to a ditch which is aquatically connected to White Slough and potentially impact Giant Garter Snake habitat within the suggested 200-foot buffer and Western Pond Turtle within the 300-foot buffer. As identified in Section 5.5.9 of the Plan, HTAC, on a case-by-case review, can establish a setback and buffer zone to be used by the project in place of the 200 and 300 feet suggested.

Because mass grading and subsequent construction will be within the suggested 200-foot and 300-foot buffer areas, the project proponent has requested a reduction in the buffer to a 100-foot setback for the potential impacts to the ditch that is aquatically



connected to White Slough. The reduction of these buffers is necessary for the construction of this project, but the buffer reduction will only be permitted during the active period of GGS. All other ITMMs for GGS (e.g. construction window between May 1 and October 1 and required survey work) and WPT will remain standard.

Giant Garter Snakes burrow within the banks of waterways within San Joaquin County from October 2 – April 30 which is called the GGS inactive period. Additionally, the same habitat for GGS is also suitable habitat for Western Pond Turtle nesting sites. These waterways have buffer zones of 200-feet and 300-feet for GGS and WPT respectively. Projects are not permitted to construct within the established buffers in the inactive season (October 2 – April 30). Heavy machinery used to construct these projects can potentially crush these burrowing and nesting species resulting in ‘take’.



This staff report is recommending approval from the HTAC and the SJCOG, Inc. Board to allow the City of Lodi’s Police Training Facility Project to construct their project within the 200-foot and 300-foot buffer area of the ditch connected to White Slough during the active seasons (May 1 to October 1) when these protected species are not actively burrowing or nesting within the banks of the ditch or any other protected waterway within San Joaquin County. This request cannot be made administratively but by the recommending bodies of the Habitat Plan.

If allowed to participate in the SJMSCP, the total disturbed area will consist of 20.0 acres of Urban (U) habitat impacts. The project applicant will be responsible for mitigating the habitat impacts 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. As noted above, Urban (U) habitat does not have fees tied to project impacts. The project, however, will be responsible for adhering to the biological timing and measures of the ITMM document.

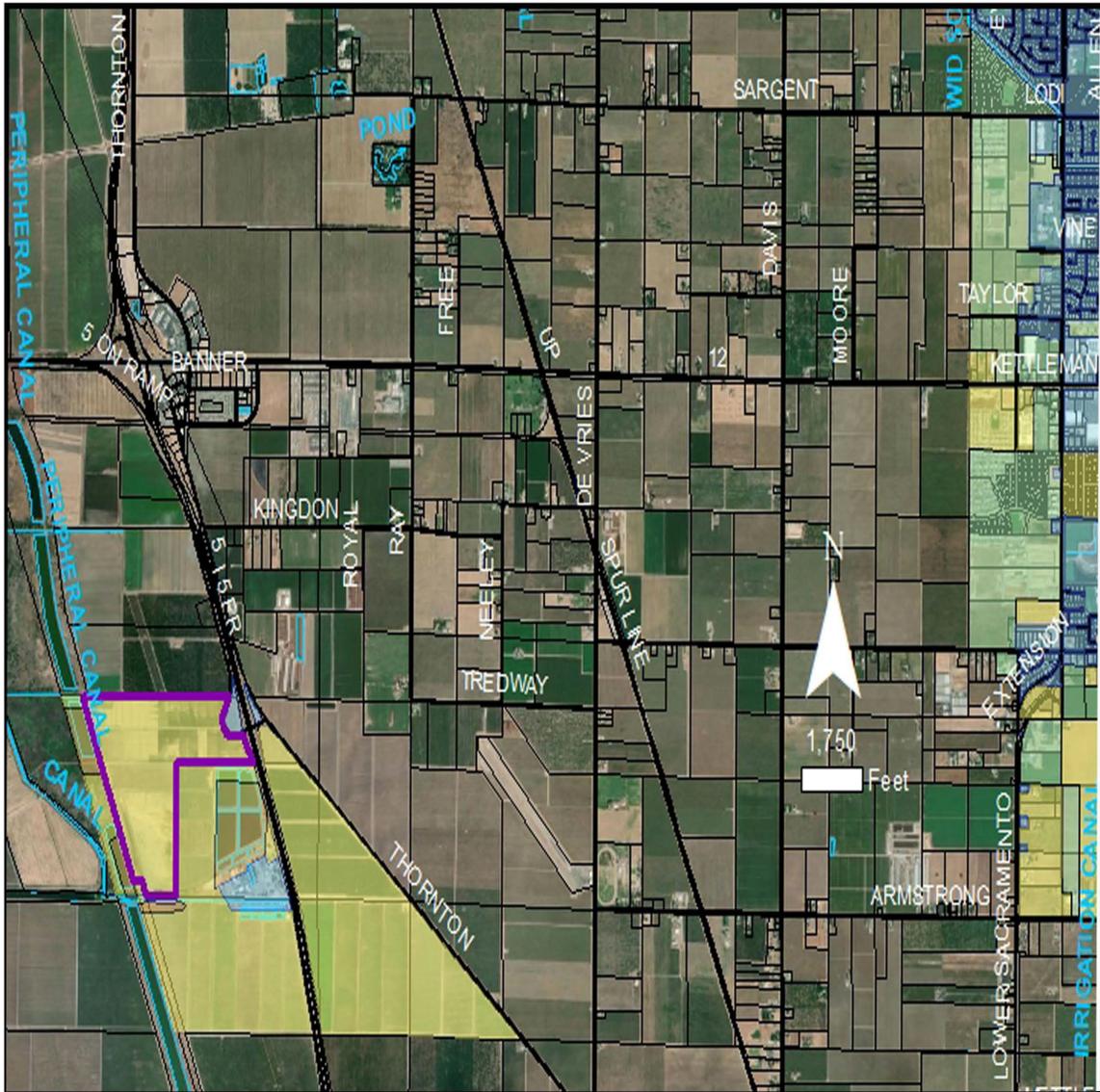
NEXT STEPS:

Should the staff recommendation be approved by the SJCOG, Inc. Board at the February 26th Board meeting, the project will proceed forward.

ATTACHMENTS:

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

Prepared by: Laurel Boyd, Associate Habitat Planner



City of Lodi Police Training Facility Project

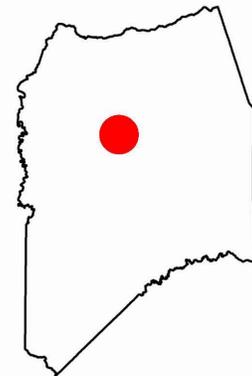
Legend

 Lodi Police Training Facility Project

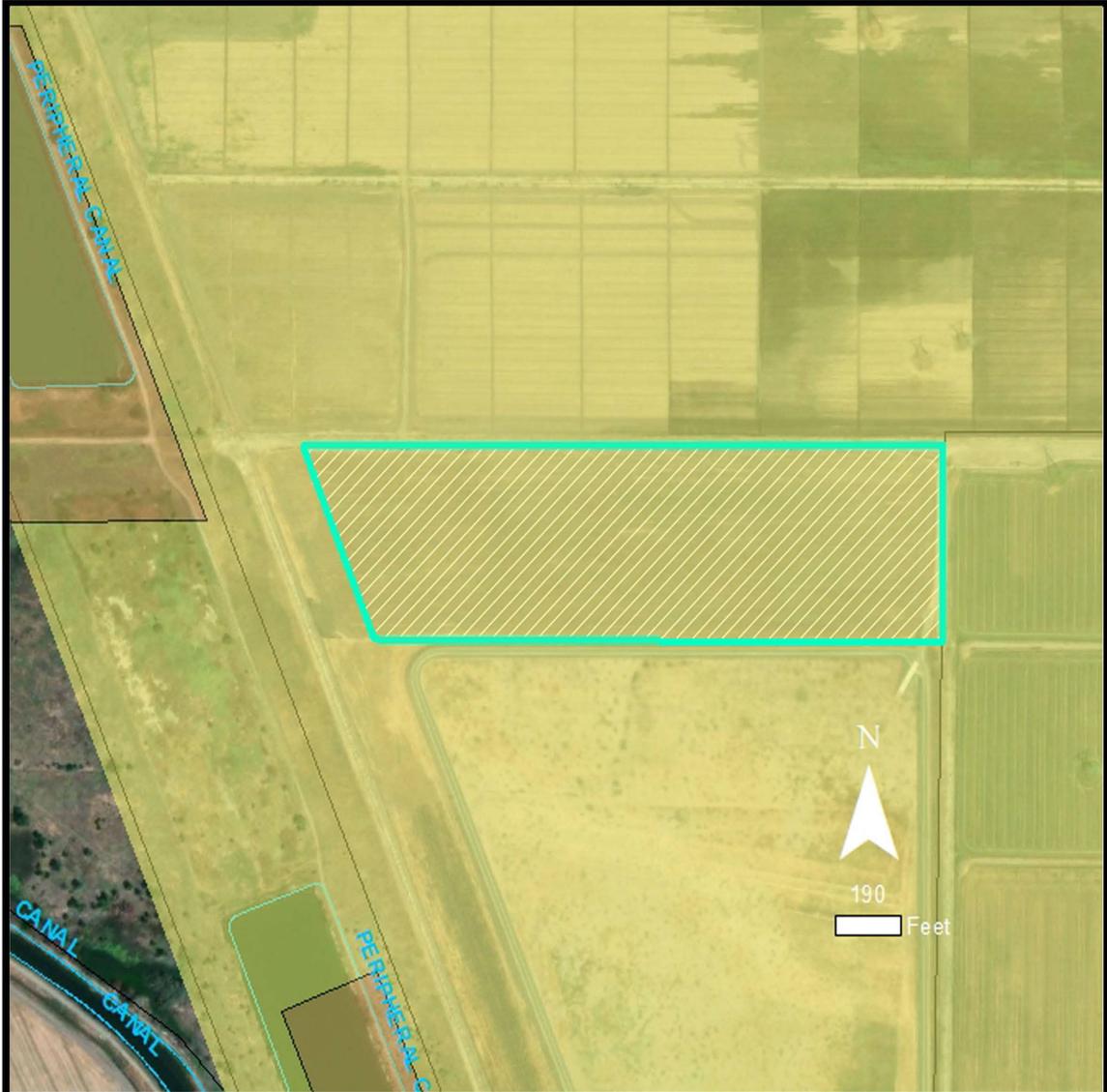
LodiCompMap

Land_Use

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



ATTACHMENT 2



City of Lodi Police Training Facility Project

Legend

 Project Location

LodiCompMap

Land_Use

 Agriculture

 Multi-Purpose Open Space

 Natural

 Urban



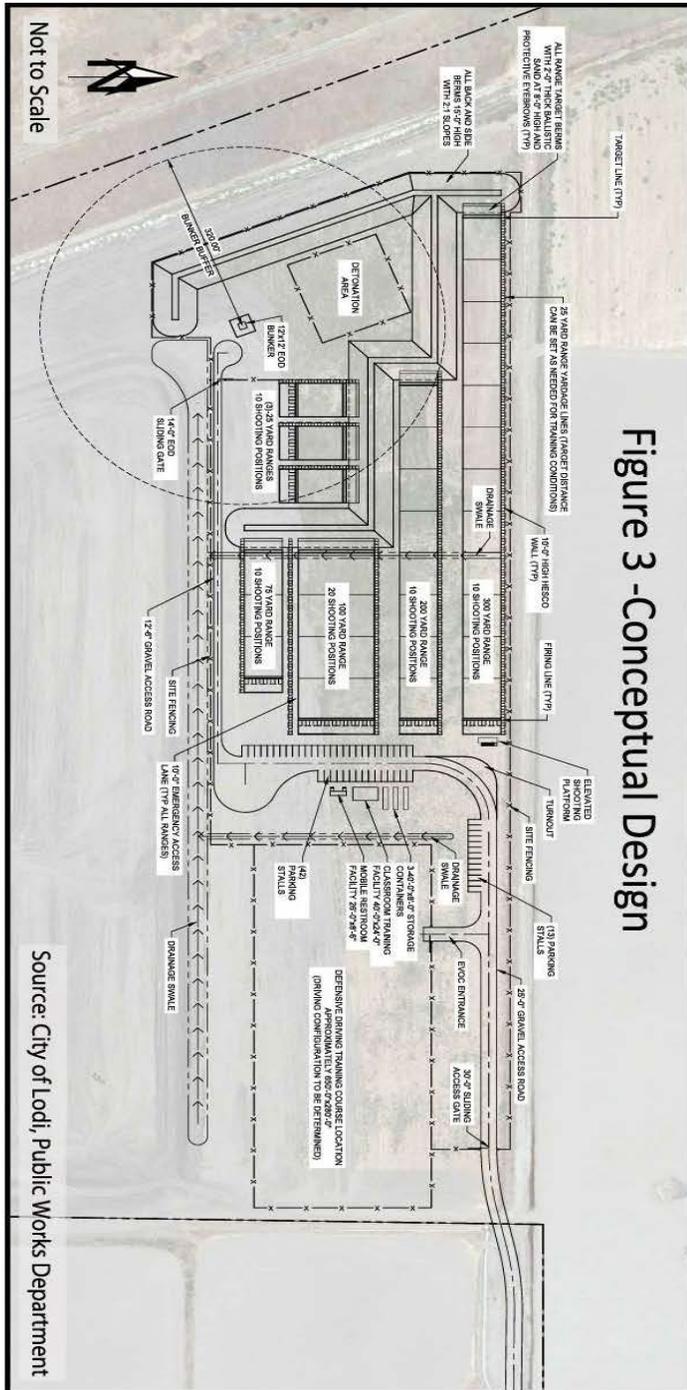


Figure 3 . Conceptual Design

STAFF REPORT

SUBJECT: Approval of the Van Buskirk Park Revitalization Project, Buffer Reduction

RECOMMENDED ACTION: Motion to Approve Recommendation to SJCOG, Inc. to Allow a Revision to the Incidental Take Minimization Measures for Giant Garter Snake (GGS) and Western Pond Turtle (WPT) Buffers for this Project

DISCUSSION:

SUMMARY:



The project applicant, City of Stockton Public Works, is requesting a buffer reduction for Giant Garter Snake (GGS) and Western Pond Turtle (WPT) type species and habitat to construct near Walker Slough – a protected waterway. The project site is located west of Interstate 5 and north of Carolyn Weston Boulevard in the City of Stockton in Central Zone (attachments 1 & 2).

RECOMMENDATION:

SJCOG, Inc. staff recommends the Habitat Technical Advisory Committee (HTAC) make the recommendation to the SJCOG, Inc. Board to allow a revision of the Incidental Take Minimization Measures (ITMM) for Giant Garter Snake and Western Pond Turtle for this project.

FISCAL IMPACT:

If the project is approved, SJCOG Inc. will be provided with mitigation for the project impacts as required under the SJMSCP for approximately 15.0 acres. The impacts for this project would consist of 15.0 acres of Urban (U) habitat land. There are no fees for Urban (U) habitat impacts.

Habitat Impacts:

Habitat Type	Total Acres	2026 Fee/Acre	2026 Total Fee
Urban (U)	15.0	\$0.00	\$0.00
Total:	15.0		\$0.00

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

BACKGROUND:



This project consists of a new skate park, bicycle pump track, splash pad, community garden, basketball courts, playgrounds, multi-purpose lawn area, restrooms, pedestrian pathway, landscaping, and lighting to the Van Buskirk Park (attachment 3).

Buffer Reduction:

A portion of the Van Buskirk Park’s revitalization will be within the banks of Walker Slough, which is within the requested project footprint and potentially impact Giant Garter Snake habitat within the suggested 200-foot buffer and Western Pond Turtle within the 300-foot buffer. As identified in Section 5.5.9 of the Plan, HTAC, on a case-by-case review, can establish a setback and buffer zone to be used by the project in place of the 200 and 300 feet suggested.



Because park revitalization efforts will be within the suggested 200-foot and 300-foot buffer areas, the project proponent has requested a reduction in the buffer to a 90-foot setback for the potential impacts to Walker Slough which would align with the toe of the levee on landside. The reduction of these buffers is necessary for the construction of this project, but the buffer reduction will only be permitted during the active period of GGS. All other ITMMs for GGS (e.g. construction window between May 1 and October 1 and required survey work) and WPT will remain standard.

Giant Garter Snakes burrow within the banks of waterways within San Joaquin County from October 2 – April 30 which is called the GGS inactive period. Additionally, the same habitat for GGS is also suitable habitat for Western Pond Turtle nesting sites. These waterways have buffer zones of 200-feet and 300-feet for GGS and WPT respectively. Projects are not permitted to construct within the established buffers in the inactive season (October 2 – April 30). Heavy machinery used to construct these projects can potentially crush these burrowing and nesting species resulting in ‘take’.



This staff report is recommending approval from the HTAC and the SJCOG, Inc. Board to allow the Van Buskirk Park Revitalization Project to construct their project within the 200-foot and 300-foot buffer area of Walker Slough during the active seasons (May 1 to October 1) when these protected species are not actively burrowing or nesting within the banks of Walker Slough or any other protected waterway within San Joaquin County. This request cannot be made administratively but by the recommending bodies of the Habitat Plan.

If allowed to participate in the SJMSCP, the total disturbed area will consist of 15.0 acres of Urban (U) habitat impacts. The project applicant will be responsible for mitigating the habitat impacts 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. As noted above, Urban (U) habitat does not have fees tied to project impacts. The project, however, will be responsible for adhering to the biological timing and measures of the ITMM document.

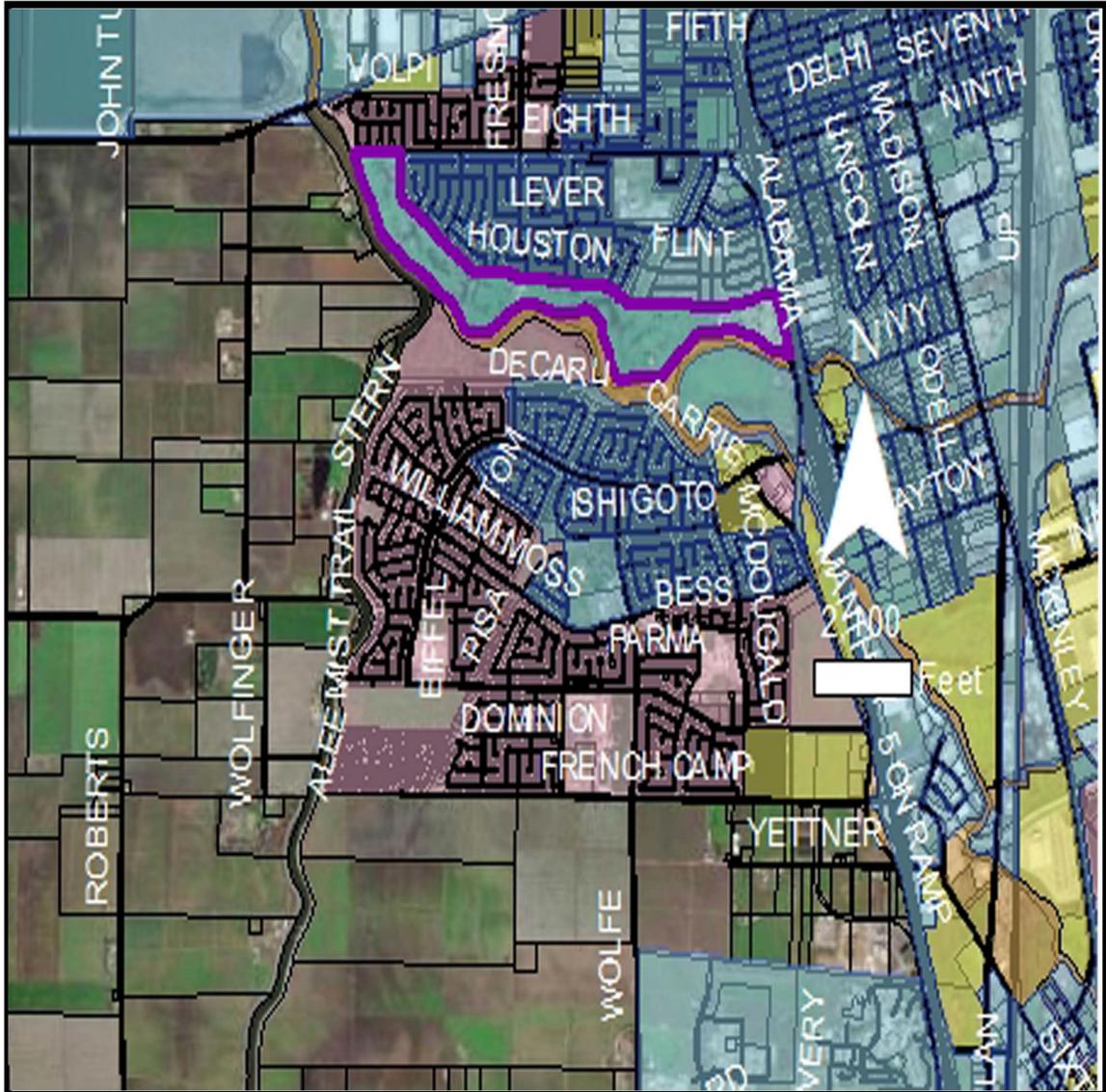
NEXT STEPS:

Should the staff recommendation be approved by the SJCOG, Inc. Board at the February 26th Board meeting, the project will proceed forward.

ATTACHMENTS:

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

Prepared by: Laurel Boyd, Associate Habitat Planner



Van Buskirk Park Revitalization Project

Legend

 Van Buskirk Park Revitalization Project
StocktonCompMap_JS_Oct07

Land_Type

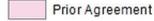
-  Agriculture
-  Multi-Purpose Open Space
-  Natural
-  Prior Agreement
-  Urban





Van Buskirk Park Revitalization Project

Legend

-  Project Location
- StocktonCompMap_JS_Oct07
- Land_Type**
-  Agriculture
-  Multi-Purpose Open Space
-  Natural
-  Prior Agreement
-  Urban



MASTER PLAN PHASE 1



STAFF REPORT

SUBJECT: Approval of the State Route 99 Frontage Road Truck Parking Project, Plan Participation and Habitat Classification Change

RECOMMENDED ACTION: Motion to Approve Recommendation to SJCOG, Inc. to 1) Allow the State Route 99 Frontage Road Truck Parking Project to Participate in the SJMSCP; and 2) Allow an Alteration to the Habitat Type Coverage from Multi-Purpose Open Space (C2) to Multi-Purpose Open Space (C2) and Urban (U) Habitat Land

DISCUSSION:

SUMMARY:



The project applicant, Dillon & Murphy, 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 northeast corner of North State Route 99 Frontage Road and East Clarksdale Road, east of the City of Lodi in the Central Zone (attachments 1 & 2).

RECOMMENDATION:

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

- 1) Allow the State Route 99 Frontage Road Truck Parking 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 Multi-Purpose Open Space (C2) to Multi-Purpose Open Space (C2) and Urban (U) 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 26.38 acres. The impacts for this project would consist of 22.51 acres of Multi-Purpose Open Space (C2) and 3.87 acres of Urban (U) 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
Multi-Purpose Open Space (C2)	26.38	\$8,935	\$235,705.30
Total:	26.38		\$235,705.30

Recommended Habitat Classification Change:

Habitat Type	Total Acres	2026 Fee/Acre	2026 Total Fee
Multi-Purpose Open Space (C2)	22.51	\$8,935	\$201,126.85
Urban (U)	3.87	\$0.00	\$0.00
Total:	26.38		\$201,126.85

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 a Site Approval application to establish a truck parking facility with 60 parking stalls for a maximum of 60 tractors and 60 trailers. The existing 21,385 square foot building and the existing 8,040 square foot building will be used for storage accessory to the truck parking operation. The site will utilize an

onsite retention pond for storm drainage, an onsite septic system for sewer service, and an onsite well for water. Access to the site will be from a driveway on the north side of E. Clarksdale Road (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:

- Multi-Purpose Open Space (C2) habitat land, where it should be Multi-Purpose Open Space (C2) and Urban (U) consisting of existing structures and an existing stormwater collection basin.

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 Urban (U) habitat consisting of existing structures and an existing stormwater collection basin to be used as storage for this project on a portion of a parcel. The original SJMSCP habitat classification for this specific area would be re-classified from 3.87 acres of Multi-Purpose Open Space (C2) habitat land to 22.51 acres of Multi-Purpose Open Space (C2) and 3.87 acres of Urban (U) habitat land.

Original Classification	Original Acres	Reclassified Acres
Multi-Purpose Open Space (C5)	26.38	22.51
Urban (U)	0.00	3.87
Total		26.38

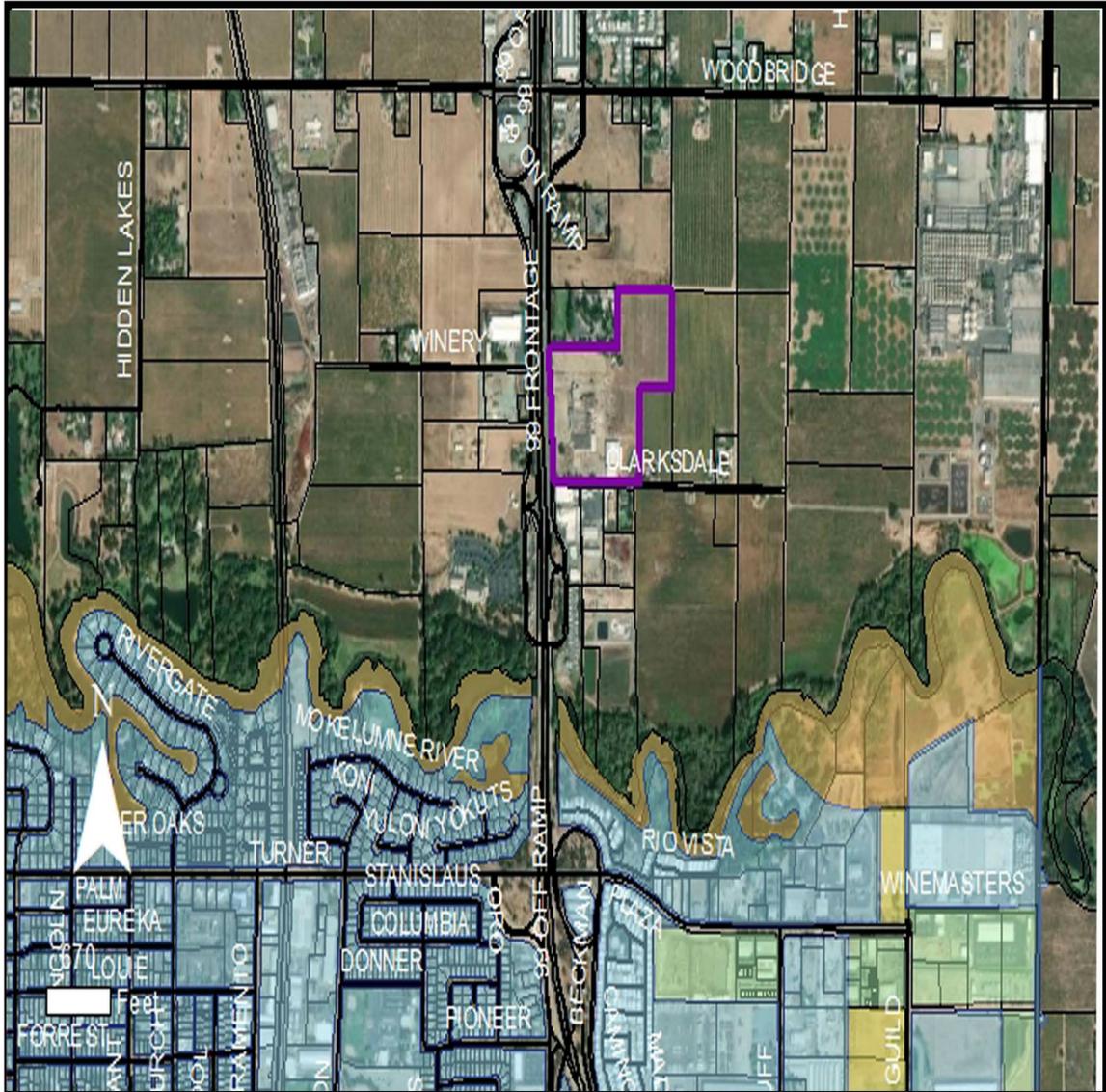
NEXT STEPS:

Should the staff recommendation be approved by the SJCOG, Inc. Board at the February 26th 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



**State Route 99 Frontage Road
Truck Parking Project**

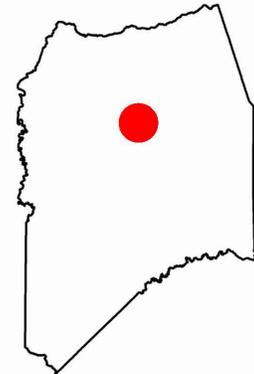
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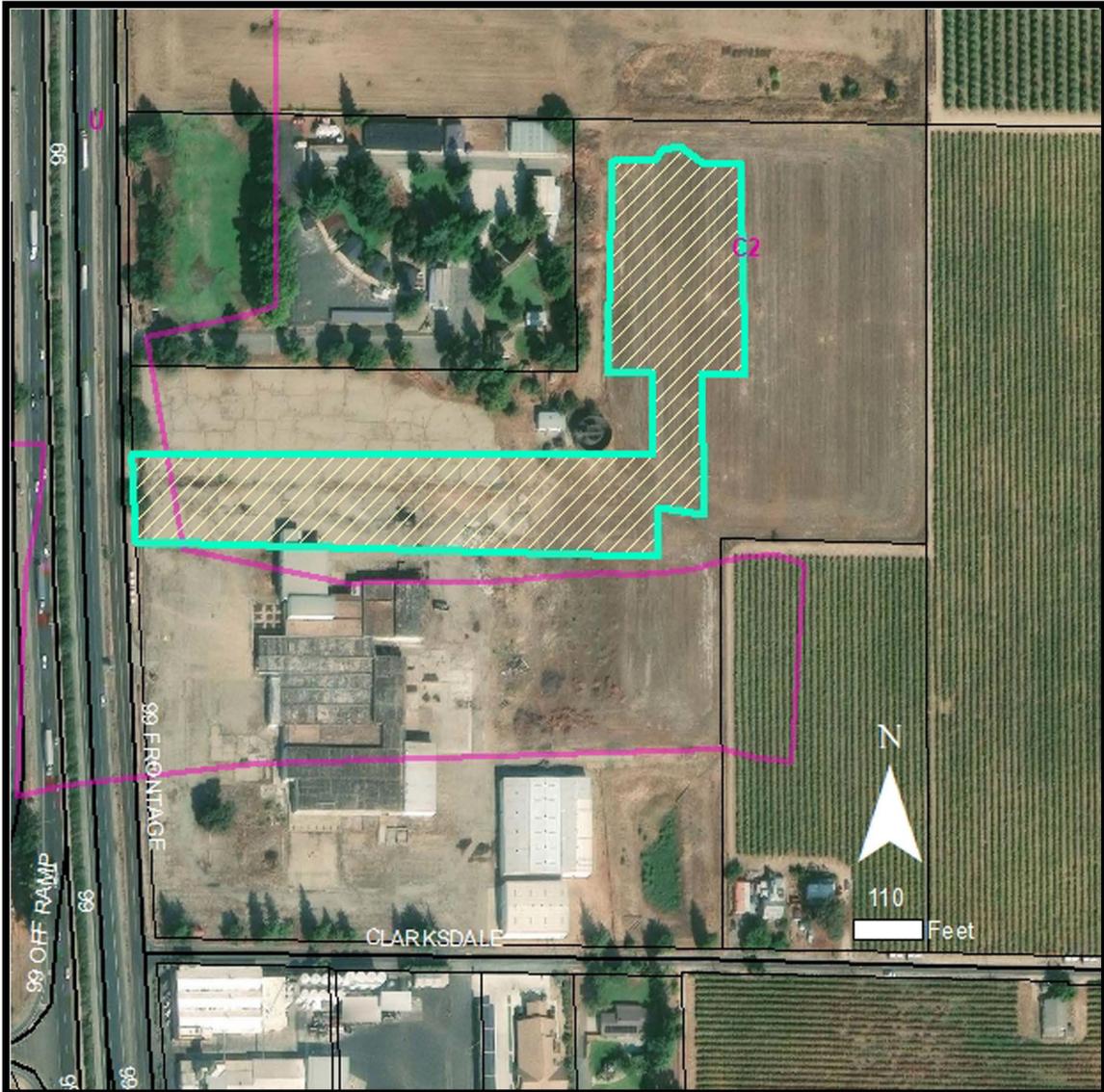
 State Route 99 Frontage Road Truck Parking Project

LodiCompMap

Land_Use

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



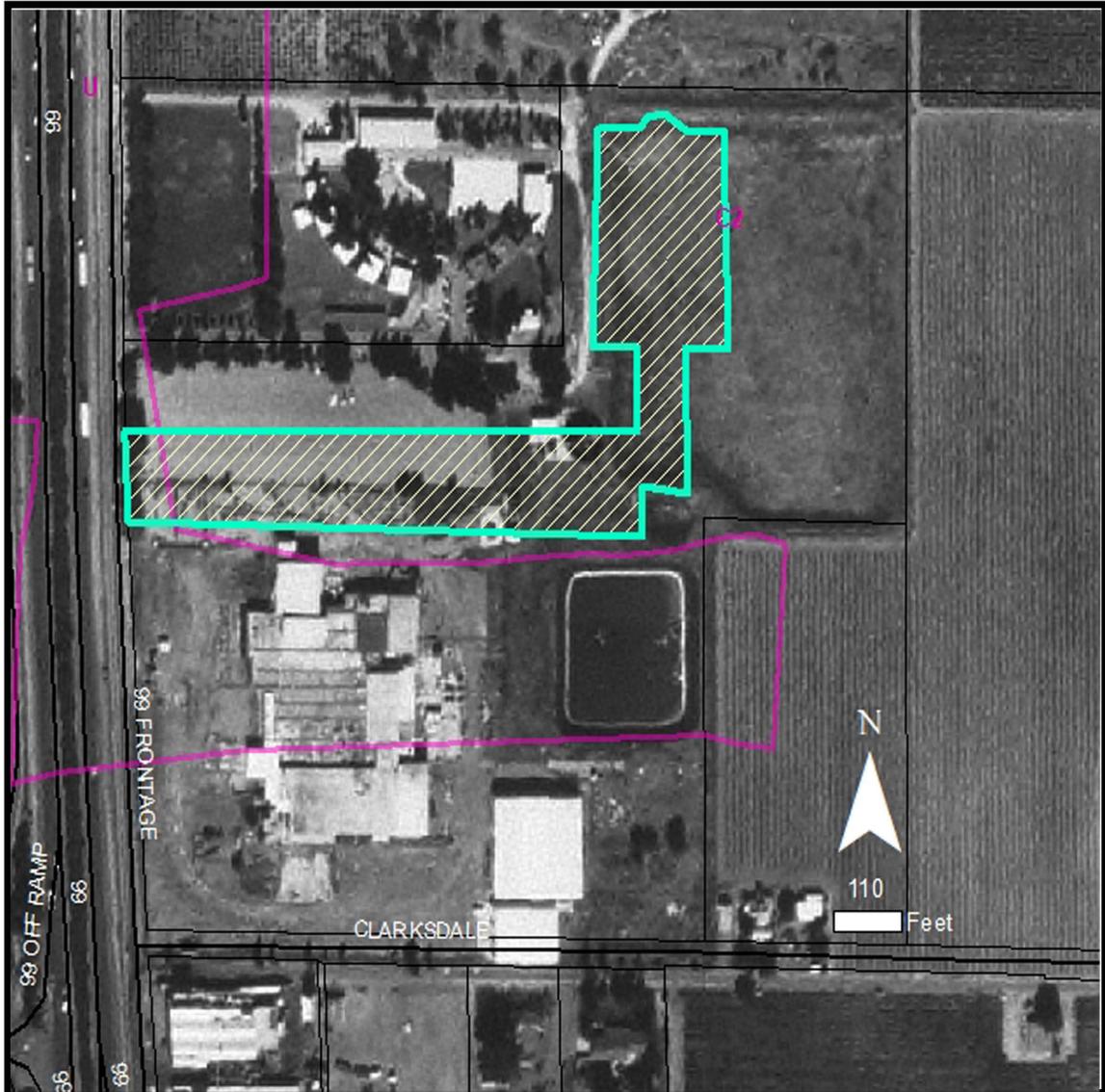


**State Route 99 Frontage Road
Truck Parking Project**

Legend

-  Project Location
-  Habitat Classification

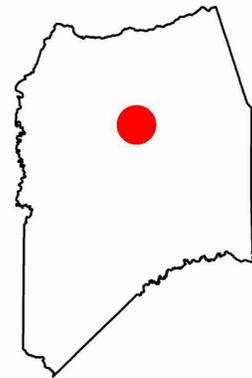




**State Route 99 Frontage Road
Truck Parking Project**

Legend

-  Project Location
-  Habitat Classification



STAFF REPORT

- SUBJECT:** Approval of the Forward Landfill, North Bridge Project, Plan Participation and Buffer Reduction Buffer Reduction
- RECOMMENDED ACTION:** Motion to Approve Recommendation to SJCOG, Inc. to 1) Allow the Forward Landfill, North Bridge Project to Participate in the SJMSCP; and 2) Allow a Revision to the Incidental Take Minimization Measures (ITMM) for Western Pond Turtle (WPT) and Giant Garter Snake (GGS) Buffers

DISCUSSION:

SUMMARY:



The project applicant, Forward Landfill, 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. Although the project is in a mapped area of the Plan, the project is coming to the committee to request the need for a buffer reduction to construct near a protected waterway and will require outside permitting. The project site is located on

the east side of State Route Highway 99 and south of Arch Road, on the east side of the City of Stockton in the Central Zone (attachments 1 & 2).

RECOMMENDATION:

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

- 1) Allow the project to participate under the SJMSCP to provide biological coverage for the project impacts to the habitat types under the federal and state permits; and
- 2) Allow a revision of the Incidental Take Minimization Measures (ITMM) for Western Pond Turtle (WPT) and Giant Garter Snake (GGS) buffers.

FISCAL IMPACT:

If this project is approved, SJCOG, Inc. will be provided with mitigation for the project impacts as required under the SJMSCP for approximately 0.10 acres. The impacts for this project would consist of 0.10 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)	0.10	\$0.00	\$0.00
Total:	0.10		\$0.00

BACKGROUND:



The goal of this project is to construct a new bridge across the north branch of Littlejohn’s Creek on property that is owned and operated by Forward, Inc. This bridge will provide all weather access to the north side of the creek where a soil borrow pit is located. The bridge will be a 23-foot wide, two span structure that is 100 feet in total span.

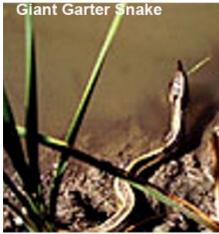
Staging areas will be developed at or near the bridge site and will be separated from the surrounding area with silt fencing and/or exclusionary fencing. All trees in and around active construction zones will be protected by exclusionary fencing or timber truck wraps. Vegetation will be cleared within the project area for grading (attachment 3).

The construction of the North Bridge will need in-water work and will seek outside permitting needs with the following agencies:

- Army Corps of Engineers – Section 404 and 408 Permit
- Regional Water Quality Control Board – Section 401 Permit
- United States Fish and Wildlife Service – Section 7 Consultation
- California Department of Fish and Wildlife – Streambed Alteration Agreement

Buffer Reduction

To construct the Forward Landfill's North Bridge project, the project will potentially impact Giant Garter Snake habitat within the suggested 200-foot buffer and Western Pond Turtle within the 300-foot buffer. As identified in Section 5.5.9 of the Plan, HTAC, on a case-by-case review, can establish a setback and buffer zone to be used by the project in place of the 200 and 300 feet suggested.



Because the bridge construction footprint will be within the suggested 200-foot and 300-foot buffer areas, the project proponent has requested a reduction in the buffer to a 0-foot setback for the potential impacts to North Littlejohn's Creek. The reduction of these buffers is necessary for the construction of this project, but the buffer reduction will only be permitted during the active period for GGS. All other ITMMs for GGS (e.g. construction window between May 1 and October 1 and required survey work) and WPT will remain standard.

GGS burrow within the banks of waterways within San Joaquin County from October 2 – April 30 which is called the GGS inactive period. Additionally, the same habitat for GGS is also suitable habitat for WPT nesting sites. These waterways have buffer zones of 200-feet and 300-feet for GGS and WPT respectively. Projects are not permitted to construct within the established buffers in the inactive season (October 2 – April 30). Heavy machinery used to construct these projects can potentially crush these burrowing species resulting in 'take'.



This staff report is recommending approval from the HTAC and the SJCOG, Inc. Board to allow the Forward Landfill, North Bridge Project to construct their project within the 200-foot and 300-foot buffer area of North Littlejohn's Creek during the active seasons (May 1 to October 1) when these protected species are not actively burrowing or nesting within the banks of North Littlejohn's Creek or any other protected waterway within San Joaquin County. This request cannot be made administratively but by the recommending bodies of the Habitat Plan.

If allowed to participate in the SJMSCP, the total disturbed area will consist of 0.10 acres of Urban (U) habitat impacts. The project applicant will be responsible for mitigating the habitat impacts 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. As noted above, Urban (U) habitat does not have fees tied to project impacts. The project, however, will be responsible for adhering to the biological timing and measures of the ITMM document.

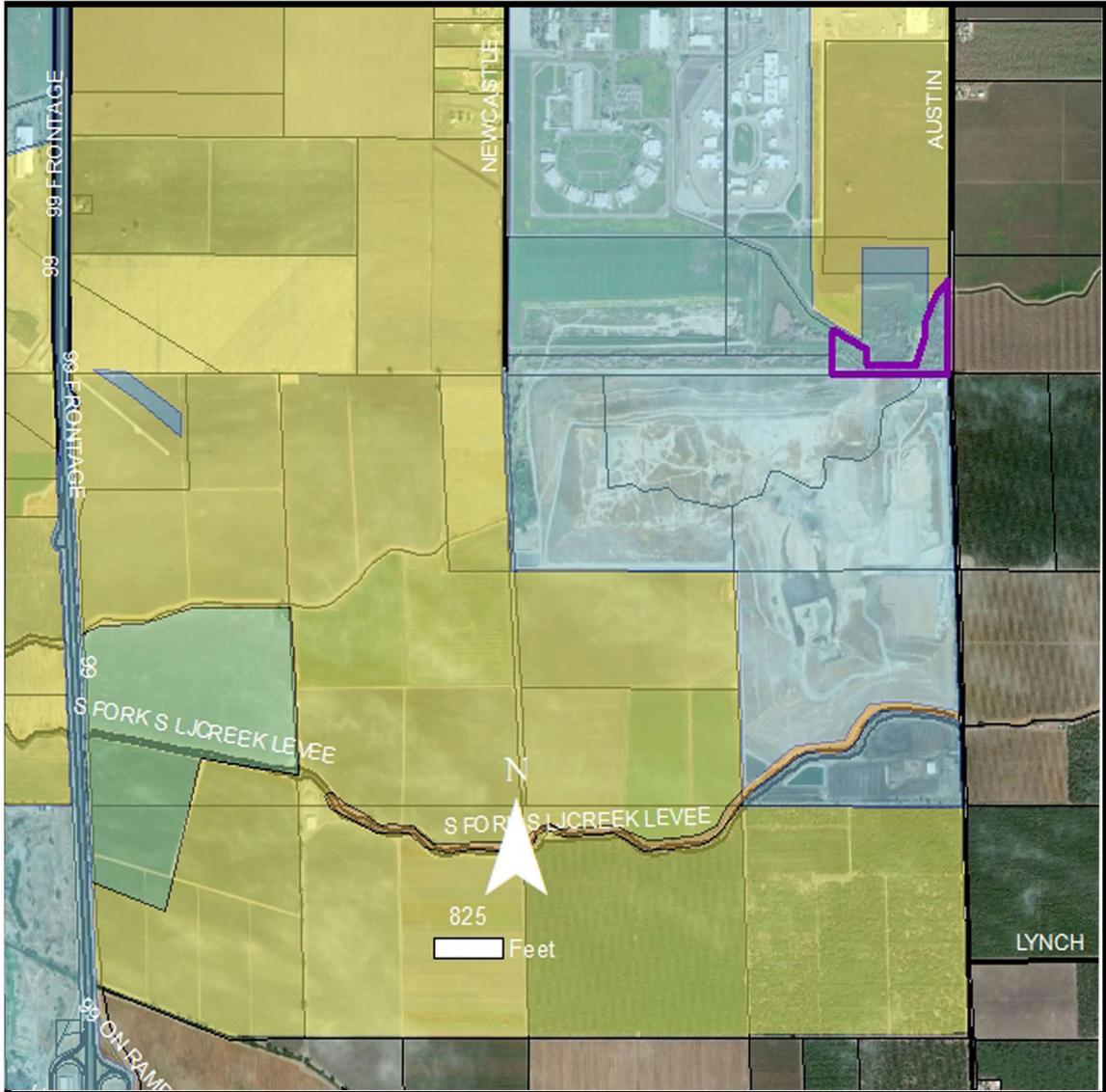
NEXT STEPS:

Should the staff recommendation be approved by the SJCOG, Inc. Board at the February 26th SJCOG, Inc. Board meeting, the project will proceed forward under the plan.

ATTACHMENTS:

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

Prepared by: Laurel Boyd, Associate Habitat Planner



Forward Landfill, North Bridge Project

Legend

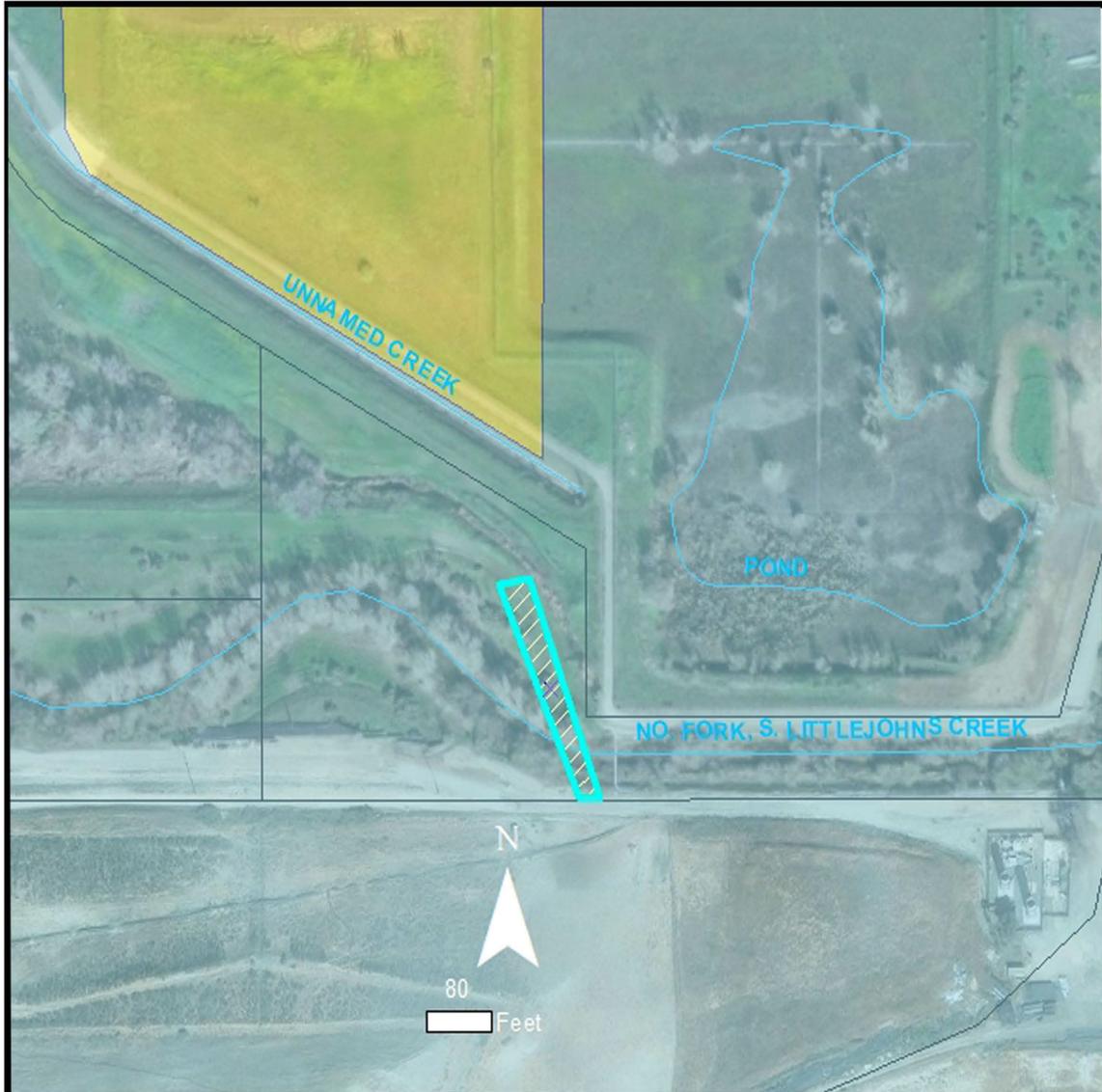
 Forward Landfill, North Bridge Project

StocktonCompMap_JS_Oct07

Land_Type

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





Forward Landfill, North Bridge Project

Legend

-  Project Location
-  Waterways
- StocktonCompMap_JS_Oct07**
- Land_Type**
-  Agriculture
-  Multi-Purpose Open Space
-  Natural
-  Prior Agreement
-  Urban



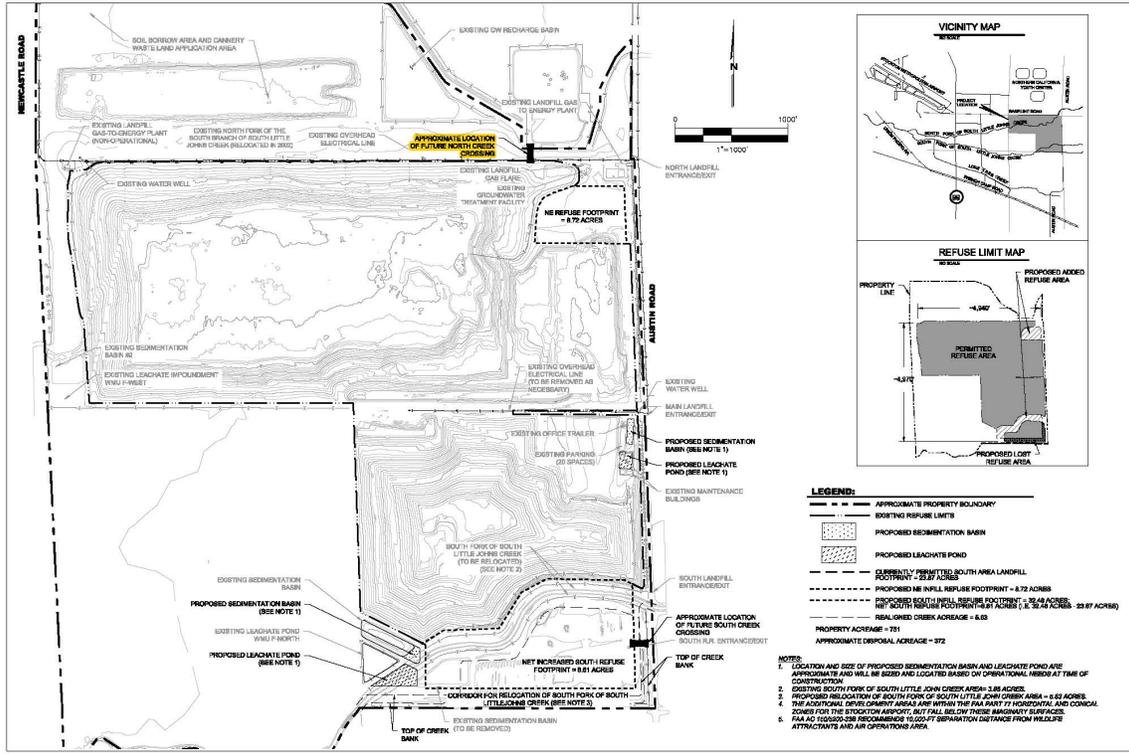
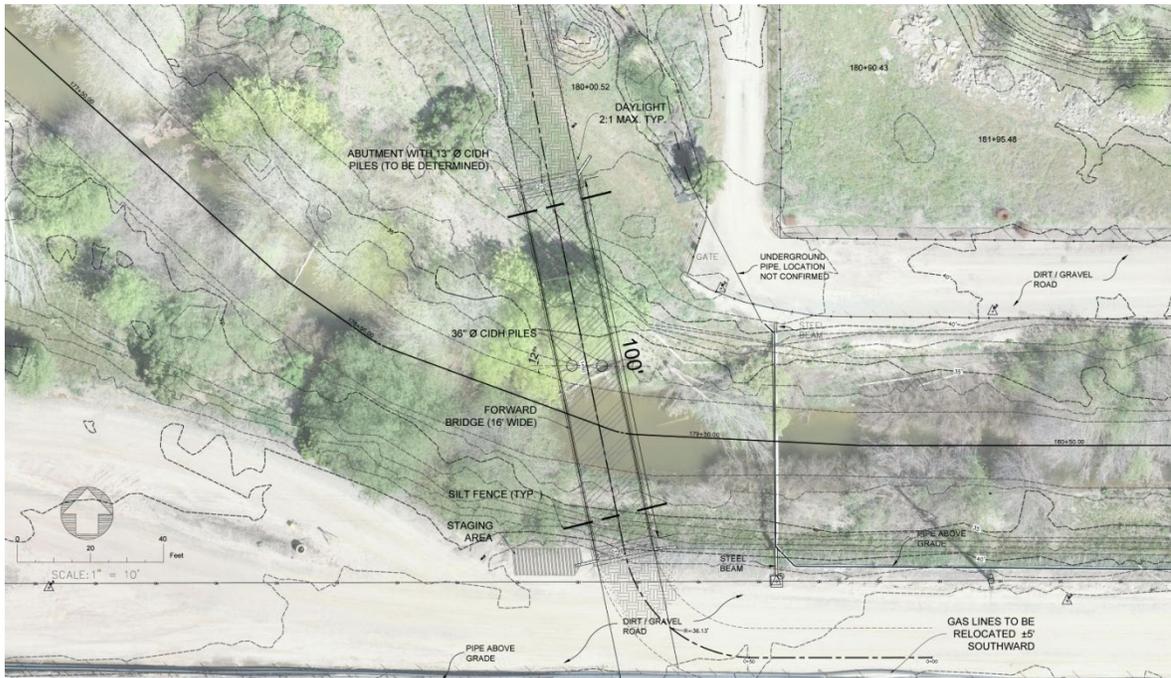


Figure III.C-4

Site Plan

Source: Lewis Engineering



STAFF REPORT

SUBJECT: Approval of the S-Line Transportation Truck Parking and Repair Project Plan Participation

RECOMMENDED ACTION: Motion to Approve Recommendation to SJCOG, Inc. to Allow the S-Line Transportation Truck Parking and Repair Project to Participate in the SJMSCP

DISCUSSION:

SUMMARY:



The project applicant, S-Line Transportation, 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 at the end of S. Comconex Road, approximately 1,500 feet north of East State Route 120 north of the City of Manteca in the Central Zone (attachments 1 & 2).

RECOMMENDATION:

SJCOG, Inc. staff recommends the Habitat Technical Advisory Committee (HTAC) make the recommendation to the SJCOG, Inc. Board to allow the S-Line Transportation Truck Parking and Repair 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 Multi-Purpose Open Space (C2) habitat impacts.

Habitat Classification:

Habitat Type	Total Acres	2026 Fee/Acre	2026 Total Fee
Multi-Purpose Open Space (C2)	3.90	\$8,935	\$0.00
Total:	3.90		\$0.00

BACKGROUND:



This project consists of an administrative use permit application for a truck parking and repair facility. The project proposes truck and trailer parking for 26 tractors and 26 trailers, parking for 5 tractors and 5 trailers for the truck repair facility, a 2,750 square foot truck repair building, 625 square foot part storage building and a 625 square foot office building. The project is proposing to use a private well for water, a private septic system for wastewater, and a retention basin for storm water runoff. The project proposes access to the site from Comconex Road (attachment 3).

The SJMSCP Geographic Information System (GIS) vegetation map portrays the project site as Multi-Purpose Open Space (C2) habitat land.

If allowed to participate in the SJMSCP, the total disturbed area will consist of 3.90 acres of Multi-Purpose Open Space (C2) 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.



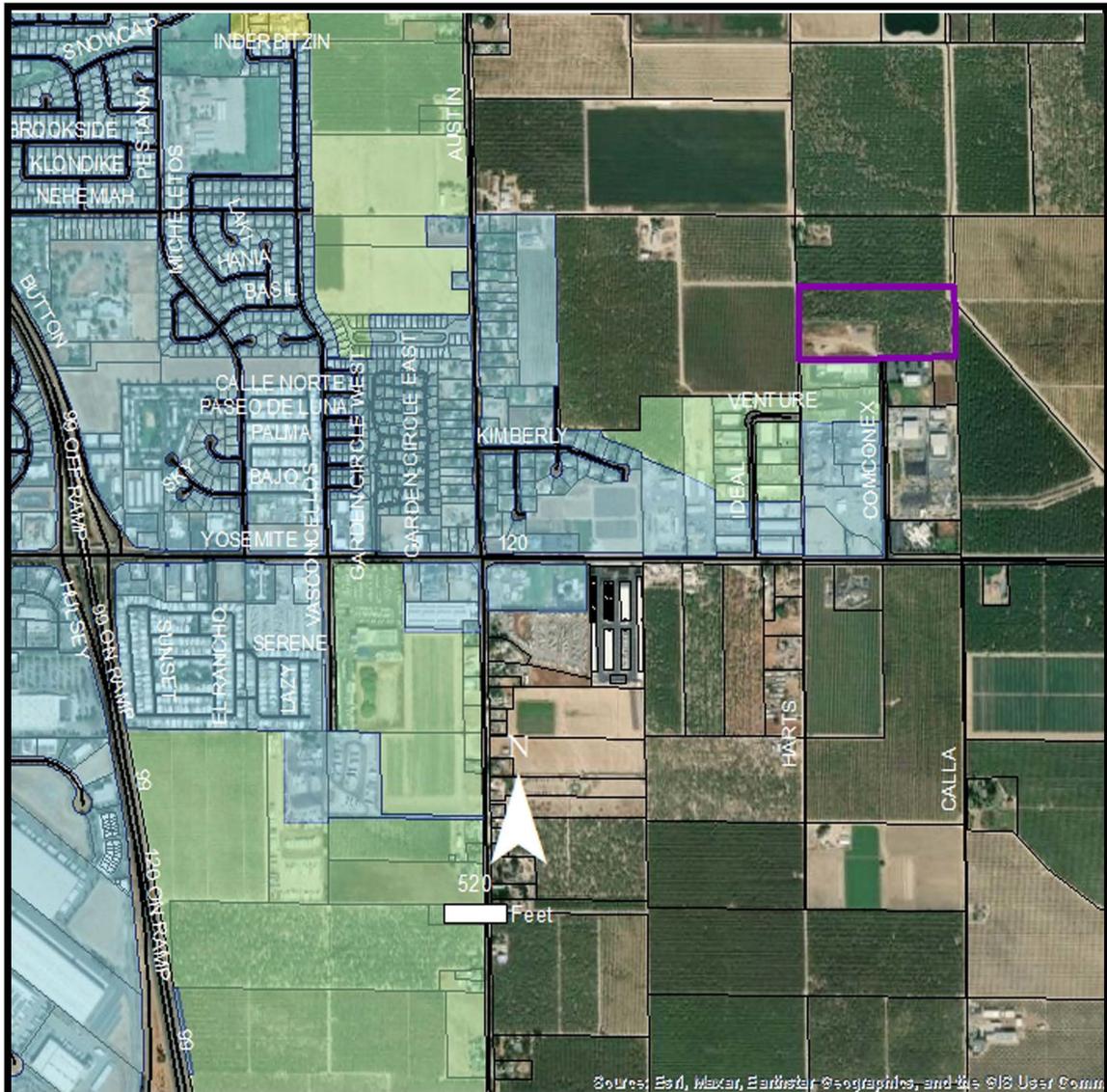
NEXT STEPS:

Should the staff recommendation be approved by the SJCOG, Inc. Board at the February 26th 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



S-Line Transportation Truck Parking & Repair Project

Legend

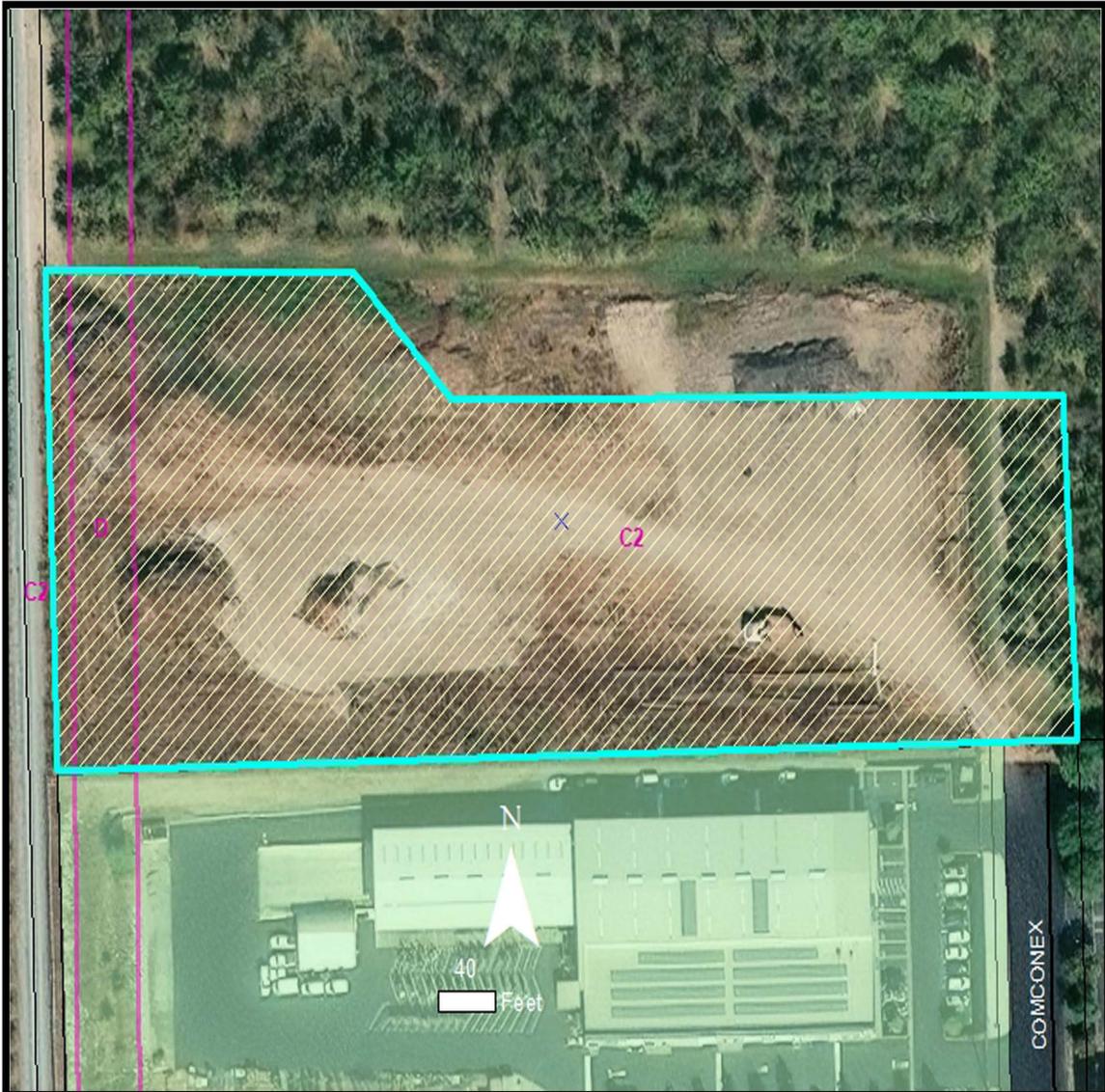
 S-Line Transportation Project

MantecaCompMap

Land_Type

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





S-Line Transportation Truck Parking & Repair Project

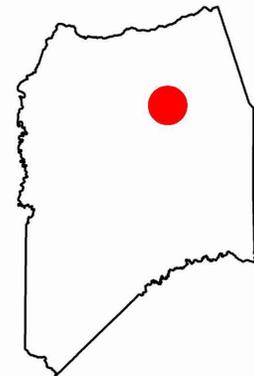
Legend

-  Project Location
-  Habitat Classification

MantecaCompMap

Land_Type

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



STAFF REPORT

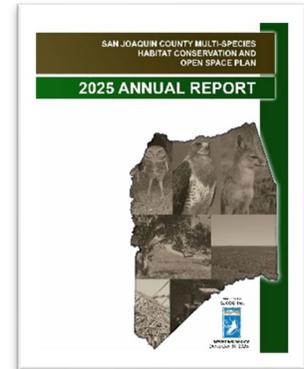
SUBJECT: Draft 2025 SJMSCP Annual Report

RECOMMENDED ACTION: Information Only

DISCUSSION:

SUMMARY:

In accordance with Section 5.9.1 of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), SJCOG, Inc. is required to submit an *Annual Report* to the permitting agencies for the purpose of reporting acreage, type, and location of open space uses that are converted to non-open space uses, and an accounting of preserve acres acquired pursuant to the SJMSCP. The report must be submitted by April 1st of the year succeeding the calendar year in which activities were conducted. The *2025 SJMSCP Annual Report* is a draft document which covers activities from January 1, 2025 to December 31, 2025.



RECOMMENDATION:

None

FISCAL IMPACT:

None

BACKGROUND:

The *draft 2025 SJMSCP Annual Report* is preliminary including some of the reported 4th quarter calendar year acreage counts from the jurisdictions. The overall participation acreage from jurisdictions is expected to be verified by SJCOG, Inc. staff by mid-February 2026 for the future final draft. The information in this draft reflects accounting and activity that has been reported to staff through December 31, 2025.

The Habitat Technical Advisory Committee (HTAC) draft includes the main section of the annual report and the available attachments. The final draft for recommendation to SJCOG, Inc. Board is planned for March HTAC and will include all required materials for recommendation to SJCOG, Inc. Board for approval to release to the permitting agencies.

Staff is requesting comment on the overall lay-out and contents of the draft to begin the review process through the HTAC group. Written or verbal comments can be forwarded to staff **prior to February 24, 2026**, by phone or email. Those comments may be reflected in future draft of the *2025 SJMSCP Annual Report*.

NEXT STEPS:

SJCOG, Inc. staff will receive comments on this draft then bring a final draft report for recommendation to approve to the SJCOG, Inc. Board in March 2026.

ATTACHMENTS:

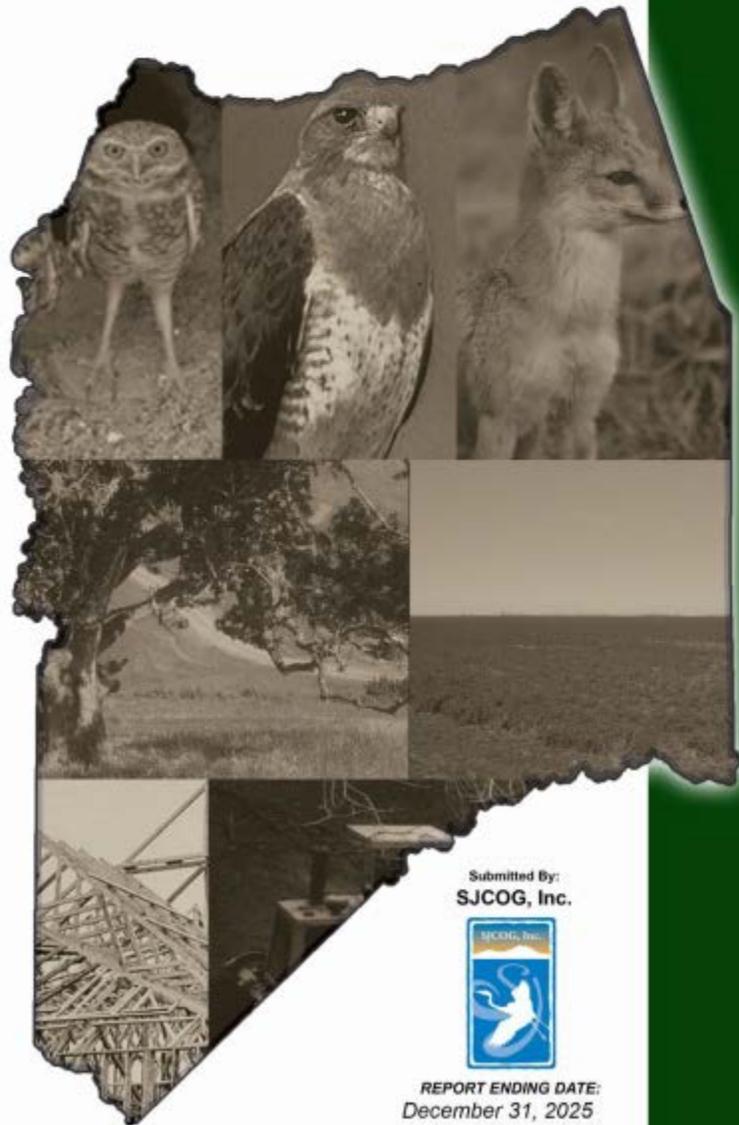
1. Draft 2025 SJMSCP Annual Report

Prepared by: Steven Mayo, Program Manager

ATTACHMENT 1

SAN JOAQUIN COUNTY MULTI-SPECIES
HABITAT CONSERVATION AND
OPEN SPACE PLAN

2025 ANNUAL REPORT



Submitted By:
SJCOG, Inc.



REPORT ENDING DATE:
December 31, 2025

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- Attachment A: Coldani North Guard Road Preserve, Pellegrini El Rancho Property Preserve, Kola BESS Conolly Ranch Preserve, Bohlender Kennefick Road Preserve
- Attachment B: SJMSCP Index Zone Map
- Attachment C: 2025 Preserve Monitoring Report
- Attachment D: 2025 Fee Update Staff Report
- Attachment E: 2026 Fee Update Staff Report
- Attachment F: Unmapped/Other Unmapped Project Staff Reports, ITMM Alterations for SJMSCP Covered Projects and Classification Changes



Quarterly Reports

- Attachment AA: City of Stockton (Quarters 1 through 4)
- Attachment BB: City of Lodi (Quarters 1 through 4)
- Attachment CC: City of Manteca (Quarters 1 through 4)
- Attachment DD: City of Ripon (Quarters 1 through 4)
- Attachment EE: City of Tracy (Quarters 1 through 4)
- Attachment FF: City of Lathrop (Quarters 1 through 4)
- Attachment GG: City of Escalon (Quarters 1 through 4)



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I. Overview and Executive Summary

The 2025 San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) Annual Report is provided to meet the annual reporting requirement that is established in Section 5.9.1 of the SJMSCP. The intent of the Annual Report is to focus on the acreage, type, and location of open space use converted to non-open space use, and the accounting of preserve acres acquired pursuant to the SJMSCP.

The Annual Report is comprised of four main sections: Conversions (Development), Conservation (Preserves), Funding, and SJMSCP Implementation. The Conversions (Development) section provides detailed information for projects that have participated in the SJMSCP. Such information includes habitat conversion type, impacts to SJMSCP Covered Species, and habitat mitigation requirements. The Conservation section highlight preserves acquired in 2025 and provide information regarding the preserve jumpstart requirements. The Funding section details the revenues and expenditures for the reporting period. The SJMSCP Implementation section provides information regarding the overall implementation of the SJMSCP.

Date of adoption of the SJMSCP by local jurisdictions

Local Jurisdiction	Date of Adoption
City of Escalon	March 19th of 2001
City of Lathrop	January 16th of 2001
City of Lodi	February 21st of 2001
City of Manteca	February 5th of 2001
City of Ripon	February 20th of 2001
City of Stockton	February 20th of 2001
City of Tracy	February 6th of 2001
San Joaquin County	February 27th of 2001



II. CONVERSIONS (DEVELOPMENT)

A. *Type and Total Acres of Land Converted in 2025*

Land conversions with fees are classified into three habitat type categories:

- Multi-Purpose Open Space
- Agriculture
- Natural

Multi-Purpose Open Space Lands are primarily barren lands, orchards, and/or vineyards which are found scattered throughout the County. The conversion of Multi-Purpose Open Space Lands contributes to the overall loss of open space for agriculture, recreation, scenic values, and other beneficial open space uses. Conversion reduces the food supply to SJMSCP covered species, restricts habitat opportunities for some SJMSCP covered bats, restricts the ability for plants to disperse and wildlife species to move along open space corridors throughout the County, and introduces undesirable exotic plants and animals which out-compete some covered species of plant, fish and wildlife.

Agricultural Habitat Lands include perennial and annual croplands. Agricultural Habitat Lands are found primarily on the county's valley floor and in the Delta.

Natural Habitat Lands are lands which retain natural vegetation and are not irrigated or cultivated agricultural lands. These primarily include riparian, vernal pool, and grassland habitats. Natural Lands are found primarily as grasslands southwest of I-580, in vernal pool grasslands of the eastern foothills and extreme northern county, and as riparian vegetation along the county's rivers and larger creeks.

This Annual Report period is for calendar year 2025. Table 1 provides a comprehensive compilation of all projects that have participated in the SJMSCP during the 2025 calendar year through direct payment of fees through SJCOG, Inc. Table 2 is a summary of the acreage totals for projects that paid fees through the various jurisdictional signatories to the SJMSCP; actual projects for the jurisdictions are included on quarterly reports in the addendum. Table 3 summarizes the acreage of projects during 2025 for which Incidental Take Minimization Measures have been issued but have not yet participated in the plan by paying fees.

In 2025, the total number of acres covered by the SJMSCP was **1,081.22** acres of which **446.51** acres were urban habitat. Therefore in 2025, the total number of acres subject to fee assessment covered by the SJMSCP was **634.71 acres**. The predominant covered projects participating in the SJMSCP for 2025 were municipal construction projects and commercial development projects.



Table 1: 2025 SJMSCP Participating Projects

1st QUARTER	DATE PAID	APN	JURISDICTION	ZONE	ACRES	HAB	HAB CATEGORY	RATIO	MIT REQ'D	FEE/ACRE	TOTAL FEE	CP Number
320 Airport Way Subdivision Project	1/7/2025	200-140-26	Manteca	Central	13.2	C34	Agriculture	1:1	13.2	\$16,492.00	\$217,694.40	CP-25-01
French Camp Truck Parking Project (PA-2200279)	1/8/2025	193-020-56	County	Central	6.85	G	Natural	3:1	20.55	\$16,492.00	\$112,970.20	CP-25-02
Eight Mile Road Telecommunications Project (PA-2400226)	1/16/2025	069-090-33	County	Central	0.02	U	Urban			\$0.00	\$0.00	CP-25-03
Alvarado & Alpine Three-Way Traffic Light Project	1/23/2025	Existing Street	Stockton	Central	0.25	U	Urban			\$0.00	\$0.00	CP-25-04
Linne Road Homesite Project	1/27/2025	248-080-40	County	Central	2	U	Urban			\$0.00	\$0.00	CP-25-05
La Passeggiata Apartments Project	1/28/2025	139-310-25	Stockton	Central	0.811	U	Urban			\$0.00	\$0.00	CP-25-06
Woodbridge West Commercial Project, Utilities Phase, Phase 2	1/28/2025	204-100-55 to -58	Manteca	Central	1	C34	Agriculture	1:1	1	\$16,492.00	\$16,492.00	CP-25-07
					1	U	Urban			\$0.00		
Beckman Road Cemetery Project (PA-1900182)	1/29/2025	061-020-08	County	Central	6.32	C2	Multi-Purpose Open Space			\$8,246.00	\$52,114.72	CP-25-08
River Oaks Bulk Storage Project	2/6/2025	257-240-67	County	Central	0.6	C2	Multi-Purpose Open Space			\$8,246.00	\$4,947.60	CP-25-09
River Oaks Fumigation Building Project	2/6/2025	257-240-67	County	Central	0.015	C2	Multi-Purpose Open Space			\$8,246.00	\$123.69	CP-25-10
Fremont Arco AM/PM Project	2/13/2025	143-330-29	Stockton	Central	0.73	U	Urban			\$0.00	\$0.00	CP-25-11
Simi Court Subdivision Project, Lot 1	2/12/2025	085-590-01	County	Central	2.19	C34	Agriculture	1:1	2.19	\$16,492.00	\$36,117.48	CP-25-12
Cordes Ranch, IPC Building 20 Project	2/13/2025	209-220-19	Tracy	Transition	63.62	C34	Agriculture	1:1	63.62	\$16,492.00	\$1,049,221.04	CP-25-13
Cordes Ranch, Promontory Parkway Extensions, Phase 1K Roundabout Project	2/13/2025	209-250-37, -50	Tracy	Transition	6.57	C34	Agriculture	1:1	6.57	\$16,492.00	\$108,352.44	CP-25-14
S. Tuxedo Avenue Sewer Trunk Rehab Project	2/13/2025	Existing Street	Stockton	Central	0.12	U	Urban			\$0.00	\$0.00	CP-25-15
Stonegate Subdivision Project, Lot 6 (PA-0200027)	2/24/2025	005-360-06	County	Central	2.47	G	Natural	3:1	7.41	\$16,492.00	\$40,735.24	CP-25-16
Mountain House Village H2/H3 Project	3/13/2025	256-510-02, -03	County	Central	18	U	Urban			\$0.00	\$0.00	CP-25-17
Trailer Parking & Warehouse Project (PA-2200274)	3/13/2025	143-220-01	County	Central	8.28	U	Urban			\$0.00	\$0.00	CP-25-18
Prologis Expansion Project	3/17/2025	221-250-31	Manteca	Central	6.2	U	Urban			\$0.00	\$0.00	CP-25-19
Mar Val Stables Project (PA-1800206)	3/18/2025	015-040-67	County	Central	0.00436	C2	Multi-Purpose Open Space			\$8,246.00	\$35.95	CP-25-20
Exeloo Restroom Installation Project - American Legion Park	3/18/2025	135-330-01	Stockton	Central	0.5	U	Urban			\$0.00	\$0.00	CP-25-21
Exeloo Restroom Installation Project - Eden Park	3/18/2025	139-040-35	Stockton	Central	0.5	U	Urban			\$0.00	\$0.00	CP-25-22

Exeloo Restroom Installation Project - Harrell Park	3/18/2025	165-201-21	Stockton	Central	0.5	U	Urban			\$0.00	\$0.00	CP-25-23
Exeloo Restroom Installation Project - Oak Park	3/18/2025	115-270-01	Stockton	Central	0.5	U	Urban			\$0.00	\$0.00	CP-25-24
Exeloo Restroom Installation Project - Victory Park	3/18/2025	135-150-01	Stockton	Central	0.5	U	Urban			\$0.00	\$0.00	CP-25-25
Gesco Fire Pump Project	3/24/2025	222-390-14	Manteca	Central	0.38	U	Urban			\$0.00	\$0.00	CP-25-26
City of Stockton 1 Quarter Report	3/31/2025	Attachment AA	Stockton	Central	1.04	U	Urban			\$0.00	\$0.00	N/A
City of Lodi 1st Quarter Report	3/31/2025	Attachment BB	Lodi	Central								No Fees
City of Manteca 1st Quarter Report	3/31/2025	Attachment CC	Manteca	Central								No Fees
City of Ripon 1st Quarter Totals	3/31/2025	Attachment DD	Ripon	Central	0.88	C2	Multi-Purpose Open Space			\$8,246.00	\$7,256.48	N/A
City of Tracy 1st Quarter Report Totals	3/31/2025	Attachment EE	Tracy									No Fees
City of Lathrop 1st Quarter Report	3/31/2025	Attachment FF	Lathrop	Central								No Fees
City of Escalon 1st Quarter Report	3/31/2025	Attachment GG	Escalon	Central								No Fees



2nd QUARTER	DATE PAID	APN	JURISDICTION	ZONE	ACRES	HAB	HAB CATEGORY	RATIO	MIT REQ'D	FEE/ACRE	TOTAL FEE	CP Number
NEI Basin Infill Project - Home Depot	4/3/2025	213-070-74	Tracy	Central	5.35	U	Urban			\$0.00	\$0.00	CP-25-27
NEI Basin Infill Project - Mustang	4/3/2025	250-280-16	Tracy	Central	7.18	C34	Agriculture	1:1	7.18	\$16,492.00	\$118,412.56	CP-25-28
Eastgate Business Park Project, Phase 2	4/9/2025	250-260-03	Tracy	Central	1.35	U	Urban			\$0.00	\$0.00	CP-25-29
NEI Basin Infill Project - Chrisman Skylark	4/10/2025	250-020-86, -88	Tracy	Central	7.14	C34	Agriculture	1:1	7.14	\$16,492.00	\$117,752.88	CP-25-30
N. Cherokee Lane Subdivision Project, Lot 2	4/11/2025	005-110-21	County	Central	2.12	U	Urban			\$0.00	\$0.00	CP-25-31
Matt Equinoa Park Project, Phase 2	4/15/2025	124-300-06	Stockton	Central	8	C34	Agriculture	1:1	8	\$16,492.00	\$131,936.00	CP-25-32
Quick Quack Car Wash Project	4/17/2025	164-220-23	Stockton	Central	1.014	C34	Agriculture	1:1	1.014	\$16,492.00	\$16,722.89	CP-25-33
Spreckels Distribution Center Project	4/21/2025	221-250-35	Manteca	Central	14.83	U	Urban			\$0.00	\$0.00	CP-25-34
Transportation Management Center Equipr	4/22/2025	Existing Street	Stockton	Central	2.5	U	Urban			\$0.00	\$0.00	CP-25-35
Cordes Ranch, IPC 5 Project	5/1/2025	209-120-10	Tracy	Transition	11.255	C34	Agriculture	1:0.1	11.255	\$16,492.00	\$185,617.46	CP-25-36
Woodbridge Subdivision, Lots 9, 11 (PA-1900037)	5/6/2025	015-450-45, -46	County	Central	0.32	U	Urban			\$0.00	\$0.00	CP-25-37
Todarmal Parkway Crossings Project	5/12/2025	258-040-01	County	Transition	5.8	U	Urban			\$0.00	\$0.00	CP-25-38
Liberty Christian Academy Project (PA-2400512)	5/12/2025	055-230-29	County	Central	30.3	U	Urban			\$0.00	\$0.00	CP-25-39
Trails of Manteca Project, Unit 6	5/14/2025	268-320-06	Manteca	Central	14.52	C2	Multi-Purpose Open Space			\$8,246.00	\$119,731.92	CP-25-40
Christy Property Project (PA-2100079)	5/15/2025	013-220-32	County	Central	0.5	U	Urban			\$0.00	\$12,369.00	CP-25-41
					1.5	C2	Multi-Purpose Open Space			\$8,246.00		
Lincoln Road Sewer Trunk Rehab Project	5/20/2025	Existing Street	Stockton	Central	0.35	U	Urban			\$0.00	\$0.00	CP-25-42
Bellota Weir Modification Project	5/21/2025	093-180-04, 091-350-06 to -10, 067-320-01	Other/SEWD	Central	11.34	U	Urban			\$0.00	\$144,020.90	CP-25-43
					4.15	C2	Multi-Purpose Open Space			\$34,220.90		
					61 Stems	VELB			\$1,800.00			
Cannery Park Project, Villages I and J	5/21/2025	122-020-38	Stockton	Central	55.88	U	Urban			\$0.00	\$0.00	CP-25-44
Vallejo Court Truck & Trailer Parking Project (PA-2400112)	5/21/2025	193-380-02	County	Central	4.09	U	Urban			\$0.00	\$0.00	CP-25-45
Gas Station & Convenience Store Project - Lathrop	5/23/2025	192-040-58	Lathrop	Central	0.73	U	Urban			\$0.00	\$0.00	CP-25-46
UOP Southwest Hall Student Housing Project	5/27/2025	113-140-13	Stockton	Central	1.5	U	Urban			\$0.00	\$0.00	CP-25-47
Mini-Mart Gas Station Project (PA-2400461)	5/29/2025	208-180-08	County	Central	0.95	U	Urban			\$0.00	\$0.00	CP-25-48



Precast Expansion Project (PA-2500010)	6/6/2025	051-320-06	County	Central	20	U	Urban				\$0.00	\$0.00	CP-25-49
Ripon Bike Bridge Rehab Project	6/11/2025	261-160-02	Ripon	Central	0.14	R2	Natural	3:1	0.42		\$16,492.00	\$2,308.88	CP-25-50
Cannery Park Project, Park Site	6/17/2025	122-140-43	Stockton	Central	2.7	U	Urban				\$0.00	\$0.00	CP-25-51
Tracy Community Church Project - Modular Classrooms	6/18/2025	234-020-05, -06	Tracy	Transition	8	U	Urban				\$0.00	\$0.00	CP-25-52
N. Thornton Road Convenience Store Project (PA-2200033)	6/18/2025	001-150-48	County	Central	0.6	U	Urban				\$0.00	\$0.00	CP-25-53
Cannery Park, Sanitary Sewer Pump Station Project	6/19/2025	122-020-32	Stockton	Central	0.072	U	Urban				\$0.00	\$0.00	CP-25-54
Fisher Court Sewer Line Rehab Project, Phase 1	6/30/2025	Existing Street	Stockton	Central	0.01	U	Urban				\$0.00	\$0.00	CP-25-57
Ripon Hotel Project	6/30/2025	261-140-06	Ripon	Central	2.25	U	Urban				\$0.00	\$0.00	CP-25-58
City of Stockton 2nd Quarter Report	6/30/2025	Attachment AA	Stockton	Central	2.51	U	Urban				\$0.00	\$0.00	N/A
City of Lodi 2nd Quarter Report	6/30/2025	Attachment BB	Lodi	Central									No Fees
City of Manteca 2nd Quarter Report	6/30/2025	Attachment CC	Manteca	Central	1.3824	C2	Multi-Purpose Open Space				\$8,246.00		N/A
					0.4616	C34	Agriculture	1:1	0.4616	\$16,492.00	\$	19,012.00	
City of Ripon 2nd Quarter Totals	6/30/2025	Attachment DD	Ripon	Central									No Fees
City of Tracy 2nd Quarter Report Totals	6/30/2025	Attachment EE	Tracy	Transition									No Fees
City of Lathrop 2nd Quarter Report	6/30/2025	Attachment FF	Lathrop	Central									No Fees
City of Escalon 2nd Quarter Report	6/30/2025	Attachment GG	Escalon	Central									No Fees



3rd QUARTER	DATE PAID	APN	JURISDICTION	ZONE	ACRES	HAB	HAB CATEGORY	RATIO	MIT REQ'D	FEE/ACRE	TOTAL FEE	CP Number
Neighborhood Traffic Management Project	7/2/2025	Existing Street	Stockton	Central	0.046	U	Urban			\$0.00	\$0.00	CP-25-59
Fong Park Project, Phase II	7/10/2025	128-260-22, -55, 128-110-17	Stockton	Central	0.88	C2	Multi-Purpose Open Space			\$8,246.00	\$35,127.96	CP-25-60
					1.69	C34	Agriculture	1:1	1.69	\$16,492.00		
Trinity Parkway, In-N-Out Project	7/15/2025	066-020-04, -49	Stockton	Central	1.33	C34	Agricultural	1:1	1.33	\$16,492.00	\$21,934.36	CP-25-61
LMC Planned Development Project	7/17/2025	224-040-06, -07, -11, 52	Manteca	Central	30.66	C34	Agricultural	1:1	30.66	\$16,492.00	\$740,903.10	CP-25-62
					28.53	C2	Multi-Purpose Open Space			\$8,246.00		
Sports Bar & Restaurant Project	7/21/2025	193-040-83	Lathrop	Central	0.85	U	Urban			\$0.00	\$0.00	CP-25-63
Eight Mile Road Apartments Project, Phase 2	7/22/2025	070-670-37	Stockton	Central	6.87	C34	Agricultural	1:1	6.87	\$16,492.00	\$113,300.04	CP-25-64
Trinity Parkway, Chick-fil-A Project	7/24/2025	066-020-04	Stockton	Central	1.63	C34	Agricultural	1:1	1.63	\$16,492.00	\$26,881.96	CP-25-65
Leprino Foods Parking Lot Site Improvements Project	7/24/2025	250-270-02	Tracy	Central	0.0046	U	Urban			\$0.00	\$0.00	CP-25-66
Middle Road Monopole Project (PA-2400115)	7/29/2025	209-300-15	County	Delta	0.18	C34	Agricultural	1:1	0.18	\$16,492.00	\$2,968.56	CP-25-67
Tracy Long Duration Energy Storage Project	8/1/2025	209-240-32	County	Transition	13	U	Urban			\$0.00	\$0.00	CP-25-68
Tracy Costco Depot Annexation Project	8/1/2025	209-230-02	Tracy	Transition	85.4	C34	Agricultural	1:1	85.4	\$16,492.00	\$1,408,416.80	CP-25-69
Mister Car Wash Project	8/5/2025	196-080-70	Lathrop	Central	1.16	U	Urban			\$0.00	\$0.00	CP-25-70
Harding Way Left-Turn Pockets Project	8/5/2025	Existing Street	Stockton	Central	2	U	Urban			\$0.00	\$0.00	CP-25-71
Bird Road Homesite Expansion Project	8/6/2025	255-050-23	County	Central	0.0041	C34	Agricultural	1:1	0.0041	\$16,492.00	\$67.62	CP-25-72
Simi Court Subdivision Project, Lot 5	8/7/2025	085-590-05	County	Central	2.19	C34	Agricultural	1:1	2.19	\$16,492.00	\$36,117.48	CP-25-73
Tracy Self-Storage Project	8/11/2025	214-020-40	Tracy	Transition	2.35	U	Urban			\$0.00	\$0.00	CP-25-74
2323 E Vine Street Homesite Project	8/13/2025	141-195-30	County	Central	0.12	U	Urban			\$0.00	\$0.00	CP-25-75
SJ BeWell Facility Project	8/13/2025	193-050-27	County	Central	18	C34	Agricultural	1:1	18	\$16,492.00	\$296,856.00	CP-25-76
Clyde Bland Park, BMX Pump Track Project	8/15/2025	238-600-29	Tracy	Transition	8.67	U	Urban			\$0.00	\$0.00	CP-25-77
Gretchen Talley Park Project, Phase III	8/15/2025	242-040-46, -49, -50	Tracy	Transition	11.3	U	Urban			\$0.00	\$0.00	CP-25-78
2091 E Miner Avenue Commercial Project	8/15/2025	153-130-10	Stockton	Central	0.31	U	Urban			\$0.00	\$0.00	CP-25-79
Pleasant Valley Farm Expansion Project (PA 2300260)	8/19/2025	207-080-04	County	Central	4	U	Urban			\$0.00	\$0.00	CP-25-80
Monty's Express Car Wash Project	8/21/2025	153-030-24 to -30, 153-111-75 to -78	Stockton	Central	1.05	U	Urban			\$0.00	\$0.00	CP-25-81
El Dorado Street Bridge over Bianchi Repair Project	8/27/2025	Existing Street	Stockton	Central	1	U	Urban			\$0.00	\$0.00	CP-25-82



Denali Battery Energy Storage Systems Project	8/27/2025	241-390-15, -16	Lathrop	Central	5.86	U	Urban				\$0.00	\$0.00	CP-25-83
Catherine Way Project	9/2/2025	247-150-05, -06	Escalon	Central	0.77	U	Urban				\$0.00	\$0.00	CP-25-84
Brovelli Woods Homesite Project (PA-2400493)	9/2/2025	003-100-38, -39	County	Central	1.5	O/G	Natural	3:1	4.5		\$16,492.00	\$24,738.00	CP-25-85
Delta Water Treatment Plant, Groundwater Recharge Basins Project	9/3/2025	059-030-02	Stockton	Central	78	U	Urban				\$0.00	\$0.00	CP-25-86
Ellis Village Center South Project	9/15/2025	240-140-43	Tracy	Transition	6.47	U	Urban				\$0.00	\$0.00	CP-25-87
Cordes Ranch, IPC 11 and Disturbed Area Project	9/15/2025	209-460-31, -34	Tracy	Transition	0.91	U	Urban				\$0.00	\$1,824,674.88	CP-25-88
					107.18	C34	Agriculture	1:1	107.18	\$16,492.00			
					3.46	W3	Natural	3:1	10.38	\$16,492.00			
Mormon Slough Sanitary Sewer Rehab Project	9/16/2025	151-334-30, 151-350-29, -40, 155-	Stockton	Central	1.31	U	Urban				\$0.00	\$0.00	CP-25-89
5-Star Family Farms - Pumpkin Patch Project	9/16/2025	212-260-08	Tracy	Transition	2.04	U	Urban				\$0.00	\$0.00	CP-25-90
The Junction Project	9/17/2025	235-069-09 to -13, -15, -16	Tracy	Transition	0.47	U	Urban				\$0.00	\$0.00	CP-25-91
Downtown East-West Connection Project	9/22/2025	Existing Street	Stockton	Central	50	U	Urban				\$0.00	\$0.00	CP-25-92
Sutter Home Winery Project, Fre Alcohol Removal Project	9/22/2025	011-090-16, -17	County	Delta	0.55	U	Urban				\$0.00	\$0.00	CP-25-93
Cordes Ranch, Phase 1M Project	9/23/2025	209-460-31	Tracy	Transition	4.28	U	Urban				\$0.00	\$202,686.68	CP-25-94
					10.93	C34	Agriculture	1:1	10.93	\$16,492.00			
					1.36	G	Natural	3:1	4.08	\$16,492.00			
Navy Drive Truck Yard Project	9/26/2025	163-260-07	Stockton	Central	6.22	U	Urban				\$0.00	\$0.00	CP-25-95
City of Stockton 3rd Quarter Report	9/30/2025	Attachment AA	Stockton	Central	0.34	U	Urban				\$0.00	\$0.00	N/A
City of Lodi 3rd Quarter Report	9/30/2025	Attachment BB	Lodi	Central									No Fees
City of Manteca 3rd Quarter Report	9/30/2025	Attachment CC	Manteca	Central	0.2885	C34	Agriculture	1:1			\$16,492.00	\$92,528.38	N/A
					10.644000	C2	Multi-Purpose Open Space			\$8,246.00			
City of Ripon 3rd Quarter Totals	9/30/2025	Attachment DD	Ripon	Central									N/A
City of Tracy 3rd Quarter Totals	9/30/2025	Attachment EE	Tracy	Transition									No Fees
City of Lathrop 3rd Quarter Report	9/30/2025	Attachment FF	Lathrop	Central									No Fees
City of Escalon 3rd Quarter Report	9/30/2025	Attachment GG	Escalon	Central									No Fees



City of Escalon 4th Quarter Report	12/31/2025	Attachment GG	Escalon	Central								No Fees
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Incidental Take Minimization Measure Compliance (January 1 to Dec. 31)

No. Projects Reviewed	No. of ITMMs Issued	No. of Projects Covered (Signed)	No. of ITMMs Implemented (Signed & Mitigated)
207	124	107	114

No. Projects Reviewed – project site plan sent to SJCOG, Inc. staff for review by lead agencies
No. of ITMMs Issued – Incidental Take Minimization Measures (ITMMs) sent to projects for review and signature
No. of Projects Covered – Completed ITMMs fully executed by project for coverage under the plan
No. of ITMMs Implemented – Projects with some variance of measures required under the plan



As shown in Table 2, agricultural habitat land was the largest habitat type with fees converted for development in this past reporting period. A total of **497.22 acres** of agricultural habitat lands have been granted SJMSCP coverage which represents **45.99%** of cumulative SJMSCP coverage for 2025 or **78.33%** of the acreages covered with fees associated under the plan.

Table 2: Fee Assessed Acres Covered by the SJMSCP by Year
Fee Assessed Acres per Year (Table 2)

Year	Multi-Purpose	Agricultural	Natural	Vernal Pool	Total
2001	0.00	34.60	24.00	0.00	58.60
2002	406.30	744.51	72.19	0.00	1,223.00
2003	55.53	1,505.75	20.53	0.00	1,581.81
2004	138.96	470.74	0.76	0.00	610.46
2005	754.80	3,575.08	18.41	0.00	4,348.29
2006	125.67	1,865.91	4.93	0.00	1,996.51
2007	116.50	2,507.92	13.63	0.00	2,638.05
2008	65.77	475.08	7.47	0.00	548.32
2009	50.81	257.01	24.81	0.00	332.63
2010	67.18	48.44	3.12	0.00	118.73
2011	96.18	208.21	12.08	0.00	316.47
2012	67.40	66.81	2.63	0.00	136.84
2013	103.06	242.73	1.64	6.29	353.72
2014	131.19	346.91	208.01	0.00	686.11
2015	267.08	424.16	33.84	0.00	725.08
2016	161.94	717.96	11.22	0.00	891.12
2017	202.08	1,550.44	91.38	0.00	1,843.90
2018	243.76	687.67	26.20	23.92	981.55
2019	220.64	502.90	301.85	0.00	1,025.39
2020	145.51	1,272.25	32.74	0.34	1,450.84
2021	226.37	1,173.83	77.10	0.00	1,477.30
2022	126.26	896.68	151.32	0.00	1,174.26
2023	79.97	384.72	12.94	0.00	477.63
2024	314.74	625.30	90.29	0.00	1,030.33
2025	90.89	497.22	46.60	0.00	634.71
Cumulative	4,258.59	21,082.83	1,289.69	30.55	26,661.66

Most of the acres consumed during 2025 occurred in the Central Zone as shown in Table 3.

Table 3: Acres Covered by the SJMSCP by Zone

2025 Habitat Consumption						
	Central	Southwest	Transition	Delta	Vernal Pool	TOTAL
Row and Field Crop (C34)	178.45	0.00	318.59	0.18	0.00	497.22
Multi-Purpose Orchards/Vineyards/Ruderal (C2)	90.89	0.00	0.00	0.00	0.00	90.89
Natural Grasslands (G)	11.79	0.00	27.93	0.00	0.00	39.72
Natural Mixed Oak Savanna (<10% Canopy Closure) (O/G)	1.50	0.00	0.00	0.00	0.00	1.50
Natural Great Valley Valley Oak Riparian Forest (R2)	0.14	0.00	0.00	0.00	0.00	0.14
Natural Creek (100-200 Feet Wide) (W3)	1.23	0.00	4.01	0.00	0.00	5.24
Urban Urban/Industrial/Built (U/U2)	377.89	0.00	68.07	0.55	0.00	446.51
TOTAL	661.89	0.00	418.60	0.73	0.00	1,081.22

B. Take of Habitat Type

Table 4 provides a comprehensive tabulation of take acreage that accounts for impacts from SJMSCP projects by habitat types. The “Authorized Take Coverage” is the total allowable acreage permitted by the Biological Opinion (B.O.) issued to the SJMSCP. The authorized take coverage was established from the area designated for mapped activities within the SJMSCP Planned Land Use Map boundaries. In 2025, **90.89** acres of multi-purpose, **497.22** acres of agricultural and **90.89** acres of natural land (e.g. – G, O/G, R2, and W3) were impacted throughout the year. Table 4 also includes the cumulative area impacted since SJMSCP implementation and the remaining available acreages allowed for “Incidental Take.”

Table 4: Allowed and Remaining Incidental Take Acreage

Habitat Type	Authorized Take Acreage*	Cumulative Acres of Take through December 31, 2024	Total Acres of Take in 2025	Remaining Acres
Agriculture	47,915	20,254.14	497.22	27,163.64
Multi-Purpose (B,C2,C5)	37,465	3,963.14	90.89	33,410.97
Grasslands/Ruderal (GC5)	10	0.00	0.00	10.00
Drainage Ditches (D) / Canal (W9)	700	208.97	0.00	491.03
Valley Grasslands (G)	3,970	651.45	39.72	3,278.83
Vernal Pool Grasslands (G3)	162	24.26	0.00	137.74
Vernal Pool/Foothill Grasslands (G3G2)	42	0.25	0.00	41.75
Vernal Marsh (GW8)	184	0.00	0.00	184.00
Channel Island (I)	4	0.00	0.00	4.00
Mixed Oak Woodland (10-33% canopy closure) (O2)	62	0.00	0.00	62.00
Mixed Oak Forest (34-75% canopy closure) (O3)	97	0.00	0.00	97.00
Mixed Oak Savanna (<10% canopy closure) (O/G)	234	4.62	1.50	227.88
Great Valley Riparian Forest (R)	407	13.28	0.00	393.72
Great Valley Oak Riparian Forest (R2)	315	3.09	0.14	311.77
Arroyo Willow Thicket (R4)	3	0.00	0.00	3.00
Great Valley Mixed Riparian Forest (R5)	25	0.00	0.00	25.00
Riparian Scrub (RS2)	1	0.00	0.00	1.00
Great Valley Riparian Scrub (S)	4	0.00	0.00	4.00
Valley Oak Savanna(V, V2, V3)	138	16.19	0.00	121.81
River/Deep Water Channel (>200 feet wide) (W)	287	4.98	0.00	282.02
Tributary Stream (100-200 feet wide) (W2)	22	0.60	0.00	21.40
Creek (20-100 feet wide) (W3)	457	17.49	5.24	434.27
Dead-End Slough (W4)	15	1.02	0.00	13.98
Freshwater Lake, Pond or Vernal Pool (W5)	350	11.05	0.00	338.95
Sewer Treatment Ponds (W6)	238	0.00	0.00	238.00
Freshwater Emergent Wetland (W7)	263	9.98	0.00	253.02
Vernal or Seasonal Wetland (W8)	468	12.30	0.00	455.70

*SJMSCP Biological Opinion - Tier 1 impact acreages (Tier 2 and Vernal Pool/Wetland omitted)

C. Voluntary Participation

In accordance with Section 8.4 of the of the SJMSCP, project proponents may choose to “opt-out” of the plan and satisfy applicable ESA, CESA, NEPA, CEQA and any other local, state or federal laws and provisions through individual consultation with the permitting agencies and local jurisdictions.



In late 2025, the Huck Quarry Project (PA-2200143) led by SJ County Planning Department confirmed the choice to “Opt Out” of the SJMSCP. Habitat staff directed the project and SJ County Planning to contact USFWS and CDFW for project impacts to be considered outside the plan.

In the past, a few projects voluntarily chose to “Opt Out” of the SJMSCP during the past reporting periods and have not participated under the plan at the end of this current reporting period.

1. City of Stockton – Smith Canal Gate Project opted out of the program in 2024 due to complication of scheduled work with Giant garter snake under the plan. The project negotiated directly with permitting for coverage of species outside the SJMSCP.
2. City of Tracy – IPT Pescadero Shell Building Project_213-060-26) opted out of the program in June 2017. The project proceeded through the City of Tracy Community Development Department outside the SJMSCP to commence construction activities. SJCOG, Inc. was not provided with any further details on the project which was processed outside the habitat plan from the City of Tracy.

D. Maintenance Activities Receiving SJMSCP Coverage in 2025

No maintenance activities received coverage under the SJMSCP during the 2021 reporting period.

E. Estimated Total Acres of Natural Land Conversions Countywide for Non-Covered Activities – 2025

Currently, no large Natural Land Conversions for Non-Covered Activities have been identified during the reporting period under the SJMSCP. However, USFWS has contacted SJCOG, Inc. staff in the past regarding conversions of natural habitat (potential vernal pool habitat) in the Vernal Pool Zone being investigated outside the SJMSCP without proper permits.

F. Acres and Location of Vernal Pool Conversions

In 2025, there were no Vernal Pool conversion impacts to the called-out habitat types (e.g., G/G2/G3/W5).

G. Neighboring Landowner Protection – Associated Incidental Take

Although Neighboring Landowner Protection implementation has commenced for ninety-one (91) of our preserves (Alegre, Ishizuka, El Rio Farms, Beck, Burchel, Wing Levee, Hansen, Machado, Nakagawa, Nuss, Hilder, Rustan(s), Lodi White Slough, Seegers, Jaques, Mizuno, Cubiburu, Jaques Family Ranches, Los Acres, Tracy 580 BP, Pellegrini Family, Connolly Ranch, Homestead Road, Wright Road E Pombo, Larson, Gwerder, Martin Family, Dutra, Perry, G Pombo, Tracy Lakes, Gikas, Erman, Mizuno Hays, Serrano, D’Alonzo Hwy 4, G Torlai, Roza, Fagundes, L. Alegre and Gonsalves Tiago Ranch, Manteca Hays Road, Surland D Colli, Surland Silva El



Rancho, Bettencourt Wing Levee, Monroy Wing Levee, Ratto, DA Strecker, Brooks Liberty, Razzano Liberty, Clements Hwy 12 Reynolds, Clements Hwy 12 Remitz, SJ County Liberty and Dustin, Destinations Anywhere Hieb, Musco Olive Patterson Pass, Tony Machado Undine, Wetmore Forest Lake, Jaques Willow Glen, Muela Willow Glen, Bettencourt Finck, Kennedy Jaques Wing Levee, FCB Borges Alder, McManis Airport Way, Jet Mulch Patterson Pass, Patricia Kibbe Alder, Torlai Benavides Hwy 12, Connolly Union Livestock Ranch, Jaques Willow Glen Middle River, Cotta Road, Costa Howard, Costa Roberts, Yamada Tracy, Costa Lammers, Bohlender Kennefick, Clements Kramer McIntire, Clements Sheridan, Pellegrini Canal, Pellegrini Bacchetti Canal, Jensen Delta, Guri-Jai Cotta, Mattos Delta, Mattos Laurel, Gaia Whitehall, Garcia Undine, M Jaques Willow Glen, Connolly Carnegie, Coldani N Guard, Pellegrini El Rancho, and Vander Woude), there has been no finalization of the process during the reporting period and no associated incidental take has been granted.

H. Contingency Acreage

In accordance with Section 8.2.1.10 of the SJMSCP, a total of 5,340 “contingency” acres have been allocated for the purposes of General Plan amendments such as city annexations, freeway service commercial, expansion of unincorporated, existing industrial areas, and similar anticipated projects located outside of designated, urban boundaries of the SJMSCP Planned Land Use Map. The 5,340 acres of conversion resulting from permitted activities in this category include 1,018 acres of Natural Lands, 1,899 acres of Agricultural Lands and 2,423 acres of Multi-Purpose Open Space Lands. The previous contingency acreage projects receiving coverage are shown on the following map.

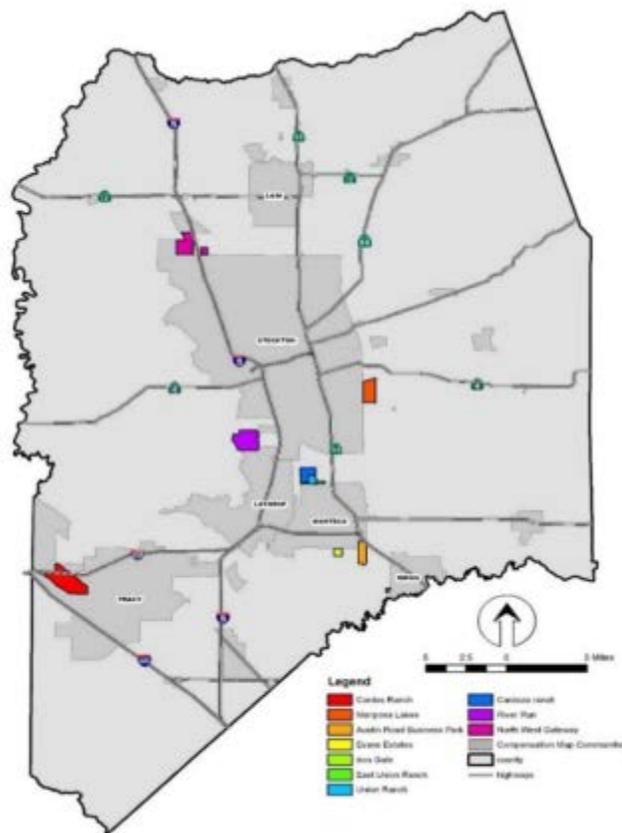


Table 5 shows the utilization of contingency acres for each previously approved contingency acre project.

Table 5: SJMSCP Contingency Acre Utilization

Projects	Agricultural Acres	Natural Acres	Multi-Purpose/Open Space Acres	Total
SJMSCP Contingency Acres	1899	1018	2423	5340.44
Prior Contingency Acre Projects				
<i>Cordes Ranch (Tracy)</i>	978.91	504.13		1483.04
<i>Mariposa Lakes (Stockton)</i>	800			800
<i>Austin Road Business Park (Manteca)</i>	67.64		409.46	477.1
<i>Evan's Estates (Ripon)</i>			159	159
<i>Iron Gate (Ripon)</i>			33.1	33.1
<i>Union Ranch (Manteca)</i>	13.52		213.38	226.9
<i>East Union Ranch (Manteca)</i>			59.06	59.06
<i>River Run (Stockton) *</i>	38.93	357.25	59.02	455.2
<i>Cardoza Ranch (Manteca)</i>		51.56	290.4	341.96
<i>Northwest/Gateway (Stockton)</i>		105.6	1199.4	1305
Remaining Acreage	0	0	0	0

*City of Stockton terminated the project's application in 2009

The allocated contingency acreage was intended to provide coverage for projects within approved expansions of city boundaries throughout the 50-year life of the Plan. However, all allocations for projects in this category were utilized by the end of calendar year 2006, approximately five years after the implementation date of the SJMSCP. Given a rapidly expanded residential construction market, several annexation projects were forced to seek individual consultations to fulfill state and federal environmental requirements which are counter-intuitive to the SJMSCP.

In response, SJCOG, Inc. staff-initiated consultation with the permitting agencies to explore a possible minor amendment, to be conducted pursuant to Section 8.8.4 of the SJMSCP. Following extensive work by SJCOG Inc. staff, the permitting agencies, SJCOG, Inc. legal counsel, and plan consultant Augustine Planning Associates, a process was agreed upon that allows many of the projects formerly subject to individual consultation to seek coverage under the SJMSCP. These projects will follow a process similar to the "unmapped" project process (those activities outside of established compensation maps and SJ County Land Use Map). Those projects determined to be following specified criteria can be allowed to participate in the plan after staff review, HTAC recommendation, and SJCOG, Inc. Board approval (*for details on the process refer to the 2008 Annual Report - Implementation Section*).



III. CONSERVATION (PRESERVES)

A. PRESERVES ACQUIRED

In 2025, SJCOG, Inc. acquired an additional **491.18 acres** of land placed under conservation from 5 land transactions to meet mitigation needs of the SJMSCP. The makeup of the acreage acquired/dedicated over the reporting period were three (3) habitat conservation easement purchases and one (1) habitat conservation easement dedication. The conserved land consisted of **17.3 acres** of grassland habitat in the Southwest Zone, **4.2 acres** of canal habitat in the Delta Zone, **3.5 acres** of ditch habitat in the Delta Zone and **466.18** of row and field crop habitat in the Central Zone and Delta Zone for project impacts. New and existing preserves are shown on the map and listed in Table 6 on the following pages.

In 2026, the habitat preserves accounting will be reviewed and possibly altered when the preserve vegetation mapping is completed for various properties.

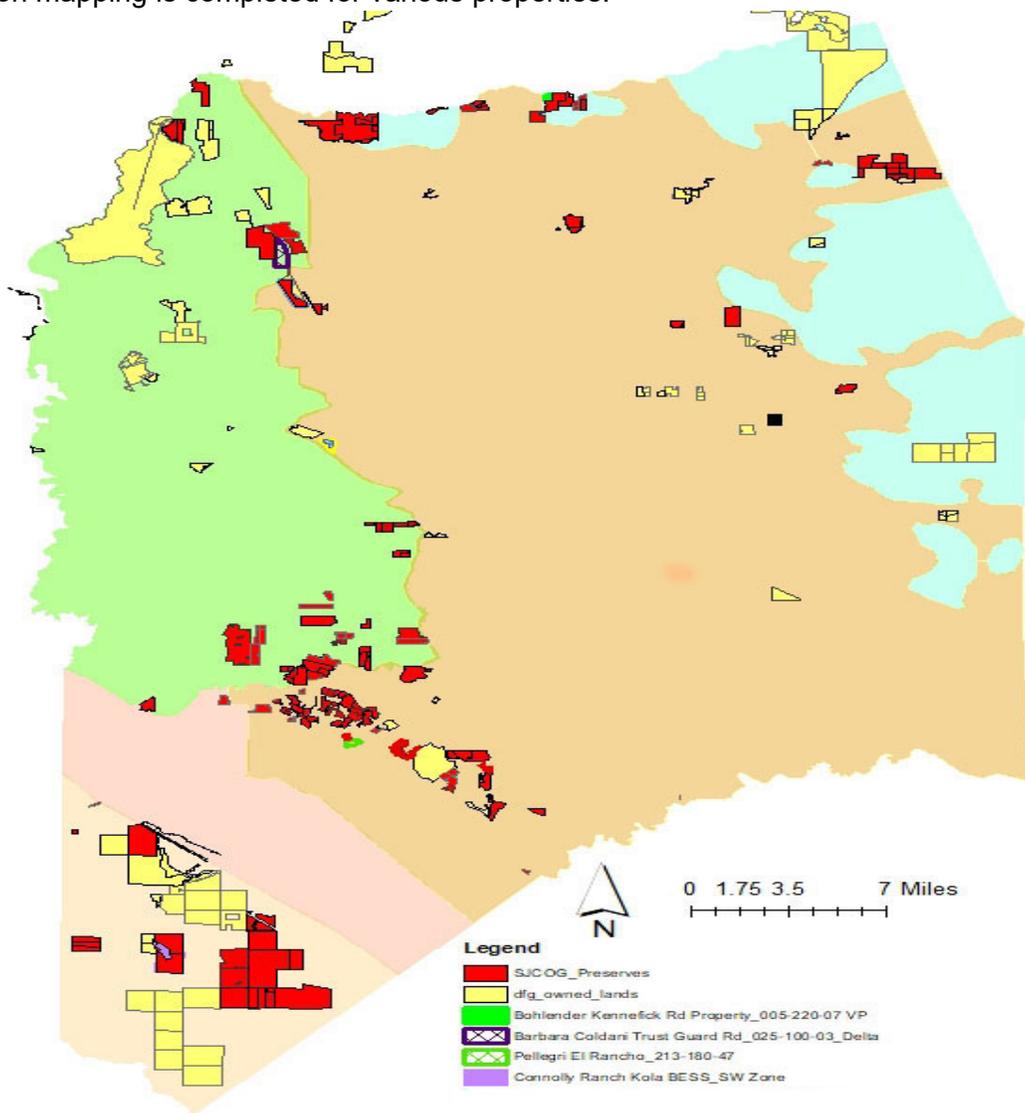


Table 6: SJMSCP Preserves (All)

Table 6: SJMSCP Preserves (All)					
Established Preserves	Total Acres	Habitat Type	Zone	Zones Available for Mitigation	
Russ	783	C34	Delta	Delta/Central	
McDonald (310)	310	G	SW	Southwest, Central/Southwest Transition	
Fitzgerald Vernal Pool Credits	6	W9	VP	Vernal Pool	
Rustan (145)	145	G	SW	Southwest, Central/Southwest Transition	
Rustan (830)	830	G	SW	Southwest, Central/Southwest Transition	
El Rio Farms	23.8	R	Central	Central	
McDonald/Rogoff (1340)	1,340.00	G	SW	Southwest, Central/Southwest Transition	
Van Loeben Sals	133	C34	Delta	Delta/Central	
Jahizaba	296.5	C34	Delta	Delta/Central	
Burchett Family Trust	370	C34	Delta	Delta/Central	
Wing Levee Road	354.7	C34	Delta	Delta/Central	
Hansen Preserve	304	C34	Central	Central	
Beck Preserve	180	C34	Central	Central	
Macnacho Preserve	162	C34	Central	Central	
McDonald Preserve	1,580.00	G	SW	Southwest, Central/Southwest Transition	
Nasagawa-Ivatt WU/SDA	200	C34	Central	Central	
Nasagawa SJCOG Preserve	66	C34	Central	Central	
Hinder Preserve (Phase I)	590	C34	Central	Central	
Siegers Preserve	84	C34	Central	Central	
Hinder Preserve (Phase II)	360	G (88 ac)	Central	Central	
Hinder Preserve (Phase III)	332	C34	Central	Central	
Alegre Preserve	180	C34	Central	Central	
A. Aguero Preserve	170	C34	Central	Central	
Mizuno Preserve	181.449	C34	Central	Central	
Rustan Colwell 210 Preserve	210	G	SW	Southwest, Central/Southwest Transition	
Loch White Slough Preserve	27.25	C34	Central	Central	
Cuddebutu Preserve	884	G	SW	Southwest, Central/Southwest Transition	
Jacques Family Preserve	333	C34	Central	Central	
Los Acres Preserve	87	C34	Central	Central	
Tracy S&B Rd Preserve *	780.83	G	SW	Southwest, Central/Southwest Transition	
Pellegrini Ranch Preserve	230	C34	Central	Central	
Connolly Ranch Preserve (Phase I)	510	G	SW	Southwest, Central/Southwest Transition	
Fitzgerald Vernal Pool Credits	18,595	G3	VP	Vernal Pool	
Pomelo Adobe Avenue Preserve	163	C34	Central	Central	
Wright Road E. Pomelo Preserve (Phase I)	3	C34	Central	Central	
Larson Preserve	46	C34	Central	Central	
Tracy Lakes Preserve	30.6	W7	Central	Central	
Gastner Preserve	36	C34	Central	Central	
Martin Family Delta Ave. Preserve (Phase I)	36	C34	Central	Central	
Connolly Ranch Preserve (Phase 2)	672	G	SW	Southwest, Central/Southwest Transition	
Larson Preserve Ph 2	46	C34	Central	Central	
Martin Family Delta Ave. Preserve (Phase 2)	42	C34	Central	Central	
Pacheco Preserve	88.8	C34	Central	Central	
Silva/Brazo Preserve	64.1	C34	Central	Central	
Pellegrini/Silva/Brazo Preserve	64.1	C34	Central	Central	
Wright Road E. Pomelo Preserve (Phase 2)	63	C34	Central	Central	
Perry Preserve	5.17	C34	Central	Central	
Dutra Preserve	21.7	C34	Central	Central	
Jacques Family Wing Levee Preserve	436.1	C34	Delta	Delta/Central	
Martin Canal Preserve	83.26	C34	Central	Central	
Jacques Highway 4 Preserve	298.3	C34	Delta	Delta/Central	
Gilman Wing Levee Preserve	209.1	C34	Delta	Delta/Central	
Erman Liberty/Kennelick Road Preserve	164.38	C34	Central	Central	
Mizuno Hays Road Preserve Dedication	10.46	C34	Central	Central	
Sierrano Properties Preserve Dedication	90.64	C34	Central	Central	
El Morano Highway 4 Property Preserve	28	C34	Delta	Delta/Central	
G. Torral Property Preserve	100.8	C34	Delta	Delta/Central	
Rosa Howard Road Property Preserve	66.88	C34	Delta	Delta/Central	
Pajardes Property Preserve	48	C34	Central	Central	
Larry Alegre Property Preserve	137.7	C34	Central	Central	
Connolly's Tracy Ranch Property Preserve	139.07	C34	Central	Central	
Mizuno Hays Road Preserve Dedication (Phase 2)	42	C34	Central	Central	
Loch White Slough Preserve Dedication (Phase 2)	63.3	C34	Central	Central	
Atanacia Hays Road Preserve	177	C34	Central	Central	
Steward D. Cook Preserve Dedication	30	C34	Central	Central	
Steward Silva El Rancho Preserve Dedication	80	C34	Central	Central	
Beldencourt Wing Levee Preserve	130	C34	Delta	Delta/Central	
Mooney Wing Levee Preserve	198	C34	Delta	Delta/Central	
Ratto Preserve	60	C34	Delta	Delta/Central	
D.A. Strocker Preserve	170	C34	Delta	Delta/Central	
Brooks Liberty Road Preserve	289	C34	Central	Central	
Pazzano Liberty Road Preserve	130	C34	Central	Central	
Clements Hwy 12 Reynolds Preserve	188.28	G	Central	Central	
Clements Hwy 12 Granite Preserve	398	C34	Central	Central	
SJ County Liberty and Dustin Road Preserve Dedication	21.76	G3	Central	Central	
Destination Anywhere Hub Preserve Dedication	17	C34	Central	Central	
Afuso Olive Patterson Pass Dedication	25	G	Southwest	Southwest	
Tony Macnacho Upland	388	C34	Delta	Delta/Central	
JP Wetmore Forest Lake	50.25	C34/R9	Central	Central	
Jacques Willow Glen	69.8	C34	Delta	Delta/Central	
Beldencourt Pinck	177	C34	Central/Delta	Delta/Central	
CG Borges Alder	33.2	C34	Central	Central	
Afuso Olive Patterson Pass	24.48	G	Southwest	Southwest, Central/Southwest Transition	
Armenis Airport Way	30	R	Central	Central	
Afuso Willow Glen	61	C34	Central	Central	
Kennedy/Jacques Wing Levee	209.7	C34	Delta	Delta/Central	
Set Much Patterson Pass Preserve Dedication	13.98	G	Southwest	Southwest	
Patricia Kibbe Alder Avenue Preserve	97.88	C34	Central	Central	
Colba Road Preserve	423	C34	Delta	Delta/Central	
Clements Torral Benavides Highway 12 Preserve	74.49	C34	Central	Central	
Connolly Union Levee Preserve Ph 1 & Ph 2	1243	G	Southwest	Southwest, Central/Southwest Transition	
Jacques Willow Glen Middle River Preserve	51.1	C34	Delta	Delta/Central	
Lower Sacramento Road Waldo Holt Preserve	62.00	C34/R2/W3/W4/W6	Central	Delta/Central	
Costa Howard Rd Teixeira Preserve	474.7	C34	Delta	Delta/Central	
Costa Roberts Rd Sjo Benito Preserve	247	C34	Delta	Delta/Central	
Costa Silva Lammers Tracy Preserve	97.3	C34	Central	Delta/Central	
Yanada Costa Tracy Preserve	895	C34	Delta	Delta/Central	
Clements Kramer McIntire Rd Preserve (AG)	20	C34	Central	Delta/Central	
Clements Kramer McIntire Rd Preserve (Natural)	2.5	W5	Central	Central	
Clements Kramer McIntire Rd Preserve (Natural)	7.5	C34	Central	Central	
Clements Sheridan Preserve	680	G	Central	Central	
Delta College Liberty Rd Preserve	122.85	C34	Central	Delta/Central	
Delta College Liberty Rd Preserve	8	W5	Central	Central	
Delta College Liberty Rd Preserve	4.2	W5	Central	Central	
Delta College Liberty Rd Preserve	5.8	R	Central	Central	
Pellegrini Canal Blvd Preserve	45.2	C34	Central	Central	
Pellegrini Bacchetti Canal Blvd Preserve	29.7	C34	Central	Central	
Jensen Delta Ave. Preserve	36.9	C34	Central	Central	
Carl-Jai Colba Rd Preserve	222	C34	Delta	Delta/Central	
Mattos Delta Ave. Preserve	34.94	C34	Central	Central	
Mattos Laurel Blvd Preserve	37.2	C34	Central	Central	
Carla Whitehall Rd Preserve	142.3	C34	Central	Central	
Garcia Urdine Rd Preserve	294.1	C34	Delta	Delta/Central	
M. Jacques Wing Levee Rd Preserve	41.8	C34	Delta	Delta/Central	
Kota BESS Connolly Ranch Preserve	97.71	G	SW Zone	SW/Central SW Trans	
Connolly Carnegie Ranch Preserve	438.5	G	SW Zone	SW/Central SW Trans	
TOTAL PRESERVED ACRES	24,385.40				
Vernal Pool Jumpstart**	0				
Available Acreage for Mitigation	24,278.40				
** Vernal pool jumpstart credits include associated upland acreage and are available to be used for future vernal pool impacts as needed.					
2025 Preserve Acquisitions / Dedications					
Pellegrini El Rancho Rd Preserve	65.6	C34	Central	Central	
Rosa BESS Connolly Ranch Preserve	17.3	G	SW Zone	SW/Central SW Trans	
Cordani N Guard Rd Preserve	359.3	C34	Delta	Delta/Central	
Cordani N Guard Rd Preserve	3.8	G	Delta	Delta	
Cordani N Guard Rd Preserve	4.2	W5	Delta	Delta	
Behlender Kennelick Rd Preserve	43.08	C34	Central	Central	
2025 TOTAL	491.18				
CUMULATIVE TOTAL	24,776.58				

Pellegrini El Rancho Preserve

The Pellegrini El Rancho property is a total of 65.8 acres of row and field crop habitat. The property is located on El Rancho Road northeast of the City of Tracy and south of I-205 in the Central Zone. A map is included in Attachment A.

Kola BESS Connolly Ranch Preserve

The Kola Energy BESS Connolly property is a dedication of 17.3 acres to SJMSCP of grasslands habitat. The location of the preserve is south of Corral Hollow Road west of the City of Tracy in the Southwest Zone. A map is included in Attachment A.

Coldani N Guard Road Preserve

The Coldani N Guard Road property consists of 366 acres of row and field crop type habitat. The property is located on N Guard Road west of the City of Lodi just north of Highway 12 at I-5 in the Delta Zone. The elevation of the property is 2-6' above mean sea level. A map is included in Attachment A.

Bohlender Kennefick Road Preserve

The Bohlender Kennefick Property consists of 42.08 acres of row and field crop habitat. The property is located on the east side of Kennefick Road bordered by Dry Creek to the north and Liberty Road to the south in the Central Zone. A map is included in Attachment A.

B. JUMP START LAND ACQUISITION

SJCOG Inc. has fulfilled the 350-acre general preserve land “jumpstart” requirement not to be used for mitigation by acquiring preserves in prior reporting periods.

The Vernal Pool Jumpstart requirement was met during the 2005 reporting period with the purchase of 10.34 vernal pool preservation credits, equaling 6 acres of wetted vernal pools, from the Fitzgerald Ranch Conservation Bank. The Fitzgerald Ranch Conservation Bank is located west of the intersection of Highway 88 and Liberty Road in San Joaquin County. The Vernal Pool jumpstart purchase remains unused as no vernal pool impacts have occurred requiring use for mitigation.

The Valley Elderberry Longhorn Beetle (VELB) “jumpstart” requirement was partially met through the acquisition of the El Rio Farms Riparian Preserve in 2005. The preserve contains 23.8 acres of Valley Elderberry Bush and riparian vegetation. The preserve was 1.2 acres short of meeting the full requirement of the “jumpstart.” Riparian enhancements on the Wing Levee preserve completed in 2008 fully met and exceeded the required 25-acre elderberry jumpstart requirement. The SJMSCP has additional acreage for any needed in the future.



C. VERNAL POOL PRESERVE LOCATIONS vs. VERNAL POOL LOCATIONS CONVERTED

During the 2025 reporting period, there were no impacts or conversion under the permits. Prior Vernal Pool preserves remain the same and were monitored.

D. SJMSCP MITIGATING LANDS PURCHASE REQUIREMENT

The overall conservation strategy for the SJMSCP is built upon the division of the county into five distinct zones: the Central Zone, the Vernal Pool Zone, the Primary Zone of the Delta, the Southwest Zone, and the Central/Southwest Transition Zone (Attachment B). Each of the SJMSCP Index Zones is distinguished by a discrete association of soil types, water regimes, and elevation, topography, and vegetation types. Individual vegetation types or combinations of vegetation types and their accompanying geographical characteristics are associated into habitat types within each SJMSCP Index Zone. Habitat types within each SJMSCP Index Zone are identified by different Preserve names identified in the SJMSCP as Preserve Types.

The primary method for mitigating habitat impacts pursuant to the SJMSCP is the creation of preserves within each SJMSCP Index Zone in accordance with the compensation ratios described in Table 7.

Table 7: SJMSCP Compensation Ratios

HABITAT TYPE CONVERTED FROM OPEN SPACE USE	REQUIRED COMPENSATION RATIO	DESCRIPTION
Agricultural Habitat Lands	1:1	One acre of preserve acquired, enhanced and managed in perpetuity for each acre of habitat Converted from Open Space use
Natural Lands - Non-Wetlands (e.g., oak woodlands)	3:1	Three acres of preserve acquired, enhanced and managed in perpetuity for each acre of habitat converted from Open Space use
Natural Lands - Vernal Pools within <i>Vernal Pool Zone</i>	2:1 Preservation plus 1:1 Creation (3:1 total)	Create one acre of habitat and preserve two acres of existing habitat for each acre converted from Open Space use--resulting in three total acres of preserve. Preserves include both wetted surface area and upland grasslands surrounding vernal pools and protecting their watersheds. Creation component shall emphasize restoration of pre-existing vernal pools, wherever feasible.
Natural Lands - Wetlands Other than Vernal Pools	At least 1:1 Creation Plus 2:1 Preservation (3:1 total)	SJMSCP may: (1) create one acre habitat, preserve two existing acres of habitat; (2) create two acres habitat, preserve one-acre existing habitat; or (3) create three acres of habitat, preserve zero acres of existing habitat. All options result in three acres of Preserve.



SJMSCP Index Zones were established, in part, to determine where compensation lands (i.e., preserves) should be located. Specifically, impacts within a given SJMSCP Index Zone will normally require the acquisition of preserves within the same SJMSCP Index Zone to ensure that preserve lands will support substantially the same species as the habitat lost to development. However, the SJMSCP does allow that impacts in the Central Zone may be compensated in certain areas in the Primary Zone of the Delta and that impacts in the Southwest/Central Transitional Zone may be compensated in the Southwest Zone and/or Central Zone. These special circumstance compensations can cross mitigation zones to recognize that several suites of SJMSCP Covered Species are known to forage in the adjacent zones. Table 8, below, provides compensation locations according to SJMSCP Index Zones. The Central Zone and the Central/Southwest Transitions Zones are the only zones where compensation is allowed outside the zone where the conversion transpired.

Table 8: Zones Where Compensation Can Occur

Location of Open Space Conversion (SJMSCP Index Zone)	Location of Compensation Preserve (SJMSCP Index Zone)
Vernal Pool Zone	Vernal Pool Zone
Southwest Zone	Southwest Zone
Central Zone	Central Zone; Primary Zone of the Delta - Old River--especially along the southern boundary of Fabian Tract; Tom Pain Slough for a few miles below its confluence with Old River; Middle River--especially around Upper Roberts Island; the San Joaquin River--especially near Upper Roberts Island and along Stewart Tract; and Paradise Cut--especially along the southern boundary of Stewart Tract; flooded fields in the Primary Zone of the Delta located near or above 0' mean sea level [e.g., portions of New Hope Tract, portions of Canal Ranch Tract, portions of Brack Tract (especially near existing Preserves established by the CDFG), portions of Terminous Tract and portions of Union Island]; giant garter snake occupation sites and/or buffers in the Primary Zone of the Delta on portions of Terminous Tract and King Tract near or above sea level.
Primary Zone of the Delta	Primary Zone of the Delta
Central/Southwest Transition Zone	Southwest Zone, Central Zone or the Central/Southwest Transition Zone

Based on Section 5.4.1.2, SJCOG, Inc. is allowed up to 24 months to compensate for land consumed within the County, although the goal of the SJMSCP is to mitigate immediately. Table 9 exhibits a carry-over of mitigation and banked preserve acreage reported in 2023 for varying habitat types and the zone in which the impact or excess acreage occurred. These acres are to be added to Table 10 which illustrates the mitigation totals to be met by the end of 2025 for consumption of land from 2025 development impacts. Table 10 is separated into the SJMSCP zones in which each type of habitat was consumed.



Table 9: Mitigation Carried Over from prior years and Banked Preserve Acreage reported in 2025

TYPE OF LAND	Central	Cen/SW	SW	Delta	Vernal Pool
Row & Field Crops (C34)	204.570	0.000	0.000	702.601	0.000
Ruderal (C5)	0.000	0.000	0.000	0.000	0.000
Drainage Ditch (D)	53.610	0.000	0.000	0.000	0.000
Valley Grasslands (G)	85.420	0.000	315.100	24.700	0.000
Foothill Grasslands (G2)	0.060	0.000	0.000	0.000	0.000
Vernal Pool Grasslands (G3)	0.000	1.170	0.000	0.000	71.655
Great Valley Riparian Forest (R)	51.250	0.000	0.000	0.110	0.000
Great Valley Oak Riparian Forest (R2)	0.000	0.000	0.000	0.000	0.000
Mixed Oak Savanna (O/G)	5.720	0.000	0.000	0.000	0.850
River/Deep Water Channel (W)	0.000	37.860	0.120	0.000	0.000
Creek (W3)	0.000	14.030	4.830	0.000	0.000
Dead-End Slough (W4)	0.070	0.000	0.000	0.000	0.000
Freshwater Lake, Pond or Vernal Pool (W5)	0.000	5.890	0.210	0.000	0.000
Freshwater Emergent Wetland (W7)	0.000	0.000	0.000	0.000	0.000
Vernal or Seasonal Wetland (W8)	0.000	14.300	0.050	0.000	0.000
Canal (W9)	5.960	1.680	0.000	0.000	0.000
Valley Oak Forest (V3)	12.580	0.000	0.000	0.000	0.000
Valley Oak Savanna (V)	9.000	0.000	0.000	0.000	0.000

Table 10: Mitigation Owed in 2025 for Consumption of Land by Development in 2023

TYPE OF LAND	Central	Cen/SW	SW	Delta	Vernal Pool
Row & Field Crops (C34)	380.04	4.68	0.000	0.000	0.000
Drainage Ditch (D)	1.15	0.000	0.000	0.000	0.000
Valley Grasslands (G)	2.89	6.66	0.000	0.000	0.000
Mixed Oak Savanna (<10% canopy closure) (O/G)	0.470	0.000	0.000	0.000	0.000
Creek (W3)	0.130	0.73	0.000	0.000	0.000
Vernal or Seasonal Wetland (W8)	0.000	0.91	0.000	0.000	0.000

Table 11 illustrates the overall mitigation due in 2025 by each zone and habitat category from two tables (Table 9 and Table 10). The carry-over and preserve bank acreages were combined and applied to the mitigation due in 2025 resulting in a deficiency and excess in varying categories



within each zone. The results displayed in Table 11 are then to be offset by acquired mitigation under the SJMSCP during the 2025 reporting year.

Table 11: Mitigation Owed in 2025 (Consumption of Land by Development in 2023 and Carry-Over Acreage)

TYPE OF LAND	Central	Cen/SW	SW	Delta	Vernal Pool
Row & Field Crops (C34)	175.470	4.680	0.000	702.601	0.000
Ruderal (C5)	0.000	0.000	0.000	0.000	0.000
Drainage Ditch (D)	57.060	0.000	0.000	0.000	0.000
Valley Grasslands (G)	76.750	19.980	315.100	24.700	0.000
Foothill Grasslands (G2)	0.060	0.000	0.000	0.000	0.000
Vernal Pool Grasslands (G3)	0.000	1.170	0.000	0.000	71.655
Great Valley Riparian Forest (R)	51.250	0.000	0.000	0.110	0.000
Great Valley Oak Riparian Forest (R2)	0.000	0.000	0.000	0.000	0.000
Mixed Oak Savanna (O/G)	7.130	0.000	0.000	0.000	0.850
River/Deep Water Channel (W)	0.000	37.860	0.120	0.000	0.000
Creek (W3)	0.390	16.220	4.830	0.000	0.000
Dead-End Slough (W4)	0.070	0.000	0.000	0.000	0.000
Freshwater Lake, Pond or Vernal Pool (W5)	0.000	5.890	0.210	0.000	0.000
Freshwater Emergent Wetland (W7)	0.000	0.000	0.000	0.000	0.000
Vernal or Seasonal Wetland (W8)	0.000	17.030	0.050	0.000	0.000
Canal (W9)	5.960	1.680	0.000	0.000	0.000
Valley Oak Forest (V3)	12.580	0.000	0.000	0.000	0.000
Valley Oak Savanna (V)	9.000	0.000	0.000	0.000	0.000

The largest requirement to be met is Row and Field Crop (C34) mitigation in the Central Zone and Central Southwest Transition Zone which account for the largest amount of the total mitigation needs being carried forward. Table 12 shows the total acreage of preserves which SJCOG, Inc. has used for mitigation and the amount acquired in 2025 available to use as mitigation for the land consumed in Table 11 and the zone(s) in which they were was applied. The preserve lands acquired in 2025 were in the Central, Delta and Southwest Zones consisting of primarily row and field crops (C34) and grasslands (G) with other natural habitats as well.



Table 12: Acreage Allowed to be used for Mitigation from SJCOG, Inc. Preserves

Table 12: Acreage Allowed to be Used for Mitigation from SJCOG, Inc. Preserves

Established Preserves	Total Acres	Habitat Type	Zone	Zones Available for Mitigation
Avisa	783	C34	Delta	Delta/Central
McDonald (210)	210	G	SW	Southwest, Central/Southwest Transition
Fitzgerald Vernal Pool Credits	6	WP	VP*	Vernal Pool
Rustan (145)	145	G	SW	Southwest, Central/Southwest Transition
Rustan (870)	870	G	SW	Southwest, Central/Southwest Transition
El Rio Farms	23.8	R	Central	Central
McDonald/Boggett (1340)	1,340.00	G	SW	Southwest, Central/Southwest Transition
Van Lanbeek Slats	133	C34	Delta	Delta/Central
Yakuzaka	296.5	C34	Delta	Delta/Central
Burchell Family Trust	270	C34	Delta	Delta/Central
Wing Levee Road	354.7	C34	Delta	Delta/Central
Finson Preserve	304	C34	Central	Central
Geack Preserve	190	C34	Central	Central
Machado Preserve	162	C34	Central	Central
McDonald Preserve	1,550.00	G	SW	Southwest, Central/Southwest Transition
Nakagawa Joint WUOGA	200	C34	Central	Central
Nakagawa SJCOG Preserve	88	C34	Central	Central
Wilder Preserve (Phase 1)	590	C34	Central	Central
Bergman Preserve	84	C34	Central	Central
Wilder Preserve (Phase 2)	360	G (88 ac)	Central	Central
Wilder Preserve (Phase 2b)	332	C34	Central	Central
Alegre Preserve	180	C34	Central	Central
A. Jacques Preserve	170	C34	Central	Central
Mizuno Preserve	181,449	C34	Central	Central
Rustan Colwell 270 Preserve	270	G	SW	Southwest, Central/Southwest Transition
Loch White Slough Preserve	21.25	C34	Central	Central
Cofrancesi Preserve	884	G	SW	Southwest, Central/Southwest Transition
Jacques Family Preserve	223	C34	Central	Central
Los Acres Project	87	C34	Central	Central
Tracy 580 BP Preserve *	780.63	G	SW	Southwest, Central/Southwest Transition
Pellegrini Ranch Preserve	230	C34	Central	Central
Connolly Ranch Preserve (Phase 1)	570	G	SW	Southwest, Central/Southwest Transition
Fitzgerald Vernal Pool Credits	18,585	G3	VP	Vernal Pool
Pombo Alder Access Preserve	10	C34	Central	Central
Wright Road E. Pombo Preserve (Phase 1)	3	C34	Central	Central
Larson Preserve	46	C34	Central	Central
Tracy Lake Preserve	20.6	W7	Central	Central
Chenier Preserve	28	C34	Central	Central
Martin Family Delta Ave. Preserve (Phase 1)	38	C34	Central	Central
Connolly Ranch Preserve (Phase 2)	612	G	SW	Southwest, Central/Southwest Transition
Larson Preserve Ph. 2	48	C34	Central	Central
Martin Family Delta Ave. Preserve (Phase 2)	42	C34	Central	Central
Pacifico Preserve	58.5	Southwest	Central	Central
Silva/Brazill Preserve	84.1	C34	Central	Central
Pellegrini/Deak Road Preserve	84.1	C34	Central	Central
Wright Road E. Pombo Preserve (Phase 2)	6.3	C34	Central	Central
Perry Preserve	5.17	C34	Central	Central
Duba Preserve	71.7	C34	Central	Central
Jacques Family Wing Levee Preserve	435.1	C34	Delta	Delta/Central
Martin Canal Preserve	13.38	C34	Central	Central
Jacques Highway 4 Preserve	295.3	C34	Delta	Delta/Central
Olkas Wing Levee Preserve	208.1	C34	Delta	Delta/Central
Erman Liberty/Kennelick Road Preserve	164.38	C34	Central	Central
Micuno Hays Road Preserve Dedication	10.48	C34	Central	Central
Serrano Properties Preserve Dedication	80.04	C34	Central	Central
O'Alonza Highway 4 Property Preserve	21	C34	Delta	Delta/Central
G. Torta Property Preserve	100.9	C34	Delta	Delta/Central
Roca Howard Road Property Preserve	66.85	C34	Delta	Delta/Central
Fagundes Property Preserve	46	C34	Central	Central
Larry Alegre Property Preserve	137.7	C34	Central	Central
Consuegra Tasso Ranch Property Preserve	139.87	C34	Central	Central
Micuno Hays Road Preserve Dedication (Phase 2)	42	C34	Central	Central
Loch White Slough Preserve Dedication (Phase 2)	83.3	C34	Central	Central
Manteca Hays Road Preserve	417	C34	Central	Central
Souland D. Cobb Preserve Dedication	30	C34	Central	Central
Souland Silva St Rancho Preserve Dedication	50	C34	Central	Central
Bethencourt Wing Levee Preserve	130	C34	Delta	Delta/Central
Monroy Wing Levee Preserve	198	C34	Delta	Delta/Central
Ratto Preserve	60	C34	Delta	Delta/Central
DA Stoecker Preserve	170	C34	Delta	Delta/Central
Brooks Liberty Road Preserve	288	C34	Central	Central
Razzano Liberty Road Preserve	138	C34	Central	Central
Clements Hwy 12 Reynolds Preserve	158.25	G	Central	Central
Clements Hwy 12 Remitz Preserve	388	C34	Central	Central
Si County Liberty and Dustin Road Preserve Dedication	71.76	G3	Central	Central
Destination Anywhere Herb Preserve Dedication	17	C34	Central	Central
Musco Olive Patterson Pass Preserve Dedication	25	G	SW	Southwest Zone
Tony Machado Upland	388	C34	Delta	Delta/Central
BP Wetmore Forest Lake	50.25	C34/R	Central	Central
Jacques Willow Glen	69.8	C34	Delta	Delta/Central
Bethencourt Finch	177	C34	Central/Delta	Delta/Central
FCB Borges Alder	33.22	C34	Central	Central
Musco Olive Patterson Pass	24.48	G	Southwest	Southwest, Central/Southwest Transition
McMans Airport Way	20	G	Central	Central
Muela Willow Glen	61	C34	Central	Central
Kennedy/Jacques Wing Levee	208.7	C34	Delta	Delta/Central
Jet Mulch Patterson Pass Preserve Dedication	13.98	G	Southwest	Southwest
Patricia Kibbe Alder Avenue Preserve	87.88	C34	Central	Central
Cotta Road Preserve	423	C34	Central	Central
Clements Tottal Benavides Highway 12 Preserve	74.48	C34	Central	Central
Connolly Union Livestock Preserve Ph. 1 & Ph. 2	1243	G	Southwest	Southwest, Central/Southwest Transition
Jacques Willow Glen Middle River Preserve	51.1	C34	Delta	Delta/Central
Lower Sacramento Road Walds Hoff Preserve	82.09	C34/R/R2/W3/W4/W5	Central	Delta/Central
Costa Howard Road Terceira Preserve	474.7	C34	Delta	Delta/Central
Costa Roberts Road San Benito Preserve	247	C34	Delta	Delta/Central
Delta College Liberty Road Preserve	140.85	C34/R/W5/W6	Central	Central
Clements Kramer McBride Road Preserve	30	C34/R-G/W5	Central	Central
Costa Silva Lammers Preserve	97.3	C34/R	Transition	Central/Southwest Transition
Yamada Costa Tracy Preserve	888	C34	Delta	Delta/Central
Clements Sheridan Preserve	688	G	Central	Central
Pellegrini Canal Blvd Preserve	45.2	C34	Central	Central
Pellegrini Bacchets Canal Blvd Preserve	25.7	C34	Central	Central
Jensen Delta Ave Preserve	36.9	C34	Central	Central
Gun-Jai Cotta Rd Preserve	222	C34	Delta	Delta/Central
Mattos Delta Ave Preserve	34.94	C34	Central	Central
Mattos Laurel Blvd Preserve	37.2	C34	Central	Central
Gala Whitehall Rd Preserve	142.3	C34	Central	Central
Garcia Upland Rd Preserve	294.1	C34	Delta	Delta/Central
M. Jacques Wing Levee Rd Preserve	41.9	C34	Delta	Delta/Central
Kola BESS Connolly Ranch Preserve	97.71	G	SW Zone	SW/Central SW Trans
Connolly Carnegie Ranch Preserve	438.5	G	SW Zone	SW/Central SW Trans
Pellegrini El Rancho Rd Preserve	65.8	C34	Central	Central
Kola BESS Connolly Ranch Preserve	17.3	G	SW Zone	SW/Central SW Trans
Cordani N Guard Rd Preserve	358.3	C34	Delta	Delta/Central
Cordani N Guard Rd Preserve	3.5	D	Delta	Delta
Cordani N Guard Rd Preserve	4.2	W9	Delta	Delta
Robsonville Kenneths Rd Preserve	41.83	C34	Central	Central
TOTAL PRESERVED ACRES	24,776.13			
Vernal Pool Jumpstart**	0			
Available Acreage for Mitigation	24,776.13			

* Tracy 580 BP Preserve Land dedication is not to offset impacts until project advances because of Minor Amendment
 ** Vernal pool jumpstart credits include associated upland acreage and are available to be used for future vernal pool impacts as needed.



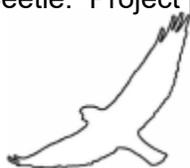
Table 13 illustrates the resulting balances of mitigation and preserve lands by categories and zones when allocating the preserve acreage from Table 12 and allowed crossover mitigation in zones to the required mitigation in Table 11. There is no longer a balance of Row and Field Crop (C34) remaining in the Central or Central Southwest Transition Zones but there are minor acreages in Natural categories across zones for settling. There is a surplus of habitat categories for future mitigation needs in the Central, Delta, Southwest and Vernal Pool Zones.

Table 13: Final 2025 Mitigation after SJCOG, Inc. Preserves and Banked Preserve Allotment

TYPE OF LAND	Central	Cen/SW	SW	Delta	Vernal Pool
Row & Field Crops (C34)	0.080	0.000	0.000	988.551	0.000
Ruderal (C5)	0.000	0.000	0.000	0.000	0.000
Drainage Ditch (D)	57.060	0.000	0.000	3.500	0.000
Valley Grasslands (G)	76.750	0.000	312.420	24.700	0.000
Foothill Grasslands (G2)	0.060	0.000	0.000	0.000	0.000
Vernal Pool Grasslands (G3)	0.000	1.170	0.000	0.000	71.655
Great Valley Riparian Forest (R)	51.250	0.000	0.000	0.110	0.000
Great Valley Oak Riparian Forest (R2)	0.000	0.000	0.000	0.000	0.000
Mixed Oak Savanna (O/G)	7.130	0.000	0.000	0.000	0.850
River/Deep Water Channel (W)	0.000	37.860	0.120	0.000	0.000
Creek (W3)	0.390	16.220	4.830	0.000	0.000
Dead-End Slough (W4)	0.070	0.000	0.000	0.000	0.000
Freshwater Lake, Pond or Vernal Pool (W5)	0.000	5.890	0.210	0.000	0.000
Freshwater Emergent Wetland (W7)	0.000	0.000	0.000	0.000	0.000
Vernal or Seasonal Wetland (W8)	0.000	17.030	0.050	0.000	0.000
Canal (W9)	5.960	1.680	0.000	4.200	0.000
Valley Oak Forest (V3)	12.580	0.000	0.000	0.000	0.000
Valley Oak Savanna (V)	9.000	0.000	0.000	0.000	0.000

The prior carry-over mitigation acres, primarily in various natural habitat classifications in different zones still exists by the end of year reporting but it has been reduced immensely over the prior years. SJCOG, Inc. working diligently to stay in compliance with mitigation requirements and using various methods to bring past mitigation into compliance. Market variations will always represent a lagging trend within the SJMSCP. SJCOG, Inc. staff will be researching available funding and acquisition options beyond mitigation fees and sole easement acquisitions to the extent these are available within the existing HCP framework.

In addition to the acreage mitigation requirements outlined in the previous charts, consumption of Elderberry shrubs by development projects carries additional mitigation requirements. Removal of Elderberry shrubs destroys habitat for the endangered Valley Elderberry Longhorn Beetle. Project proponents now pay fees of \$1800 per 1-inch stem destroyed in addition to any



habitat fees required based on the land type disturbed. Total numbers of elderberry plants impacted by project and date, as well as mitigation plantings, are shown in Table 14.

In 2025, the Bellota Weir Modification Project impacted 61 1-inch stems of Valley Elderberry shrubs at base level respectively. None of the stems had exit holes and SJCOG, Inc. will mitigate for impacts of the 61 stems at a 3:1 ratio.

Table 14: Valley Elderberry Required Mitigation and Restoration Plantings

Mitigation Required				
Project	Date	Stems Removed	Mitigation Ratio	Plantings Required
Ripon VELB	10/22/2001	97	3:1	291
Stockton RWCF #1	08/13/2004		3:1	15
Stockton RWCF #2	12/28/2004		3:1	51
Grupe/West Lane, Stockton	04/25/2005	13	3:1	39
Stockton Wastewater Treatment Facility	10/31/2006	22	6:1	132
		36	3:1	108
Anderson/Guild Rd, Lodi	11/20/2007	13	3:1	39
French Camp/I-5 Interchange	04/19/2013	2	3:1	6
UPRR Rail Welding Facility Project, Phase 1	06/27/2014	75	3:1	243
		3	6:1	
UPRR Rail Welding Facility Project, Phase 2	07/23/2014	33	3:1	111
		2	6:1	
EBMUD VELB Project	01/14/2015	1	3:1	3
Family Entertainment Zone Project	01/11/2016	21	3:1	63
Family Entertainment Zone Project	02/09/2017	5	3:1	15
Family Entertainment Zone Project	10/19/2018	11	3:1	33
City of Stockton Regional Wastewater Project	09/18/2019	358	3:1	1,074
Pescadero Levee Project	05/06/2020	19	3:1	57
State Route 12/McKinley Avenue Interchange Project	12/16/2020	280	3:1	840
Denmar Terminal Project	8/19/2022	8	3:1	24
Port of Stockton, BWC MOTEMS Project	7/3/2024	40	3:1	120
Bulk Distribution Center Project	11/19/2024	5	3:1	15
Bellota Weir Modification Project	05/21/2025	61	3:1	183
Total Mitigation Required				3,279
Mitigation Available				
Preserve		Elderberry Installed		Total Plantings
El Rio Farms		658/113		771
Wing Levee		200		200
Nakagawa		103		103
Jaques Willow Glenn		3		3
Kennedy Jaques Wing Levee Road		50		50
Cotta Road		137		137
Lower Sacramento Road WHC		639		639
Clements Kramer McIntire Road		1		1
Nuss (in oak clusters)		8		8



Wing Levee Road (in riparian areas)		200		200
Wright Road – Ernie Pombo		23		23
Seegers (riparian area)		3		3
Total Mitigation Available				2,138
Mitigation Required for VELB				1,141

E. ANALYSIS OF POPULATION STATUS IN PRESERVE AREAS

Annual Monitoring Report for SJMSCP Preserves

Sections 5.9.1.3 and 5.9.2 of the SJMSCP requires the incorporation of a biological monitoring report into the Annual Report once every 3 years. The biological monitoring report is required to summarize the results of any compliance and biological effectiveness monitoring efforts, the status of any preserve enhancements, any management activities that have taken place, and management priorities that are planned for the future.

In 2025, compliance monitoring was conducted on 87 preserves listed in Table 15. Preserve enhancement monitoring was conducted on all preserves where preserve enhancements have been installed. Effectiveness monitoring comprised focused surveys for Swainson’s hawk (*Buteo swainsonii*) and burrowing owl (*Athene cunicularia*). Full details of the monitoring effort are provided in attachment C.

Table 15. SJMSCP Preserves Monitored in 2025

Preserve Name	Acres	Year Monitoring Began	Preserve Enhancements
Delta Zone Row and Field Crop Preserves			
Bettencourt Fink Road	170	2020	n/a
Bettencourt Wing Levee Road Preserve	140	2018	n/a
Burchell Family Trust	403	2006	Oak trees planted
Costa Howard Road	474.7	2024	n/a
Costa Roberts Road	260	2022	Riparian Planting in 2024
Cotta Road Preserve	420	2022	Riparian planting, ditch enhancement, wetland creation installed in 2022
D.A. Strecker Property	170	2019	Riparian plantings installed in 2022
D’Alonzo Highway 4	30	2018	n/a
Garcia Undine Road Preserve	294	2025	Native Grass Ditch Enhancements
Gikas Wing Levee	220	2016	n/a
Guri-Jai Cotta Road	222	2025	n/a
Ishizuka	296	2006	n/a
Jaques Highway 4	471	2015	n/a
Jaques Willow Glen Road	170	2020	Riparian plantings installed in 2022
Jaques Wing Levee	471	2015	n/a
Kennedy Jaques Wing Levee Road	230	2021	Riparian plantings installed in 2022
M. Jaques Wing Levee Road	42	2024	n/a
Monroy Ranch	200	2019	n/a
Muela Willow Glen Road	60	2020	n/a
Nuss	784	2007	Riparian hedgerows (2); oak clusters (4)
Ratto Family Preserve	60	2019	Conversion to irrigated pasture with fencing
Roza Howard Road	68	2017	n/a



Preserve Name	Acres	Year Monitoring Began	Preserve Enhancements
Tony Machado Undine Road	427	2021	n/a
Torlai Preserve	101	2017	Emergent wetland creation
Wing Levee Road	347	2007	Riparian habitat creation; oak clusters (4)
Central Zone Row and Field Crop Preserves			
Allegre	180	2011	n/a
Beck	190	2008	n/a
Borges Alder Avenue	33	2020	n/a
Brooks Liberty Road Property Preserve	275	2019	California ground squirrel (<i>Otospermophilus beecheyi</i>) control restricted
Clements Kramer McIntire Road	30	2024	Oak woodland and riparian plantings
Clements Remitz Highway 12	398	2019	California ground squirrel control restricted; noxious weed treatments
Clements Reynolds Highway 12	158	2019	California ground squirrel control restricted; noxious weed treatments; cattle exclusion fencing of riparian habitat
Clements Sheridan Preserve	688	2024	California ground squirrel control restricted
Clements Torlai Benevides Preserve	74.4	2024	n/a
Costa Terceira Lammers Property	97.3	2024	n/a
Delta College Liberty Road	140.8	2024	California ground squirrel control restricted
Destinations Anywhere Hieb Property	17	2019	n/a
Dutra	71	2016	n/a
El Rio	23.8	2007	Riparian habitat creation (valley elderberry longhorn beetle [<i>Desmocerus californicus dimorphus</i>])
Erman	172	2016	n/a
Fagundes Property Preserve	45	2019	n/a
Gaia Legacy Farms	142.3	2025	n/a
Gonsalves Tiago Ranch	139	2019	n/a
Greg Pombo Farms	104	2014	n/a
Gwerder	29	2016	Riparian plantings
Hansen	304	2007	
Hilder	1,282	2008	Wetland creation
Homestead Road	214	2016	Native grass field border (failed)
Jaques Family Properties	508.1	2011	Native grass ditch enhancement
Jensen Delta Avenue	37	2025	n/a
Larson	97	2015	Riparian hedgerow (brush rabbit habitat)
Lodi White Slough	21.25	2014	n/a
Lodi/White Slough #2	83.3	2017	n/a
Los Acres	85.4	2016	n/a
Lower Sacramento Road	87	2022	Riparian and oak woodland habitat creation.
Machado	162.0	2007	Pond Improvements (removed by landowner is 2022 in violation of the conservation easement)
Manteca Hays Road	417	2019	n/a
Martins Family Canal Property	55	2016	n/a
Martins Family Delta Property	80	2014	n/a
Mattos Delta Avenue	34.9	2025	n/a
Mattos Laurel Blvd	37.2	2025	n/a
McManis Winery	20	2020	n/a
Mizuno	181.45	2011	n/a
Mizuno Hays Road	10.46	2018	n/a
Nakagawa	288	2008	Riparian habitat creation
Patricia Kibbe Alder Preserve	97	2024	n/a



Preserve Name	Acres	Year Monitoring Began	Preserve Enhancements
Pellegrini Bacchetti Canal Blvd	25.7	2025	n/a
Pellegrini Canal Blvd	45.2	2025	n/a
Pellegrini Ranch	261	2014	n/a
Perry	5	2016	Native grass ditch enhancement; riparian plantings
Razzano Liberty Road Property	130	2019	California ground squirrel control restricted
San Joaquin County Landfill Liberty Road	202	2019	California ground squirrel control restricted
Seegers	84	2011	Native plant field hedgerow; riparian plantings
Surland D. Colli Property	30	2019	n/a
Surland Serrano Preserve	90	2019	n/a
Surland Silva El Rancho Preserve	60	2018	n/a
Wetmore Forest Lake Road	70	2020	Riparian habitat creation
Wright Road Ernie Pombo	71.6	2015	Riparian habitat creation (brush rabbit habitat)
Southwest Zone Grassland Preserves			
Connolly Carnegie Ranch	438.5	2025	California ground squirrel control restricted
Connolly Ranch ^a	1,122	2015	California ground squirrel control restricted
Connolly Union Livestock	1,243	2022	California ground squirrel control restricted
Cubiburu	984	2011	California ground squirrel control restricted
Jet Mulch Patterson Pass	14	2020	California ground squirrel control restricted
McDonald Kit Fox	3,200	2008	California ground squirrel control restricted
Musco Olive Patterson Pass	25	2019	California ground squirrel control restricted
Rustan	985	2006	California ground squirrel control restricted

^a Includes Phase 1, Phase 2, and Connolly Kola Bess Easements.

F. NEIGHBORING LANDOWNER PROTECTIONS OFFSET ACREAGES

The Neighboring Landowner Protection (NLP) program was started for ninety-one (91) of our preserves (Alegre, Ishizuka, El Rio Farms, Beck, Burchel, Wing Levee, Hansen, Machado, Nakagawa, Nuss, Hilder, Rustan(s), Lodi White Slough, Seegers, Jaques, Mizuno, Cubiburu, Jaques Family Ranches, Los Acres, Tracy 580 BP, Pellegrini Family, Connolly Ranch, Homestead Road, Wright Road E Pombo, Larson, Gwerder, Martin Family, Dutra, Perry, G Pombo, Tracy Lakes, Gikas, Erman, Mizuno Hays, Serrano, D’Alonzo Hwy 4, G Torlai, Roza, Fagundes, L. Alegre and Gonsalves Tiago Ranch, Manteca Hays Road, Surland D Colli, Surland Silva El Rancho, Bettencourt Wing Levee, Monroy Wing Levee, Ratto, DA Strecker, Brooks Liberty, Razzano Liberty, Clements Hwy 12 Reynolds, Clements Hwy 12 Remitz, SJ County Liberty and Dustin, Destinations Anywhere Hieb, Musco Olive Patterson Pass, Tony Machado Undine, Wetmore Forest Lake, Jaques Willow Glen, Muela Willow Glen, Bettencourt Finck, Kennedy Jaques Wing Levee, FCB Borges Alder, McManis Airport Way, Jet Mulch Patterson Pass, Patricia Kibbe Alder, Torlai Benavides Hwy 12, Connolly Union Livestock Ranch, Jaques Willow Glen Middle River, Cotta Road, Costa Howard, Costa Roberts, Yamada Tracy, Costa Lammers, Bohlender Kennefick, Clements Kramer McIntire and Clements Sheridan, Pellegrini Canal, Pellegrini Bacchetti Canal, Jensen Delta, Guri-Jai Cotta, Mattos Delta, Mattos Laurel, Gaia Whitehall, Garcia Undine, M Jaques Willow Glen, Connolly Carnegie, Coldani N Guard, Pellegrini El Rancho, and Vander Woude). Although there has been minimal interest in the program from neighboring landowners, SJCOG, Inc. staff has yet to “exhaust” the notification requirements of the program. Two additional notifications are planned for the future in order to receive the maximum response possible before assigning our Land Manager to survey potential NLP properties. There has been no incidental take granted for NLP and therefore no offset acres are needed to be acquired.



IV. FUNDING

A. ACCOUNTING AND FUNDING AVAILABLE TO ACQUIRE PRESERVES

Table 16 provides the unaudited revenues and expenditures that occurred for the Calendar Year 2025. Revenue includes quarterly payments for fees and accumulated interest remitted and SJCOG, Inc. account accumulated interest. The overall outcome of receivable of **\$15,265,502** consisted of \$9,852,333 in fees, \$165,068 as charitable contribution, \$465,803 in land-in-lieu and \$4,782,298 in earnings on investments. The disbursements total was **\$4,991,425** of various biological, land management, legal and acquisitions for the year.

Table 16: Cumulative Schedule of Cash Receipts and Disbursements

SJCOG, INC.

CUMULATIVE SCHEDULE OF CASH RECEIPTS AND DISBURSEMENTS

For the Period Beginning January 1, 2000 and Ending December 31, 2025

	12 Year Ended Dec. 31, 2024	12 Year Ended Dec. 31, 2025	Cumulative Totals	% Of Receipts
Receipts				
Habitat mitigation fees	\$ 215,309,461	9,852,333	225,161,794	
Deferred Revenue(Land in Lieu of fees)	90,325	0	90,325	
Sale of Wing Levee	2,196,130	0	2,196,130	
Sale of Clements	595,547	0	595,547	
Sale of Cotta Rd	3,456,826	0	3,456,826	
State mitigation funds - CalTrans	491,875	0	491,875	
Mitigation funds - San Joaquin COG	60,512	0	60,512	
Mitigation funds - Bureau of Reclamation	34,291	0	34,291	
Charitable contributions - Easements	772,090	0	772,090	
Charitable contributions - Land	19,432	165,068	184,500	
Land in Lieu of fees	14,197,398	0	14,197,398	
Other revenues	2,349,118	465,803	2,814,921	
Interest paid on fees retained	298,697	0	298,697	
Earnings on investments	12,927,015	4,782,298	17,709,313	
Total Receipts	252,798,716	15,265,502	268,064,218	
Disbursements				
Habitat Plan environmental consulting	4,546,312	269,827	4,816,139	
Appraisal and title consulting costs	362,603	40,001	402,603	
Legal fees	943,244	22,484	965,728	
Escrow fees & closing costs	665,541	66,730	732,271	
Easement acquisition costs	126,762,418	1,143,861	127,906,279	
Vernal pool jump-start acquisition costs	540,782	0	540,782	
Remitz Hwy 12 Land acquisiton costs	2,791,273	0	2,791,273	
Reynolds Hwy 12 Land acquisiton costs	1,078,114	0	1,078,114	
Land Management Expense - Trust Accounts	5,686,370	1,602,951	7,289,321	
Land Management Expense - Contract	1,347,179	883,427	2,230,606	
SJCOG administration	1,016,345	75,935	1,092,280	0.4%
SJCOG Project Management	10,462,626	783,441	11,246,067	4.2%
Filing fees and other charges	81,577	400	81,977	
Legal notices	10,773	0	10,773	
Investment Fees	256,320	98,668	354,988	
Audit fees	31,355	3,700	35,055	
Total Disbursements	156,582,832	4,991,425	161,574,256	
Excess Receipts (Disbursements)	96,215,884	10,274,077	106,489,962	
Adjustment for non cash revenues	-881,847	0	-1,046,915	
Funds reserved for land management	0	0	0	
Earmarked 2025 Endowment Funds Transfer	-5,001,104	2,126,548	-2,874,556	
Balance of Reserved Funds at December 31, 2025	89,890,399	12,400,626	102,568,491	

Internally generated - unaudited



B. CHANGES TO ACCOUNTING / FUNDING PRACTICES

For reporting in 2025, the advised changes made from the Financial Analysis 5-Year Review (2020 & 2025) adopted by SJCOG, Inc. as described in bullet point below were completed. The primary changes were the continuation of fund balance being tracked in three components for compliance with the Mitigation Fee Act. These components include (1) new endowment fund balance, (2) remaining one-time enhancement costs for existing preserves, and (3) remaining ongoing Category A and C costs for the remainder of the permit term.

- During the 5-Year Review of 2020 and 2025, it was determined annual transfer of funds related to the Land Management/Enhancement Trust Funds should not have included Category C in the per acre transfer. Staff had assumed Category C component of the fee was to be put aside in the Land Management/Enhancement Trust funds from the original 2007 update. In actuality, the Category C component was not to be transferred into the trust funds. In 2025, the completion of the funds was moved back. The transfer calculation was corrected to remove Category C component by staff.
 - 2020 correction (2007-2020 = \$12.1 million)
 - 2025 correction (2021-2025 = \$ 4.5 million)

The Table 17 below shows the end of calendar year balances of the three funding silos under the habitat plan with all the recommended adopted changes from the Financial Analysis:

- 1) SJCOG, Inc Fund Balance of **\$25,426,436.74** (with most related to the Category C funds transferred back from 2020/2025 Financial Analysis change)
- 2) Land Management/Enhancement Funds of **\$68,929,705.88**
(MGMT/ENHNCMT = \$4,672,041.96 + \$64,257,663.92)
- 3) Post Permit Funds of **\$6,748,851.03**.

Table 17: SJMSCP Preserve Land Management/Enhancement Funds Balance

SAN JOAQUIN COUNCIL OF GOVERNMENTS SJCOG INC SCHEDULE OF BANK STATEMENT BALANCES With F&M Bank and CAMP as of 12/31/25						
FUND / ACCOUNT #	NAME	INC FUND BALANCE	MGMNT / ENHNCMT BALANCE	MGMNT / ENHNCMT CAMP ACCOUNT	POST PERMIT PFM ACCOUNT	TOTAL CASH
1146-H	SJCOG INC	7,330,568.50				7,330,568.50
	SJCOG INC Investments	4,370,424.32				4,370,424.32
	Category C (Final transfer of Cat C 2007-2020)	4,500,000.00				
	Category C (Final transfer of Cat C 2020-2025)	12,100,000.00				12,100,000.00
1193-H	JAQUES HIGHWAY 4 CDCR		57,316.48			57,316.48
1204-H	SJMSCP - LMENH		3,978,783.66			3,978,783.66
1219-H	SJC Liberty Perm		539,507.33			539,507.33
1225-H	Kisst American Rivers		96,434.49			96,434.49
6033-001	CAMP - SJCOG INC Operations and Enhancements - POOL			1,449,493.53		1,449,493.53
6033-001	CAMP - SJCOG INC Operations and Enhancements - PORTFOLIO	(2,874,556.08)		62,608,170.39		59,933,614.31
	PFM - POST PERMIT ENDOWMENT FUND				6,748,851.03	6,748,851.03
	BANK STMT BALANCE	25,426,436.74	4,672,041.96	64,257,663.92	6,748,851.03	96,604,993.65

C. SJMSCP DEVELOPMENT FEES

The 2025 SJMSCP Development Fees (Table 18) were calculated according to the method outlined in the updated analysis as approved by the SJCOG, Inc. Board in 2025. Overall, the



2026 SJMSCP Development Fee decreased by 8.3% from 2025 to 2026. The primary driver was an increase in the Category A – Acquisition component in the 2026 fee by 15.1% for primary habitat types (Agricultural and Natural) and a slight increased adjustment to Category B – Assessment & Enhancement of 2%. Category C – Monitoring/Management/Administration decreased by 23.3% overall. The actual calculations 2025 and 2026 SJMSCP Development Fees are included as Attachment D and E. SJCOG, Inc. staff took the 2026 SJMSCP Development Fees to each jurisdiction’s governing body in the later part of the calendar year; they were approved by all jurisdictions and became effective on January 1, 2026.

Table 18: Habitat Fees for 2025 and 2026

Habitat Type	2025 Fees (per Acre)	2026 Fees (per Acre)
Multi-Purpose Open Space	\$8,246	\$8,935
Natural	\$16,492	\$17,868
Agriculture	\$16,492	\$17,868
Vernal Pool - uplands	\$65,490	\$72,662
Vernal Pool - wetted	\$177,281	\$183,894

D. CLERICAL CHANGES

The following projects (Name, HTAC date and action taken) had a discrepancy between the SJMSCP Habitat Maps and aerial photographs. The project site had been classified as a certain habitat; however, aerial photographs showed the land impacted as being something other:

1. Beckman Road Cemetery Project: January 2025: (Classification Change from Agriculture – C34 to Multi-Purpose Open Space – C2)
2. Kautz Subdivision Project: March 2025: (Classification Change from Natural – G to Multi-Purpose Open Space – C2, Urban – U, and Natural – G)
3. Pacific Gateway Project: April 2025: (Classification Change from Natural – G to Agriculture – C34, from Agriculture – C34 to Urban – U, and from Agriculture – C34 to Multi-Purpose Open Space – C2)
4. Christy Property Project: April 2025: (Classification Change from Multi-Purpose Open Space – C2 to Urban – U)
5. Camp Gold Star Resort Project: June 2025: (Classification Change from Natural -W7 to Multi-Purpose Open Space – C2)
6. Brady Road Dairy Digester Project: November 2025: (Classification Change from Agriculture – C34 to Urban – U and Agriculture – C34)

E. REVISIONS AND AMENDMENTS

The following projects sought an alteration to Incidental Take Minimization Measures (ITMM) under the SJMSCP (attachment F):



1. IDI Logistics Farm Road Removal Project, January 2025 – Reduction of the GGS & WPT Buffers
2. Matt Equinoa Park Project, Phase 2, January 2025 – Reduction of the GGS & WPT Buffers
3. Ripon Bike Bridge Repair Project, February 2025 - Reduction of the GGS, WPT, & VELB Buffers
4. Kautz Subdivision Project, March 2025 – Reduction of the GGS & WPT Buffers
5. Murray Ranch Project, June 2025 – Reduction of the GGS & WPT Buffers
6. KRC Clements Mine Expansion Project, September 2025 – Reduction of the California Tiger Salamander, Spadefoot Toad, Vernal Pool Fairy Shrimp, and Tadpole Shrimp, and WPT Buffers
7. Stockton Bridges Rehabilitation Project, October 2025 – Reduction of the GGS & WPT Buffers
8. Tra Vigne Subdivision Project, October 2025 – Reduction of the GGS & WPT Buffers
9. Bishop Tract Pipe Replacement Project, November 2025 – Reduction of the GGS & WPT Buffers

The following projects sought coverage under the SJMSCP by way of the Unmapped Land Uses or Other Unmapped Land Uses process:

“Unmapped Projects” or “Other Unmapped Projects” are those projects that do not fall within a jurisdictions or community’s compensation map or the county’s Land Use Map designated area. These projects must go to the Habitat Technical Advisory Committee for recommendation to be approved by the SJCOG, Inc. Board, in order to participate in the SJMSCP. Table 19 lists the Unmapped Projects which were approved to participate in the SJMSCP by the SJCOG, Inc. Board during 2022. (Unmapped and Other Unmapped Project Staff Reports can be found in attachment F).

Table 19: Approved Unmapped/Other Unmapped Projects for Coverage under the SJS MCP

Project Name	Month Approved
Beckman Road Cemetery Project, Habitat Classification Change	January
IDI Building 8 Farm Road Removal Project, Buffer Reduction	January
Matt Equinoa Park Project, Phase 2, Buffer Reduction	January
Ripon Bicycle Bridge Repair Project, Buffer Reduction	February
Kautz Subdivision Project, Plan Participation and Habitat Classification Change	March
Mar Val Stables Project, Plan Participation	March
Pacific Gateway Project, Plan Participation and Habitat Classification Change	April
Christy Property Project, Plan Participation and Habitat Classification Change	April
Camp Gold Star Resort Project, Plan Participation and Habitat Classification Change	June
Liberty Christian Academy Project, Plan Participation	June
Murray Ranch Project, Plan Participation and Buffer Reduction	June
Hat Ranch Project, Other Unmapped Process	June
Middle Road Monopole Project, Plan Participation	June



Victor Subdivision Project, Plan Participation	June
Religious Assembly Project, Plan Participation	August
Bird Road Homesite Expansion Project, Plan Participation	August
KRC Mine Expansion Project, Plan Participation and Buffer Reduction	September
Stockton Bridges Rehabilitation Project, Plan Participation and Buffer Reduction	October
Tra Vigne Subdivision Project, Plan Participation and Buffer Reduction	October
Brady Road Dairy Digester Project, Plan Participation and Habitat Classification Change	November
Harney Lane Power Safety Project, Plan Participation	November
Bishop Tract Pipe Replacement Project, Plan Participation and Buffer Reduction	November

F. PROBLEMS AND SOLUTIONS / INTERPRETATIONS

SJMSCP CDFW CEQA Fees

Since early 2018 and through 2025, the local jurisdictions and SJCOG, Inc. have been engaged with CDFW after all were notified by CDFW’s concerns of projects not paying the CDFW CEQA Review fees at project noticing. Over the course of the habitat plan’s existence, the CDFW CEQA fee payment from 2001 was adequate for proof of fees paid as a participant under the county-wide habitat conservation plan’s Section 2081 Incidental Take Permit issued by CDFW. After notice by CDFW to all parties, SJCOG, Inc. staff have continuously worked to resolve the matter with CDFW for the third time since the 2001 state take permit issuance which will carry over into the 2026 calendar year.

CDFW is still requiring jurisdictions to collect the CEQA fees for projects as we carry into 2025. There has been very little outcome to report by the end of the calendar year. Any further outcome will be reported in the 2025 Annual Report.

San Joaquin County Project – PA-1800259 / PA-2100204 Out of Compliance

The original project PA-1800259 was an initial phase of 4.5 acres of grassland impacts of an overall 15.4-acre parcel to be developed for truck parking along East French Camp Road between El Dorado Street and the UP-rail line. While the initial phase of 4.5 acres participated in 2020, the subsequent building phases continued beyond the plan permits issued. Staff notified the County planning of the matter, and the project was sent to code enforcement. In code enforcement processing, a subsequent PA-2100204 was processed and responded to by SJCOG, Inc. for plan compliance. While in code enforcement and the new permit application processing, the site was eventually built out for use. There was no SJMSCP coverage (biological or mitigation) beyond the initial phase completed. The project is still in code enforcement with SJ County.

San Joaquin County Agricultural Building Permit Processing

Since 2015, the SJCOG, Inc. staff worked with SJ County and permitting regarding the isolated matter of Agricultural Building Permit issuance for projects and the accounting for those impacts outside the SJMSCP. The matter was brought to light with the River Oaks Orchards project (April/September 2015). The project was issued multiple Agricultural Building Permits over many years for construction of an agricultural processing plant which impacted a total of approximately 6 acres of multi-purpose habitat prior to submitting a Permit Application to become a commercial processor. When the project was reviewed by HTAC for a reduction in



mitigation impacts, the permitting agencies requested accounting for all project impacts unaccounted for under the SJMSCP. All parties have been working in coordination to resolve the issue and continue to work toward a resolution by policy changes.

Bay Delta Conservation Plan (BDCP) and Delta Stewardship Council

The prior named BDCP, CA WaterFix then EcoRestore project was morphed into the Delta Conveyance Project. The final project EIR was released by Department of Water Resources in December 2023 for review and comments which SJCOG, Inc. staff will continue to monitor until it is abandoned or approved.

Fee Collection for the City of Stockton

Continued through 2025, SJCOG, Inc. staff collected SJMSCP development fees for the City of Stockton while the jurisdiction worked to remedy internal matters brought to light from the audit. SJCOG, Inc. will be collecting the SJMSCP development fee for the near future until the City of Stockton demonstrates remedies have worked.

Date-Certain Mitigation / 500-Acre Cap Calculations

Since January 2013, the SJMSCP has operated under the Date-Certain Mitigation as required under Section 5.3.2.3 (Timing of Fee Payments, In-Lieu Dedications or Mitigation Banking) when site disturbance without compensation reaches 500 acres total. The projects which make up the excess disturbance without compensation as a part of the '500-Acre Cap' of impact without mitigation are being tracked annually. At the end of 2025, there is a remainder of **273.64** acres counted toward that cap number.

Project Permitting by Jurisdictions Outside the SJMSCP

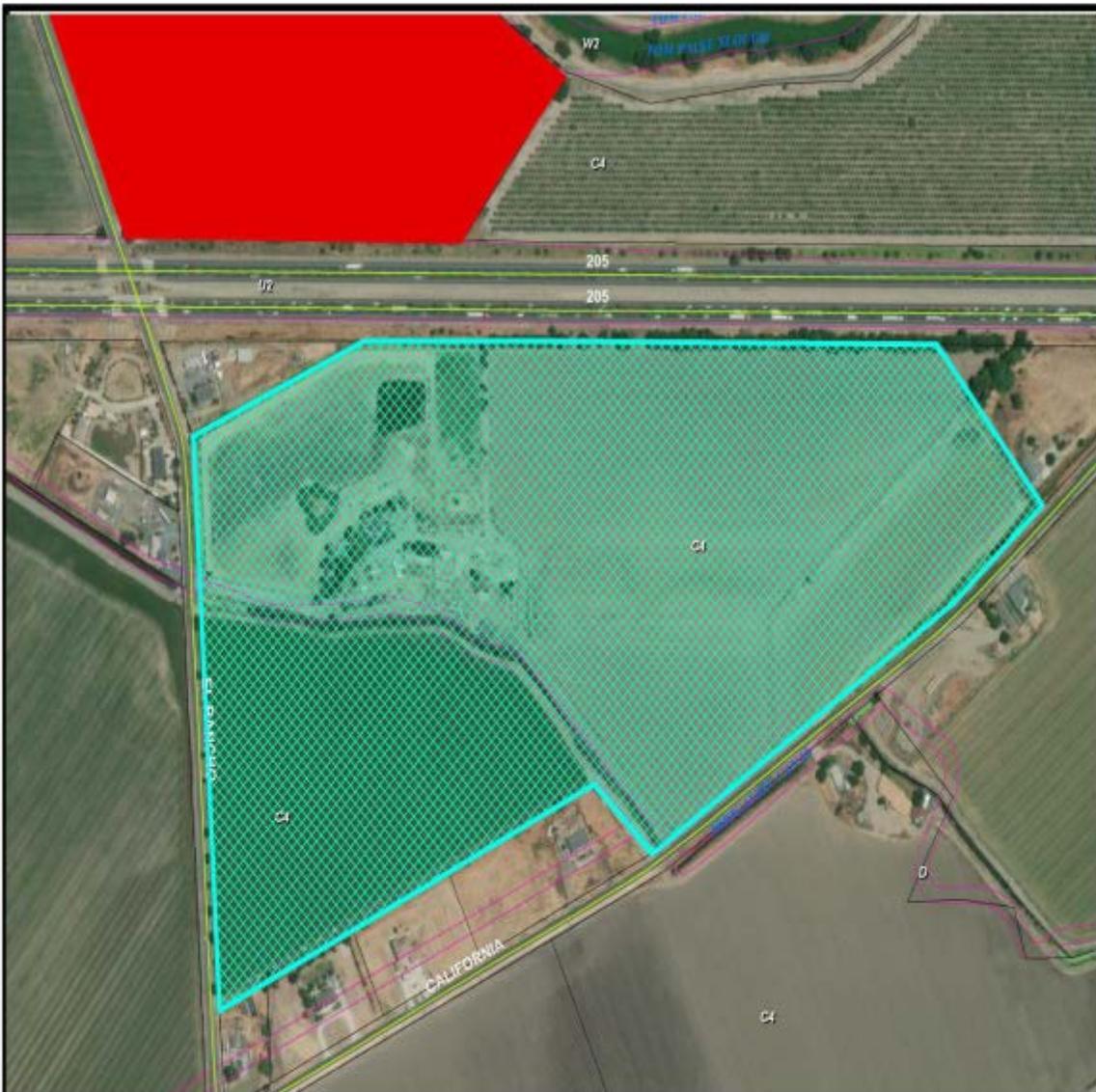
In prior years, a verbal request by USFWS and CDFW was made during the various HTAC meetings for accounting of project impacts within the respective permittee jurisdictions which **do not** participate under the SJMSCP permits. The permitting agencies' request stated each incident should be tracked and provided by each permittee for inclusion in the annual reporting. SJCOG, Inc. staff have not received any reports on the requested materials by the end of the reporting year.



ATTACHMENTS

Attachment A – Preserve Maps

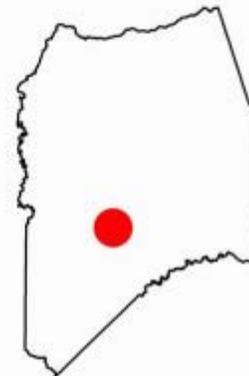
- **Pellegrini El Rancho Road Preserve**
- **Kola BESS Connolly Ranch Preserve**
- **Coldani N Guard Road Preserve**
- **Bohlender Kennefick Road Preserve**

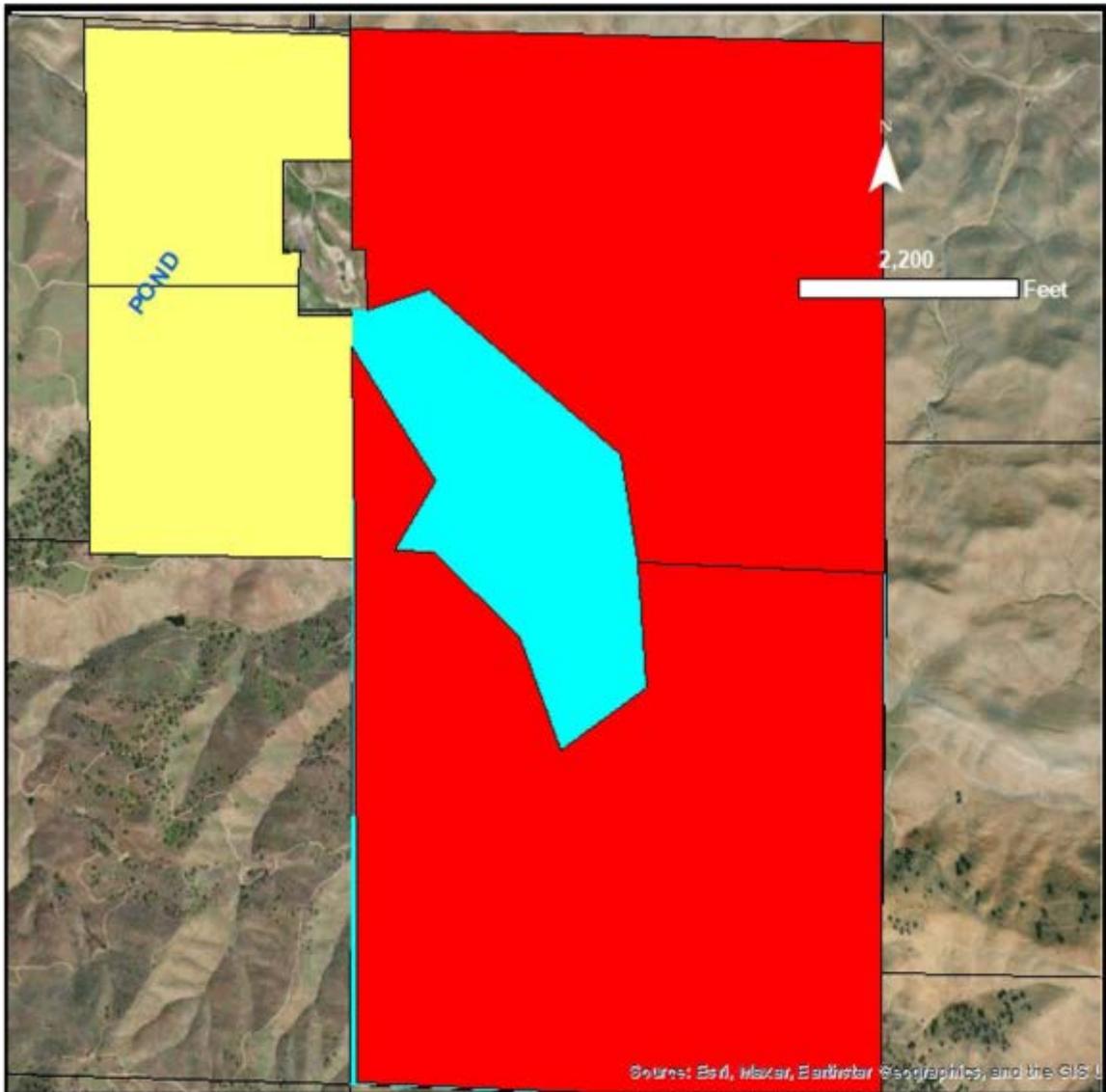


Pellegri El Rancho Property

Legend

-  SJCOC_Preserves
-  Pellegri El Rancho_213-180-47
-  AR CDFW WCB Kisst Easement

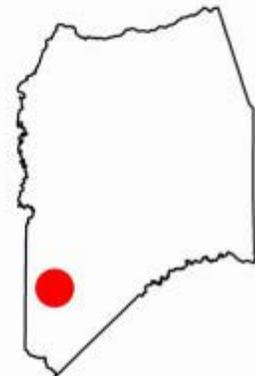




Connolly Ranch - Kola BESS Preserve

Legend

- SJCOG_Preserves
- Connolly Ranch Kola BESS_SW Zone
- Unknown/Other Easement





Coldani North Guard Rd Property

Legend

-  Barbara Coldani Trust Guard Rd_025-100-03_Delta
-  SJCOC_Preserves





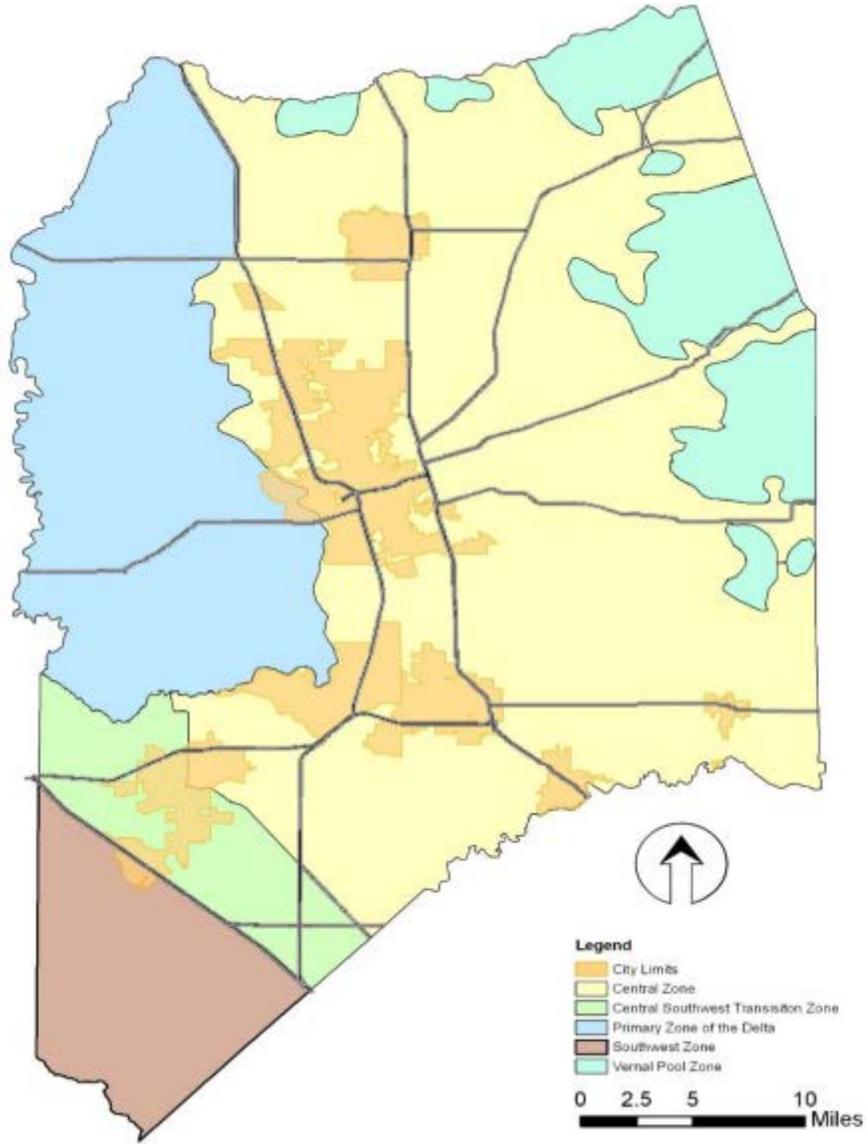
Bohlender Kenniffick Property

Legend

-  SJCOC_Preserves
-  Bohlender Kenniffick Rd Property,
-  Unknown/Other Easement



Attachment B – SJMSCP Index Zone Map



Attachment C – 2025 SJMSCP Preserve Monitoring Report

San Joaquin County Multi-Species Habitat Conservation and Open Space Plan 2025 Annual Monitoring Report

o Introduction

The San Joaquin Council of Governments (SJCOG) is currently implementing the *San Joaquin County Multi-Species Habitat Conservation and Open Space Plan* (San Joaquin Council of Governments 2000), hereinafter referred to as the *SJMSCP* or *the plan*. The plan's principal biological goal is to maintain habitat of sufficient quality and quantity to conserve populations of all fish, wildlife, and plant species covered by the SJMSCP. As part of this plan, lands within the plan area are acquired as preserves from willing landowners through either conservation easements or fee-title purchase.

As a habitat conservation plan (HCP), the SJMSCP is required to include provisions for monitoring to gauge effectiveness of the plan in meeting the plan's biological goals and objectives. Monitoring is considered an integral component of the overall conservation strategy of most HCPs.

The specific monitoring provisions of the SJMSCP are found primarily in SJMSCP Chapter 5, *Conservation Strategy*. Section 5.9, *Reporting, Updating, Monitoring and Adaptive Management*—in particular section 5.9.2, *Biological Monitoring Plan*—describes a monitoring program designed to guide the collection and compilation of relevant data and information necessary to accomplish the following.

- Assess the success and effectiveness of the SJMSCP's mitigation, enhancement, and management activities through evaluations of species status and habitat conditions on mitigation lands (hereafter referred to as preserve lands).
- Identify any revisions to the SJMSCP to be made through its Adaptive Management Plan.
- Assess the success of the SJMSCP in meeting its conservation goals and objectives.

The SJMSCP's Biological Monitoring Plan also requires the development of a monitoring strategy that addresses the timing and methods used to conduct focused surveys for covered species and their habitats. A draft of this monitoring strategy was submitted to the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) in August 2025.

This monitoring report meets the requirements of SJMSCP Sections 5.9.1.3, *Biological Monitoring Reports*, and 5.9.2, *Biological Monitoring Plan*, which requires the incorporation of a biological monitoring report into the Annual Report once every 3 years. The biological monitoring report is required to summarize the results of compliance monitoring, any preserve enhancement

monitoring, and/or any biological effectiveness monitoring efforts. Other requirements include the identification and description of any management activities that have taken place during the year and any future management activities that are planned for the subsequent year.

In 2025, compliance and enhancement monitoring were conducted throughout the preserve system. Preserve enhancements were quantitatively monitored on the Wetmore Forest Lake Road, Cotta Road, Lower Sacramento Road, Clements Kramer McIntire Road, Costa Roberts Road, and Cotta Road/Nuss pollinator hedgerows enhancement projects. Qualitative preserve enhancement monitoring was conducted on all preserves where vegetative preserve enhancements have been installed.

Effectiveness monitoring in 2025 included a survey of the Swainson's hawk population throughout the plan area using an experimental probabilistic sampling approach, and the collection of a limited amount of crop type/habitat data as part of an ongoing effort to determine if remotely sensed data can be used to track annual changes in crop types across the plan area. A summary of the findings of these two projects is provided in the Discussion Section of this report. Details on the methods, results, and conclusions are provided in Appendices E and F, respectively.

Methods

All information collected as part of the monitoring effort in 2025 was recorded electronically on iPads using ArcGIS Field Maps and Filemaker Go software and stored in a Claris Filemaker Pro relational database and as GIS shapefiles.

Compliance Monitoring

Compliance monitoring is conducted annually and in 2025 was conducted at the preserves listed in Table 1; their locations are shown in Figure 1. Compliance monitoring is conducted by inspecting the property to determine if all terms of the conservation easement are being complied with and photographing the property from established photo stations.

Landowners (or tenant farmers) are called to discuss potential issues such as control of noxious weeds or animals, cropping patterns, agricultural concerns, or any other changes or issues that may affect the preserve's short- or long-term habitat values or commercial viability. A site visit is conducted during which the property is inspected, the composition of agricultural fields is documented, and any significant changes to the property from the previous year are noted. Permanent photo stations have been established on each preserve, and photographs from each photo station are taken annually. Representative photos from each photo station taken in 2025 are provided in Appendix A, *Site Photographs*.

The distribution and abundance of any covered species detected during the site visits as well as the approximate number of all species of wildlife detected are recorded. Numbers of each species detected on each preserve in 2025 are provided in Appendix B, *Species Observed*.

Table 2. San Joaquin County Multi-Species Habitat Conservation and Open Space Plan Preserves Monitored in 2025

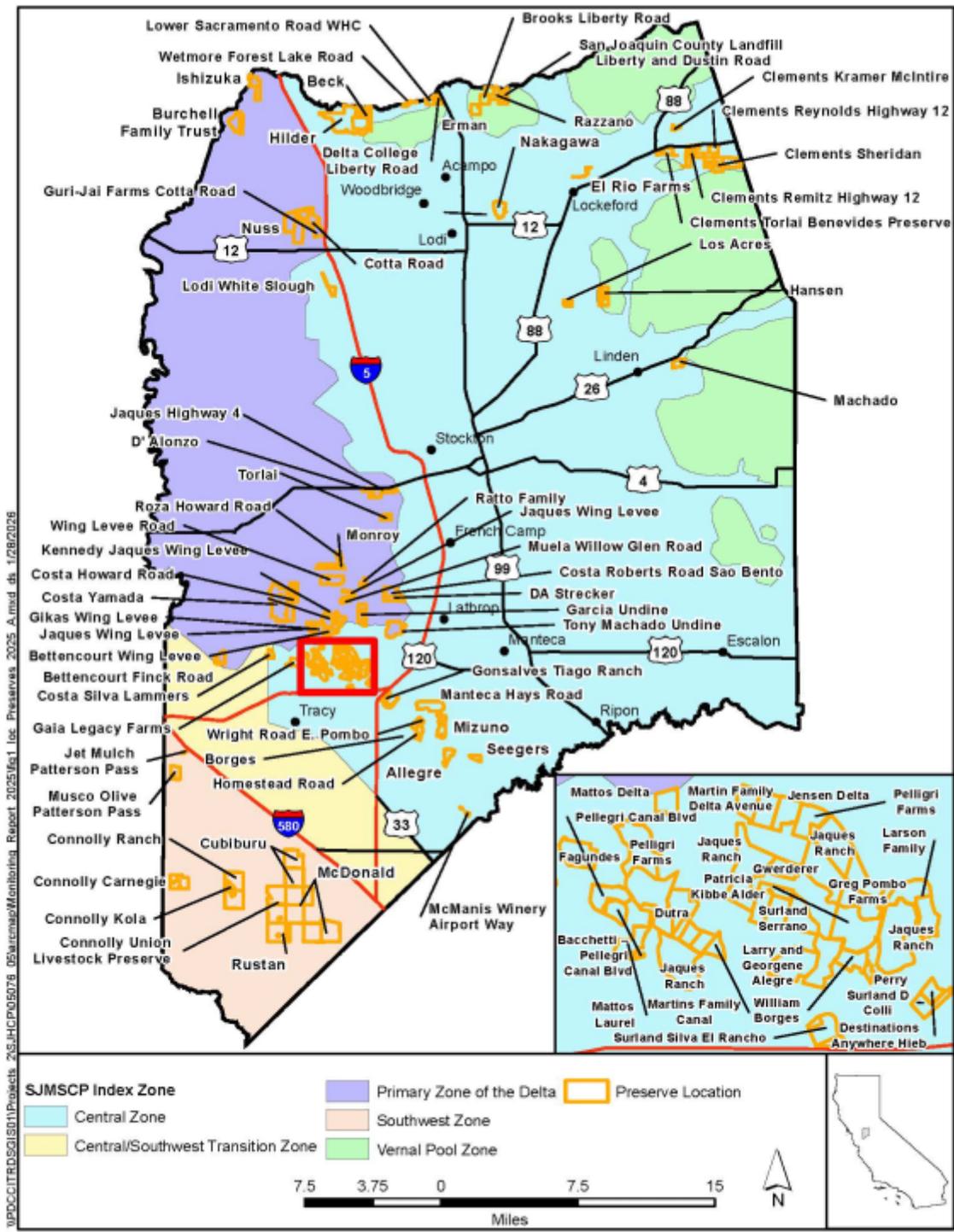
Preserve Name	Acres	Year Monitoring Began	Preserve Enhancements
Delta Zone Row and Field Crop Preserves			
Bettencourt Fink Road	170	2020	n/a
Bettencourt Wing Levee Road Preserve	140	2018	n/a
Burchell Family Trust	403	2006	Oak trees planted
Costa Howard Road	474.7	2024	n/a
Costa Roberts Road	260	2022	Riparian Planting in 2024
Cotta Road Preserve	420	2022	Riparian planting, ditch enhancement, wetland creation installed in 2022
D.A. Strecker Property	170	2019	Riparian plantings installed in 2022
D'Alonzo Highway 4	30	2018	n/a
Garcia Undine Road Preserve	294	2025	Native Grass Ditch Enhancements
Gikas Wing Levee	220	2016	n/a
Guri-Jai Cotta Road	222	2025	n/a
Ishizuka	296	2006	n/a
Jaques Highway 4	471	2015	n/a
Jaques Willow Glen Road	170	2020	Riparian plantings installed in 2022
Jaques Wing Levee	471	2015	n/a
Kennedy Jaques Wing Levee Road	230	2021	Riparian plantings installed in 2022
M. Jaques Wing Levee Road	42	2024	n/a
Monroy Ranch	200	2019	n/a
Muela Willow Glen Road	60	2020	n/a
Nuss	784	2007	Riparian hedgerows (2); oak clusters (4)
Ratto Family Preserve	60	2019	Conversion to irrigated pasture with fencing
Roza Howard Road	68	2017	n/a
Tony Machado Undine Road	427	2021	n/a
Torlai Preserve	101	2017	Emergent wetland creation
Wing Levee Road	347	2007	Riparian habitat creation; oak clusters (4)
Central Zone Row and Field Crop Preserves			

Preserve Name	Acres	Year Monitoring Began	Preserve Enhancements
Allegre	180	2011	n/a
Beck	190	2008	n/a
Borges Alder Avenue	33	2020	n/a
Brooks Liberty Road Property Preserve	275	2019	California ground squirrel (<i>Otospermophilus beecheyi</i>) control restricted
Clements Kramer McIntire Road	30	2024	Oak woodland and riparian plantings
Clements Remitz Highway 12	398	2019	California ground squirrel control restricted; noxious weed treatments
Clements Reynolds Highway 12	158	2019	California ground squirrel control restricted; noxious weed treatments; cattle exclusion fencing of riparian habitat
Clements Sheridan Preserve	688	2024	California ground squirrel control restricted
Clements Torlai Benevides Preserve	74.4	2024	n/a
Costa Terceira Lammers Property	97.3	2024	n/a
Delta College Liberty Road	140.8	2024	California ground squirrel control restricted
Destinations Anywhere Hieb Property	17	2019	n/a
Dutra	71	2016	n/a
El Rio	23.8	2007	Riparian habitat creation (valley elderberry longhorn beetle [<i>Desmocerus californicus dimorphus</i>])
Erman	172	2016	n/a
Fagundes Property Preserve	45	2019	n/a
Gaia Legacy Farms	142.3	2025	n/a
Gonsalves Tiago Ranch	139	2019	n/a
Greg Pombo Farms	104	2014	n/a
Gwerder	29	2016	Riparian plantings
Hansen	304	2007	
Hilder	1,282	2008	Wetland creation
Homestead Road	214	2016	Native grass field border (failed)
Jaques Family Properties	508.1	2011	Native grass ditch enhancement
Jensen Delta Avenue	37	2025	n/a
Larson	97	2015	Riparian hedgerow (brush rabbit habitat)
Lodi White Slough	21.25	2014	n/a

Preserve Name	Acres	Year Monitoring Began	Preserve Enhancements
Lodi/White Slough #2	83.3	2017	n/a
Los Acres	85.4	2016	n/a
Lower Sacramento Road	87	2022	Riparian and oak woodland habitat creation.
Machado	162.0	2007	Pond Improvements (removed by landowner in 2022 in violation of the conservation easement)
Manteca Hays Road	417	2019	n/a
Martins Family Canal Property	55	2016	n/a
Martins Family Delta Property	80	2014	n/a
Mattos Delta Avenue	34.9	2025	n/a
Mattos Laurel Blvd	37.2	2025	n/a
McManis Winery	20	2020	n/a
Mizuno	181.45	2011	n/a
Mizuno Hays Road	10.46	2018	n/a
Nakagawa	288	2008	Riparian habitat creation
Patricia Kibbe Alder Preserve	97	2024	n/a
Pellegrini Bacchetti Canal Blvd	25.7	2025	n/a
Pellegrini Canal Blvd	45.2	2025	n/a
Pellegrini Ranch	261	2014	n/a
Perry	5	2016	Native grass ditch enhancement; riparian plantings
Razzano Liberty Road Property	130	2019	California ground squirrel control restricted
San Joaquin County Landfill Liberty Road	202	2019	California ground squirrel control restricted
Seegers	84	2011	Native plant field hedgerow; riparian plantings
Surland D. Colli Property	30	2019	n/a
Surland Serrano Preserve	90	2019	n/a
Surland Silva El Rancho Preserve	60	2018	n/a
Wetmore Forest Lake Road	70	2020	Riparian habitat creation
Wright Road Ernie Pombo	71.6	2015	Riparian habitat creation (brush rabbit habitat)

Southwest Zone Grassland Preserves			
Connolly Carnegie Ranch	438.5	2025	California ground squirrel control restricted
Connolly Ranch ^a	1,122	2015	California ground squirrel control restricted
Connolly Union Livestock	1,243	2022	California ground squirrel control restricted
Cubiburu	984	2011	California ground squirrel control restricted
Jet Mulch Patterson Pass	14	2020	California ground squirrel control restricted
McDonald Kit Fox	3,200	2008	California ground squirrel control restricted
Musco Olive Patterson Pass	25	2019	California ground squirrel control restricted
Rustan	985	2006	California ground squirrel control restricted

^a Includes Phase 1, Phase 2, and Connolly Kola Bess Easements.



MPOCC/ITRDS/IGIS/Projects_205/HCP/05078_Delta/Map/Monitoring_Report_2025/06_1_06_Preserves_2025_Armed_db_1/28/2026

Figure 1
Location of Preserves Monitored in 2025



Preserve Enhancement Monitoring

Typically, when vegetation installation is a component of a preserve enhancement project, the survival, growth, and vigor of each plant or a sample of plants are monitored quantitatively to determine the success of the preserve enhancement(s). Success criteria are established for the project (typically defined in terms of plant survival), and when success criteria have been achieved, quantitative preserve enhancement monitoring is discontinued. Subsequently, a qualitative assessment of each preserve enhancement project is conducted annually, most often during the compliance monitoring visit.

Quantitative Preserve Enhancement Monitoring

Typically conducted for 3 years, quantitative vegetation monitoring consists of individual assessments of either all plants—or for larger enhancement projects a sample of plants—to record survival, and vigor. If survival criteria are not met, quantitative monitoring may be extended for additional years until survival criteria are met. Alternatively, in some cases plants become well established quickly and exhibit such rapid growth that survival monitoring becomes impractical because not all individual plants can be identified and/or access to individual plants is restricted.

Plant Survival

Identifying individual plant species' survival rates provides valuable information about a site's ability to support preserve enhancements. It also serves to ensure that the target habitat goals for each preserve are achieved (e.g., valley elderberry longhorn beetle habitat, mixed-canopy riparian forest, or valley oak [*Quercus lobata*] habitat). Survival rates are determined based on the total number of plants of that species originally planted in each planting area. Plants are recorded as dead if there is no viable aboveground growth visible. For example, if all the leaves on a tree are brown but an examination of the stems and branches shows viable stem vigor, the plant will be considered alive, although it may be given a low vigor rating.

Plant Vigor

The determination of vigor considers disease symptoms, low-density foliage, atypical leaf color, stem and foliar vigor (e.g., signs of desiccation, leaf curl), browsing or other wildlife-related damage, and vandalism. A vigor rating of *good*, *fair*, or *poor* (values of 3.0, 2.0, and 1.0, respectively) is assigned to each planting. Dead plants are not assigned a vigor rating. The ratings are defined below.

- **Good (3.0):** a seedling with less than 25% of its above-ground growth exhibiting one or more of the factors listed above.
- **Fair (2.0):** a seedling with 25–75% of its aboveground growth exhibiting one or more of the factors listed above.
- **Poor (1.0):** a seedling with more than 75% of its above-ground growth exhibiting one or more of the factors listed above.
- **Dead:** a seedling that is no longer visible or does not appear capable of growth.

Seeded areas are observed to ensure that the seed mix provides adequate vegetative cover and/or erosion control protection, depending on the project intent. Visual observations are used to assess cover as well as the presence/absence of invasive non-native weed species.

In 2025, quantitative enhancement monitoring was performed at the Wetmore Forest Lake Road, Costa Roberts Road, and the Clements Kramer McIntire Road Preserves, and on the Cotta Road/Nuss Hedgerows enhancement project.

Qualitative Preserve Enhancement Monitoring

Qualitative preserve enhancement monitoring at site where enhancements include installation of vegetation consists of a visual inspection of the enhancement to assess general trends in the health of the habitats created by looking at overall trends in survival and growth and indicators of stress such as broken limbs, presence and abundance of weeds and invasive species, and damage due to vandalism, accidents, farming practices, and natural or other factors.

Qualitative preserve enhancement monitoring was conducted in 2025 on all preserves where preserve enhancements in the form of vegetative plantings have been installed.

Effectiveness Monitoring

See Appendices D and F for details on the methods used for effectiveness monitoring in 2025.

Results

Compliance Monitoring

A total of 86 properties were monitored in 2025 to assess compliance with the terms and conditions of their respective conservation easements and to determine what crops were grown in 2025. The approximate numbers of all species observed during the site visit were recorded. Results of the compliance monitoring effort are summarized in Table 2.

No significant issues with compliance were detected in 2025. However, a few minor compliance issues were noted. Fencing around one of the oak clusters on the Wing Levee Road Preserve has been removed and a large fertilizer tank is parked in the middle of the enhancement which has been there since 2018. The tank needs to be removed. Vehicle tracks associated with the placement of bee hives in the southern half of the riparian hedgerow enhancement project are still apparent.

In 2025, an ecological assessment was completed at the Machado Pond, where all vegetation was removed in 2022 in violation of the Conservation Easement and associated Preserve Management Plan. The assessment concluded that the grading done by the landowner had not significantly altered the contours of the pond that had been installed to create distinct habitat types within the pond based on elevation and average water depth. This conclusion was based on observations of the recurrence of some species planted as part of the original enhancement project initiated in 2007. Apparently, the grading had also not been deep enough to remove all the underground parts of some planted species and thus, some of the planted species are coming back in some of the areas where they had previously been planted and had become established. However, not all species are coming back and the species that are coming back do

no occur in all areas where they had established before the landowner's "maintenance action". In addition, the maintenance action created a situation that allowed for the invasion of the pond by water primrose (*Ludwidia peploides*), which is an invasive species that degrades both habitat values and the functionality of the pond. Recommendations were made for remediation of habitat values that should be carried out at the expense of the landowner.

The riparian area cattle exclusion fencing on the Clements Remitz Preserve that was left open and was subsequently grazed in 2023 appears to be operating properly. Grass cover has fully recovered although no evidence of colonization by riparian shrubs or trees was detected.

Large patches of yellow star-thistle (*Centaurea solstitialis*) persist along Dry Creek on the Brooks, Razanno, and (to a lesser extent) the San Joaquin Liberty Road Preserves. This issue of invasive yellow star-thistle on grazing lands is being actively addressed in the Clements area on the Clements Reynolds, Clements Remitz, and Clements Sheridan Preserves. Patches of yellow star thistle appear to be significantly reduced on the Clements preserves by the end of the 2025 growing season.

The areas of the Connolly Union Livestock, McDonald kit fox, and Cubiburu Preserves that were burned in a grass fire in 2024 appear to have recovered. While some areas exhibited greater grass growth than others, all burned areas saw a return of grass cover and it appears that no oak trees were lost due to the fire.

Table 3. Compliance Monitoring Results in 2025

Preserve Name	Date	Crops	No. Species Observed	Covered Species Observed
Delta Zone Row and Field Crop Preserves				
Bettencourt Fink Road	10/17	Hay	15	Loggerhead shrike (<i>Lanius ludovicianus</i>)(1)
Bettencourt Wing Levee Property Preserve	8/6	Alfalfa, hay	8	
Burchell Family Trust Preserve	8/20	Irrigated pasture, alfalfa, corn, tomato, wheat	11	Great egret (<i>Ardea alba</i>) (3), Great blue heron (<i>Ardea herodias</i>) (1)
Costa Howard Road	10/17	Corn, garlic	17	Ferruginous hawk (<i>Buteo regalis</i>) (1) Great egret (3)
Costa Roberts Road	9/25	Tomato, squash, corn	7	Great egret (1)
Cotta Road Preserve	8/14	Corn, watermelon, basil, tomatoes, peppers	14	Great egret (2), Great blue heron (1)
D.A. Strecker Property	9/25	Alfalfa, fallow	7	
D'Alonzo Highway 4 Property	8/20	Irrigated pasture	4	Swainson's hawk (1)
Garcia Undine Road	9/25	Cucumbers, peppers, Sudan grass	11	Great egret (2)
Gikas Wing Levee Property	8/6	Alfalfa, black-eyed beans	5	Swainson's hawk (1)
Gur-Jai Cotta Road	8/20	Alfalfa	6	Great egret (3), Great blue heron (1), Snowy egret (<i>Egretta thula</i>) (4)
Ishizuka Preserve	8/13	Oats	6	Great egret (1), Great blue heron (1)
Jaques Highway 4 Property	8/20	Tomato, garlic, corn	4	
Jaques Willow Glen Road	9/30	Pumpkin, wheat	3	
Jaques Wing Levee Preserve	8/6	Alfalfa, wheat	9	Swainson's hawk (1), Loggerhead shrike (1), Great egret (1)
M. Jaques Wing Levee	8/6	Fallow	8	
Kennedy Jaques Wing levee	8/6	Alfalfa, fallow	1	Swainson's hawk (1), Great egret (1), Great blue heron (1)
Monroy Ranch Preserve	9/30	Alfalfa, wheat	5	Loggerhead shrike (1), Great egret (1)
Muela Willow Glen Road	9/30	Corn, wheat	6	

Preserve Name	Date	Crops	No. Species Observed	Covered Species Observed
Nuss Farms	8/14	Tomato, wheat, peppers, garlic, watermelon	12	Swainson's hawk (2), Great egret (1), Great blue heron (2)
Ratto Family Property Preserve	9/30	Corn, irrigated pasture	5	
Roza Howard Road Preserve	9/30	Tomato	7	California horned lark (<i>Eremophila alpestris actia</i>) (8)
Tony Machado Undine Road	9/25	Corn, tomato	11	Swainson's hawk (1), Great egret (1)
Torlai Property Preserve	9/25	Fallow, irrigated pasture,	8	Double-crested cormorant (<i>Nannopterum auritum</i>) (2), Great egret (1), Great blue heron (1)
Wing Levee Road	9/30	Alfalfa, unknown	12	Great egret (5), Great blue heron (3)
Central Zone Row and Field Crop Preserves				
Alegre Preserve	11/7	Pumpkin, lima beans, watermelon	6	
Beck Preserve	6/2	Irrigated pasture	5	
Borges Alder Avenue	8/12	Cucumber	1	
Brooks Liberty Road Property Preserve	10/30	Dry pasture	14	White-tailed kite (<i>Elanus leucurus</i>) (1)
Clements Kramer McIntire Road	11/6	Mixed oak woodland	5	
Clements Remitz Highway 12 Preserve	10/28	Dry pasture, blue oak savannah	19	Northern harrier (<i>Circus hudsonius</i>) (1)
Clements Reynolds Highway 12 Preserve	10/28	Dry pasture	10	Great egret (2), Northern harrier (1)
Clements Sheridan Preserve	11/6	Dry pasture, blue oak savannah	11	
Clements Torlai Benevides	11/6	Irrigated pasture, dry pasture	10	
Costa Terceira Lammers Property Preserve	10/17	Alfalfa	3	Swainson's hawk (1)
Delta College Preserve	10/27	Vernal pool grasslands, great valley mixed riparian forest, dry pasture	4	White-tailed kite (2), Great egret (1)
Destinations Anywhere Hieb Property Preserve	10/21	Alfalfa	0	
Dutra Family Property	8/19	Alfalfa	2	

Preserve Name	Date	Crops	No. Species Observed	Covered Species Observed
El Rio Farms	4/30	Great valley mixed riparian forest	10	
Erman Liberty Kennefick Road	5/27	Irrigated pasture, dry pasture	11	Swainson's hawk (2)
Fagundes Property Preserve	10/21	Irrigated pasture	8	
Gaia Legacy Farms	10/17	Garlic	6	Great blue heron (1), Great egret (1), Loggerhead shrike (1)
Gonsalves Tiago Ranch Preserve	12/4	Irrigated pasture	15	Great egret (1)
Greg Pombo Farms Preserve	8/12	Alfalfa, cucumbers	7	Great egret (1)
Gwerder Preserve	10/21	Alfalfa	3	Northern harrier (1)
Hansen Preserve	11/7	Alfalfa, irrigated pasture, dry pasture, wheat	19	Great egret (1)
Hilder Preserve	6/2	Dry pasture, irrigated pasture	20	Swainson's hawk (1), Great egret (6), Great blue heron (1)
Homestead Road Preserve	11/7	Alfalfa	6	Great egret (16), great blue heron (4), white-faced ibis (<i>Plegadis chihi</i>) (30), long-billed curlew (<i>Numenius americanus</i>) (30)
Jaques Family Properties Preserve	8/12	Safflower, tomato, corn, cucumber	14	Great egret (2), Loggerhead shrike (1)
Jensen Delta Avenue	8/19	Hay	3	Swainson's hawk (1)
Larson	8/12	Tomato	6	
Lodi White Slough Preserve	4/23	Ruderal	3	
Lodi White Slough Preserve #2	4/23	Alfalfa, wheat	4	Swainson's hawk (1)
Los Acres Preserve	11/7	Alfalfa, hay	3	
Lower Sacramento Road WHC Preserve	10/27	Great valley riparian forest, elderberry savanna	12	Cooper's hawk (<i>Accipiter cooperii</i>) (1)
Machado Preserve	8/22	Irrigated pasture, vernal pool complex	7	Great egret (12)
Manteca Hays Road Preserve	10/31	Alfalfa, lima beans, fallow	8	Great egret (1)
Martin Family Canal Property Preserve	10/21	Alfalfa	5	Great egret (1)
Martin Family Delta Avenue	8/19	Hay	2	Great egret (1)

Preserve Name	Date	Crops	No. Species Observed	Covered Species Observed
Mattos Delta Avenue	8/19	Hay	2	
Mattos Laurel Blvd.	10/21	Alfalfa	3	Cooper's hawk (1)
McManis Winery	11/7	Great valley riparian forest	8	
Mizuno Hays Road Preserve	10/31	Lima beans	4	Great egret (1)
Mizuno Preserve	10/31	Lima beans, safflower, fallow	19	
Nakagawa Preserve	5/16	Irrigated pasture	32	Yellow warbler (<i>Setophaga petechia</i>) (1)
Patricia Kibbe Alder Preserve	8/12	Hay	6	Great egret (2)
Pellegrini Bacchetti Canal Blvd.	8/19	Alfalfa	1	
Pellegrini Canal Blvd.	8/19	Alfalfa	4	
Pellegrini Ranch	8/19	Alfalfa	12	Loggerhead shrike (1) White-faced ibis (55), Great egret (1), Great blue heron (1)
Perry Property Preserve	8/12	Hay	1	
Razzano Liberty Road Property Preserve	10/30	Dry pasture	8	
S.J. County Landfill Liberty Road Preserve	10/30	Dry pasture	16	Cooper's hawk (1), White-tailed kite (1)
Seegers Preserve	11/7	Alfalfa	3	Sandhill crane (<i>Antigone canadensis</i>) (5)
Surland D. Colli Property Preserve	10/21	Alfalfa	3	
Surland Serrano Preserve	10/21	Alfalfa	2	
Surland Silva El Rancho Property Preserve	10/21	Alfalfa, hay	1	
Wetmore Forest Lake Road	6/2	Great valley mixed riparian forest	3	
Wright Road Ernie Pombo Preserve	11/7	Alfalfa	10	

Preserve Name	Date	Crops	No. Species Observed	Covered Species Observed
Southwest Zone Grassland Preserves				
Connolly Carnegie Ranch	12/5	Foothill grasslands, scrub	10	Golden eagle (<i>Aquila chrysaetos</i>) (1)
Connolly Ranch	12/2	Foothill grasslands, blue oak savanna	9	Golden eagle (1)
Connolly Union Livestock Preserve	11/24	Foothill grasslands	3	
Cubiburu Preserve	12/2	Foothill grasslands	7	Golden eagle (1), California horned lark (6)
Jet Mulch Patterson Pass	12/4	Foothill grasslands	3	Burrowing owl (<i>Athene cunicularia</i>) (1), Loggerhead shrike (1)
McDonald Kit Fox Preserve	11/25	Foothill grasslands	11	Burrowing owl (2), California horned lark (5)
Musco Olive Patterson Pass Road Preserve	12/4	Foothill grasslands	2	
Rustan Preserve	11/24	Foothill grasslands	8	

Preserve Enhancement Monitoring

Preserve enhancements in the form of vegetative plantings have been implemented on 25 preserves as of December 31, 2025. Preserve enhancements that include vegetation installation have been highly successful on most preserves. The exceptions include the Machado Preserve, where all enhancements were removed by the landowner in 2022; the Hansen Preserve, where enhancements failed due to inadequate protection from cattle grazing; and the Homestead Road Preserve, which was a landowner-installed native grass buffer enhancement.

Qualitative Preserve Enhancement Monitoring

The status of each preserve enhancement project as of December 31, 2025, is summarized in Table 3. A complete description of each enhancement project with an annual update statement is provided in Appendix C, *Description of Preserve Enhancements Installed on SJMSCP Preserve Lands*.

Table 4. Summary of Preserve Enhancement Monitoring in 2025

Preserve Name	Preserve Enhancements Implemented	Enhancement Status
Enhancements with Vegetation Installation		
Burchell Family Trust	Two oak trees planted	Trees are healthy and growing
Clements Kramer McIntire Road	Oak savannah, oak woodland, riparian, and emergent marsh habitat plantings	Plants installed in 2023/2024; see <i>Quantitative Preserve Enhancement Monitoring</i> below
Coldani Guard Road	Riparian planting with native grass border	Installed in fall 2025.
Costa Roberts Road	Riparian Plantings on land side of San Joquin River	Plants installed in fall 2024; see <i>Quantitative Preserve Enhancement Monitoring</i> below
Cotta Road	Native grass ditch enhancement, wetland creation, riparian habitat plantings; pollinator hedgerow installed in 2024	Successfully developing per plan; see <i>Quantitative Preserve Enhancement Monitoring</i> below
D.A. Strecker Property	Riparian plantings	Continuing to develop slowly. The removal of invasive red river gum began in 2025.
Garcia Undine Road	Native grass ditch enhancements; riparian plantings.	Grading was completed in 2025 but seeding and planting did not occur until late fall 2025.
El Rio	Riparian habitat creation (valley elderberry longhorn beetle)	Fully developed per plan; Pampas grass (<i>Cortaderia selloana</i>) invasion may need attention
Gwerder	Riparian plantings	Fully developed per plan; native rye grass (<i>Leymus</i> spp.) is successfully excluding weeds except for the upper perimeter.
Hansen	Riparian plantings (failed, project abandoned)	Failed due to inadequate plant protection from cattle

Preserve Name	Preserve Enhancements Implemented	Enhancement Status
Hilder	Wetland creation	Fully developed per plan; flash grazing, weed treatment, and enlargement for recommended for southern enhancement area.
Homestead Road	Native grass field border (failed, project abandoned)	Failed due to inadequate maintenance (enhancement established by landowner)
Jaques Family Properties	Native grass ditch enhancement	Fully developed per plan; native rye grass dominates now; perennial pepperweed (<i>Lepidium latifolium</i>) invading bottom of ditch at north end and will be removed by landowner as part of ditch maintenance to restore flow.
Jaques Willow Glen Road	Riparian plantings	Continuing to develop slowly with some issues with survival. Surviving valley and live oaks and box elder growing, coyote bush expanding. Native rye grass and non-native grasses flush in spring and then die off.
Kennedy Jaques Wing Levee	Riparian plantings installed in 2022	Successfully developing per plan; Wild rye dominates southern half, but northern half is dominated by non-native grasses. Coyote bush continues to expand.
Larson	Riparian hedgerow (brush rabbit habitat)	Successfully developed per plan; Canal side cleared, irrigation side still has weed issues.
Lower Sacramento Road	Oak woodland and riparian habitat installation	Successfully developing per plan; see <i>Quantitative Preserve Enhancement Monitoring</i> below
Machado	Wetland habitat expansion (pond, failed)	Landowner removed all vegetation from pond in 2022; reparations are being discussed
Nakagawa	Riparian habitat creation	Fully developed per plan.
Nuss	Riparian hedgerows (2), oak clusters (4)	Fully developed per plan.
Nuss / Cotta Road	Pollinator hedgerows	Successfully developing per plan; see <i>Quantitative Preserve Enhancement Monitoring</i> below
Perry	Native grass ditch enhancement; riparian plantings	Riparian plantings successfully developed per plan; Native rye now dominates north bank of ditch.
Seegers	Native plant field border hedgerow; riparian plantings	Riparian plantings and hedgerow successfully developed per plan; hedgerow recovered after farmer tilled too close to shrubs in 2023.

Preserve Name	Preserve Enhancements Implemented	Enhancement Status
Torlai Preserve	Landowner emergent wetland creation	Landowner has discontinued further development; tule has expanded slightly;
Wetmore Forest Lake Road	Riparian habitat creation; additional plantings installed in winter 2024	Successfully developing per plan; see <i>Quantitative Preserve Enhancement Monitoring</i> below
Wing Levee Road	Riparian habitat creation, oak clusters (4)	Successfully developed per plan; Mortality in southern half of riparian hedgerow has abated and oaks and coyote brush continue to grow and expand.
Wright Road Ernie Pombo	Riparian habitat creation (brush rabbit habitat)	Successfully developed per plan.
Enhancements without Vegetation Installation		
Clements Remitz Highway 12	California ground squirrel control restricted; noxious weed treatments	Noxious weed treatment partially successful
Clements Reynolds Highway 12	California ground squirrel control restricted; noxious weed treatments; cattle exclusion fencing of riparian habitat	Noxious weed treatment partially successful
Clements Sheridan	California ground squirrel control restricted; noxious weed treatments	Effectiveness of weed treatments will be unknown until spring 2026

Preserve Name	Preserve Enhancements Implemented	Enhancement Status
Grassland Preserves with Ground Squirrel Controls		
Brooks Liberty Road Property	California ground squirrel control restricted	No ground squirrels observed in 2025
Connolly Ranch	California ground squirrel control restricted	Ground squirrels observed for the first time on eastern edge of Phase 1. Ground squirrels expanded distribution in Phase 2.
Connolly Union Livestock	California ground squirrel control restricted	Ground squirrels widely distributed
Cubiburu	California ground squirrel control restricted	Ground squirrels widely distributed
Jet Mulch Patterson Pass	California ground squirrel control restricted	Ground squirrel burrows widely distributed
McDonald Kit Fox	California ground squirrel control restricted	Ground squirrels widely distributed
Musco Olive Patterson Pass	California ground squirrel control restricted	No ground squirrels observed in 2025
Razzano Liberty Road Property	California ground squirrel control restricted	No ground squirrels observed
Rustan	California ground squirrel control restricted	Ground squirrels widely distributed
San Joaquin County Landfill Liberty Road	California ground squirrel control restricted	No ground squirrels observed in 2025

Quantitative Preserve Enhancement Monitoring

Quantitative preserve enhancement monitoring was attempted on the Wetmore Forest Lake Road, Cotta Road, Lower Sacramento Road, Clements Kramer McIntire Road, Costa Roberts Road, and Cotta Road/Nuss pollinator hedgerows enhancement projects in 2025.

Wetmore Forest Lake Road Preserve

Preserve enhancements were installed on this preserve in winter 2021/2022 and winter 2024/2025. Overall, the plants within the habitat patches appear to be responding well to the persistent flooding that occurs after heavy rain and high-flow events and interactions with wildlife. The plantings installed in 2021/2022 are establishing well, with planted trees, shrubs, and herbaceous species contributing to diverse native species composition as well as complex vertical structure, with most planting patches supporting 20-30-foot-tall trees now. These areas were fenced in for two years to inhibit herbivory. The 2024/2025 plantings included only cuttings (i.e., stake planting and not container plants) and were installed around each 2021/2022 planting patch to expand the planting patches. Approximately 80 percent of the 2024/2025 stake plantings were installed with browse cages. Table 4 shows the survival and condition of the new stake plantings in Year 1 of their monitoring.

Table 5. Performance Monitoring Results for Year 1 Stake Plantings at the Wetmore Forest Lake Road Preserve in 2025

Plant Species	Number Originally Planted	Year 1 Number of Live Plants Observed	Year 1 Survival (%)	Year 1 Plant Vigor (quantity by category)		
				Good	Fair	Poor
Fremont cottonwood (<i>Populus fremontii</i>)	50	0	0%	0	0	0
Arroyo willow (<i>Salix lasiolepis</i>)	50	17	34%	9	5	3
Goodding's willow (<i>Salix gooddingii</i>)	50	16	32%	3	7	6
Sandbar willow (<i>Salix exigua</i>)	50	20	40%	3	13	4
Total all plants	200	43	22%	15	25	13

The stake plantings are not establishing well, with high mortality documented in the first year. Stake planting typically requires planted stakes to be saturated for a prolonged period after planting to ensure root growth. Based on the first year's results it appears the area did not experience saturated soil conditions long enough for root growth. In addition, the browse cages installed around approximately 80% of the stake plantings—while necessary to protect plantings from herbivory—also provided “scaffolding” for non-native invasive plants, primarily field bindweed (*Convolvulus arvensis*) to establish and compete with stake plantings, although efforts were made to remove the bindweed during maintenance visits.

Adding to the established plating patches using stake plantings was an experiment to determine if expansion of the riparian habitat could be achieved without the high cost of using container plants with irrigation in addition to the cost of protecting plantings from deer browsing.

Naturally occurring seedlings of native tree species were observed outside the planting areas. An alternative strategy might be to conduct a spring survey for seedlings and install browse cages around these individuals.

The container plants planted in winter 2021/2022 are performing well. Fences installed to protect plantings from deer browsing have been removed but the t-posts remain. It is recommended that these t-posts are removed.

Cotta Road Preserve

Preserve enhancements on this preserve were implemented in fall 2022. Enhancements included work on toe drain ditches, creation of a wetland bench, creation of two riparian habitat areas, and relocation of some drainage ditches and farm roads.

The riparian areas are densely covered in well-established plantings such that survival counting is not feasible. Therefore, a qualitative assessment is provided.

The riparian areas support planted trees and shrubs that are growing quickly, with 30-foot-tall cottonwoods, oaks, and willows; 10- to 20-foot-tall mulefat and elderberries; and 4- to 8-foot-tall California rose. These riparian areas are establishing well with complex vertical structure already present. It is likely that the plantings have been able to tap into groundwater associated with the nearby Sycamore Slough and Upland Canal. Additionally, shrub and herbaceous plantings are

also establishing well and expanding beyond their planting locations. In areas where they are not the dominant cover, non-native poison hemlock and wild mustard are dominant. The drill seeded areas within the riparian areas are not noticeable.

The wetland bench is functioning well, and plants appear to be inundated long enough to maintain good growth and vigor. This wetland bench is dominated by rushes, but volunteer willow and cottonwood seedlings are becoming established and may take over the wetland bench if not managed.

The ditch enhancement projects appear to be establishing well, with native creeping wild rye spreading and becoming the dominant species on slopes where it was seeded. The enhanced ditches were invaded by water primrose, but it appears the primrose was controlled successfully with herbicides without damaging the native grass slopes. There has been recruitment of abundant willow and cottonwood seedlings in the bottom of the ditches, as well as cattails, which will require control. Removal of trees and herbicide treatment of stumps is scheduled to occur in early 2026.

Lower Sacramento Road Preserve

Preserve enhancements on this preserve were initiated in fall 2022. The preserve enhancements consist of conversion of the entire portion of the property previously used to grow winter wheat (*Triticum aestivum*) to oak/elderberry woodland and the planting of riparian plants around the slough in the center of the property.

The riparian and oak/elderberry woodland areas are performing well, with high rates of survival. There is evidence of herbivory, but the levels do not seem to deleteriously affect overall survival or growth. The planted herbaceous and shrub species were observed as doing well, expanding beyond their planting locations. These plantings are establishing well and contribute to dominating ground cover where they occur. Native grass broadcast seeding in this area was completed in fall 2024 and subsequent broadleaf herbicide applications have been implemented to encourage grass establishment. Overall it appears that the broadcast seeding has not been effective in establishing native grasses. Most of the grass species observed was Italian rye grass and wild oat, both non-native and invasive species. However, these seeded areas were limited in their broadleaf cover, demonstrating effective broadleaf management efforts.

Irrigation was removed at the end of the 2025 growing season due to good establishment of plantings. It is recommended that planting areas continue to be qualitatively assessed to analyze effects of irrigation removal and the progress of native grass establishment.

Clements Kramer McIntire Road Preserve

Preserve enhancements on this preserve were initiated in spring 2024 with the planting of riparian plants along the perimeter of the irrigation water storage pond and the planting of approximately 18 acres of oak woodland habitat in the former orchard.

In fall 2024 as part of a SLEWS project (Student and Landowner Education and Watershed Stewardship, a program that encourages high-school students to dig into habitat restoration through real projects on farms, ranches and open spaces), additional riparian plantings and approximately 25 California bullrush (*Schoenoplectus californicus*) and 25 hardstem bullrush (*Schoenoplectus. Acutus*) were planted at the eastern edge of the pond.

In winter 2024/2025, 23 interior live oaks and 23 blue oaks (*Quercus douglasii*) were planted in the uplands surrounding the pond to create/restore oak savanna habitat.

Table 5 shows the survival and condition results from the Year 2 monitoring event. The planting areas monitored can be divided into three two areas: oak woodland, riparian, and oak savanna.

Table 5. Performance Monitoring Results for Year 2 for All Plants at the Clements Kramer McIntire Road Preserve in 2025

Plant Species	Number Originally Planted	Year 1 Number of Live Plants Observed	Year 2 Number of Live Plants Observed	Year 1 Survival (%)	Year 2 Survival (%)	Year 1 Plant Vigor (quantity by category)		
						Good	Fair	Poor
Oak Woodland								
Elderberry	1	1	1	100%	100%	1	0	0
Coyote brush	77	77	68	100%	88%	63	5	0
Silver bush lupine (<i>Lupinus albus</i>)	24	24	19	100%	79%	19	0	0
Western redbud (<i>Cercis occidentalis</i>)	49	49	44	100%	90%	39	4	1
Blue oak	104	104	97	100%	93%	84	10	3
California buckeye	42	42	41	100%	98%	20	13	8
Interior live oak	85	85	85	100%	99%	76	9	0
Valley oak	63	63	54	100%	86%	52	1	1
Riparian								
Red willow (<i>Salix laevigata</i>)	8	8	8	100%	100%	7	1	0
Fremont cottonwood*	28	23	28	82%	100%	21	6	1
Gooddings willow (<i>Salix gooddingii</i>)	1	1	1	100%	100%	1	0	0
Mulefat	31	31	31	100%	100%	18	10	3
Sandbar willow	15	15	15	100%	100%	15	0	0
Box elder (<i>Acer negundo</i>)	5	N/A	5	100	80%	4	1	0
Oak Savanna								
Interior live oak (<i>Quercus wislizeni</i>)	23	12	N/A	52%	N/A	10	1	1
Blue oak (<i>Quercus douglasii</i>)	23	10	N/A	44%	N/A	6	2	2

The oak woodland plantings are exhibiting good survivorship in their second year, with some die off, but most surviving individuals are either in good or fair condition. Herbaceous plantings were not counted this year as they have established to the point where distinguishing individual plants is too difficult. There were some replacement plantings installed with gopher netting surrounding their roots. Because gopher netting can restrict root growth and establishment over time, based

on the favorable survival rates observed it is likely that the cost of gopher netting may outweigh the benefits of installing it. In 2024 it was noted that plantings with tree tubes were in worse condition than those without tree tubes, and the tree tubes were subsequently removed. It was also noted in 2024 that many plantings had outgrown their browse cages and thus most browse cages were also removed. Plantings with their tree tubes removed are now mostly in good condition and it is recommended that any remaining tree tubes be removed. Plantings with their browse cages removed continue to establish well and it is recommended that continued browse cage removal be conducted as needed.

Some of the sites in which acorns were planted had more than one acorn from a planting site sprout. It is recommended that these sites not be culled.

The interstitial areas between plantings have been effectively managed through multiple herbicide applications and mowing to reduce competition with plantings and reduce the seed bank in preparation for drill seeding native grasses. The site was drill seeded in fall 2025.

The riparian planting areas are establishing well, with high survival and good vigor. It was noted that there are new willow volunteers present which were not counted, but these indicate suitable recruitment and establishment conditions. Plantings have likely tapped into groundwater. Note, Santa Barbara sedge, common rush, creeping wildrye, and California rose were not counted as they have now established to the point where distinguishing individuals is too difficult. It is recommended that any tree tubes remaining in this area be removed. This planting area is also fenced in, so it is recommended that any browse cages within riparian planting areas be removed as well. Some browse cages were removed last year but their supporting t-posts remain so it is recommended that these t-posts also be removed.

The oak savanna is not performing well, with abundant die off in year 1. However, most individuals surviving are in good condition and are expected to continue to persist and establish. It is recommended that dead individuals be replaced with container plants rather than acorns.

Costa Roberts Road Project

The Costa Roberts Road preserve enhancement project was initiated in fall 2024 and included an approximately 1-acre riparian habitat planting on the land side of the adjacent San Joaquin River levee and the removal of several large red river gum (*Eucalyptus*) trees that were invading the adjacent D.A. Strecker preserve enhancement project and would have invaded this enhancement as well.

Planting included 368 DP-40-size shrub container seedlings and 50 TP4-size cottonwood container plants. A temporary irrigation system was installed. Irrigation will continue for 2 years and weed management will continue for 3 years. The area will be broadcast seeded with a native grass mix in the fall of 2026. Table 6 shows the Year 1 monitoring results.

Table 6. Performance Monitoring Results for Year 1 of Riparian Plantings at the Costa Roberts Road Preserve in 2025

Plant Species	Number Originally Planted	Year 1 Number of Live Plants Observed	Year 1 Survival (%)	Year 1 Plant Vigor (quantity by category)		
				Good	Fair	Poor
Fremont cottonwood (<i>Populus fremontii</i>)	25	23	92%	21	2	0
Mule fat (<i>Baccharis salicifolia</i>)	122	107	88%	105	2	0
Coyote brush (<i>Baccharis pilularis</i>)	122	113	93%	106	6	1
Rosa californica (<i>Salix exigua</i>)	123	123	100%	116	7	0
Goodding's willow (<i>Salix gooddingii</i>)	25	12	48%	9	3	0
Total all plants	417	378	91%	N/A	N/A	N/A

Overall, this site is establishing well except for Goodding's willows, which were cuttings that were planted when insufficient numbers of Fremont cottonwood could be obtained. Survival of the willow cuttings was poor. Most of the dead or surviving plants in poor condition have tree tubes and it is therefore recommended that they be removed. The interstitial areas between plantings has been well managed through multiple herbicide applications and mowing to reduce competition with plantings and reduce the seed bank in preparation for broadcast seeding in fall 2026.

The effort to eradicate the invasive and non-native eucalyptus trees present around the planting area along and on the levee was initiated in 2025. Trees were cut to their base and treated with an appropriate herbicide. Bucked limbs and trunks were placed in piles along the south and west side of the planting area and chipped mulch was spread on the landside of the levee. The initial phase of the eradication project was largely successful, although there were noted instances of resprouting from stumps, as well as numerous seedlings establishing both on the landside and waterside of the levee as well as on top of the levee. Continued mechanical and chemical management will be necessary to achieve eradication.

Cotta/Nuss Hedgerow Project

Preserve enhancements on this preserve were initiated in early 2024. The preserve enhancements consist of hedgerow plantings along existing agricultural fields extending approximately 5,750 feet. Table 7 shows the survival and condition results of the plantings for the Year 1 monitoring event.

Table 7. Performance Monitoring Results for Year 2 for All Plants on the Cotta/Nuss Hedgerow Project in 2025

Plant Species	Number Originally Planted	Year 1 Number of Live Plants Observed	Year 2 Number of Live Plants Observed	Year 1 Survival (%)	Year 2 Survival (%)	Year 1 Plant Vigor (quantity by category)		
						Good	Fair	Poor
California fuchsia (<i>Epilobium canum</i>)	59	46	24	78%	41%	8	16	0
Penstemon (<i>Penstemon</i> spp.)	55	38	35	69%	64%	32	1	2
Salvia bee bliss (cultivar; no scientific name)	109	103	62	95%	57%	58	3	1
California buckwheat (<i>Eriogonum fasciculatum</i>)	52	63	34	83%	65%	30	4	0
Coffeeberry	14	14	14	100%	100%	6	7	1
Coyote brush	26	26	25	100%	96%	23	2	0
Quail bush	3	3	3	100%	100%	3	0	0
Toyon	7	7	7	100%	100%	7	0	0
Western redbud	39	34	32	85%	82%	14	16	2
Goodding's willow	1	1	0	0%	0%	0	0	0
Valley oak	7	7	8	100%	114%	6	2	1
Total all plants	372	342	244	92%	66%	187	51	7

Note, creeping wildrye, gumplant, deergrass, and California rose were not counted as they have expanded beyond their initial planting area and accurately distinguishing individual plants is now difficult. These species were noted as establishing well, are in good condition, and contribute to most of the native plant cover within planting areas. Species including California fuchsia, Penstemon, Salvia bee bliss, and California buckwheat experienced abundant die off this past year; these species were likely being outcompeted by other planted species including creeping wildrye and gumplant. Given the year 2 results, it is recommended that other species be considered if dead plants are replaced.

Barn Owl Box Monitoring

Barn owl (*Tyto alba*) boxes have been installed on the preserves listed in Table 8. Two of the preserves where boxes were installed no longer have functional boxes (D'Alonzo and Wing Levee Road). Only one of the six preserves where barn owl boxes have been installed and are still functional had two boxes that were simultaneously occupied in 2025. Evidence of use of the boxes by barn owls was found on four of the six preserves with extant and functional owl boxes in 2025, and successful reproduction was noted at two preserves.

Table 8. Summary of Barn Owl Box Monitoring in 2025

Preserve Name	No. of Boxes Installed (extant and functional)	No. of Boxes Occupied	Notes
D'Alonzo Highway 4 Property	2(0)	N/A	Only one owl box is extant, and the pole is bent so the box is not level. Not included in the analysis.
Jaques Family Properties	4 (2)	0	Owl box near photo station 6 – no evidence of occupancy. Box near photo station 9 had bones and shite wash but no pellets.
Kennedy Jaques Wing Levee	5	1	Adult in box at north end. Two dead juveniles observed - probably from predation.
Nakagawa	4	3	Two boxes occupied by adults and one box occupied by at least 3 juveniles.
Pellegrini Preserve	5 (3)	0	One box is tilted and probably no longer suitable. The other 3 have evidence of occupancy but could not get a view into the boxes to confirm occupancy.
Perry	2(1)	0	Box near photo station 1 unoccupied; second box no longer extant.
Wing Levee Road	4(0)	N/A	No extant owl boxes
Wright Road Ernie Pombo	1	0	No evidence of occupancy

Discussion

Monitoring in 2025 included compliance monitoring, enhancement monitoring, and biological effectiveness monitoring, the latter including Swainson's hawk surveys and land cover mapping.

Compliance Monitoring

Compliance monitoring in 2025 revealed very few issues with landowners not complying with the terms and conditions of their respective conservation easements. The Machado Preserve continues to be out of compliance due to the landowner removing all the vegetation from the enhancement project, but the ecological assessment completed in 2025 provides the basis for negotiation of a resolution with the landowners.

Other minor issues regarding use of areas set aside for preserve enhancements were noted, but no large-scale removal of vegetation or conversion of easement lands to non-compatible crop types or other uses were noted. No substantial issues with invasive weeds or animals were reported by landowners, although yellow star-thistle continues to be an issue on almost all the grazing lands in the preserve system outside the Southwest Zone, particularly those along Liberty Road in the north part of the County. The issue is being addressed on all grassland preserves in the Clements area.

Use of bait feeders to control California ground squirrels is still a common practice on properties in the Central and Delta zones but is generally restricted to levees and major linear water conveyance features. Irrigation districts rather than landowners often have control of water conveyance infrastructure (with some exceptions, including many concrete-lined irrigation canals where landowners may use bait feeders to control ground squirrels), and thus the ability of landowners to control the use of poisons adjacent to these facilities may be limited.

Preserve Enhancement Monitoring

The majority of preserve enhancement projects appear to be doing very well overall. Except for the Machado enhancement project noted above, only three projects have failed, one of which was an experiment implemented by the landowner (a native grass field border). The other two failures include plantings adjacent to an area with cattle access in which cattle escaped and destroyed the plantings (Hansen Preserve), and another involving renovation of an irrigation supply ditch (Perry Preserve). The irrigation district believes the plantings in the renovated supply ditch obstructed water flow to the adjacent landowner downstream, but that conclusion is contradicted by the claim that water now flows freely despite extensive weed growth in the bottom of the ditch. Thus, the exact cause of the issue at this enhancement project is unknown and cannot be known without additional renovation to the ditch and associated hardware.

Some preserve enhancement projects initiated in the past could use additional support. For example, the Wing Levee Road property experienced a significant die-off of both planted and volunteer cottonwood trees in the southern half of the riparian hedgerow restoration area. The discovery of a previously unknown (unknown at the time the enhancement project was initiated) population of riparian brush rabbits (*Sylvilagus bachmani riparius*) raises the possibility of renovating the southern half of the Wing Levee Road riparian restoration area to include more shrubs and grasses that would enhance habitat values for riparian brush rabbit. The previously identified issue on the D.A. Strecker property enhancement project of invasive red river gum (*Eucalyptus camaldulensis*) taking over the enhancement area has been addressed. The source population for this species along the border of the Costa Roberts Road and D.A. Strecker enhancement projects was removed in 2025 and a contract is in place to continue to treat sprouts of the species until the population is removed completely.

Effectiveness Monitoring

Details of the 2025 effectiveness monitoring effort are described in detail in appendix D and F. Results are summarized below.

Swainson's Hawk Monitoring

A pilot study to assess the effectiveness of using a probabilistic occupancy monitoring approach to monitoring the Swainson's hawk population throughout the plan area was implemented in 2025. The plan area was divided into 77 equally sized survey blocks and a random sample of 12 survey blocks were selected for sampling. Each block was surveyed up to 3 times by driving all accessible roads and scanning potential nesting sites with binoculars and a spotting scope.

Surveys took longer than anticipated to complete which limited sample sizes. Four survey blocks were sampled 3 times, 7 survey blocks were sampled twice, and one survey block was sampled once. The majority of potentially breeding pairs were detected on the first survey. Twenty-four potentially breeding pairs were detected. While nest success (the proportion of nests in which

eggs were laid that successfully fledged young) was high, the proportion of potentially breeding pairs that successfully fledged young was very low. Due to the small sample size and lack of variation in detection probability, we did not attempt to quantitatively measure habitat variables in each block and conduct a formal statistical analysis of the data. However, the qualitative assessment of the data indicated that there are more hawks with higher reproductive success in survey blocks with a higher proportion of row and field crop and lower proportion of orchards and vineyards.

Modifications to the survey design were recommended to increase sample sizes and increase efficiency.

Habitat Mapping

Results of the habitat mapping using remotely sensed data are still pending.

Conclusions

Compliance monitoring surveys and formal surveys for covered species conducted over the last several years indicate that the preserve system is functioning well with respect to species covered by the SJMSCP. California red-legged frogs (*Rana draytonii*) were documented on the Rustan property adjacent to the SJCOG easement in 2021. Since 2018, loggerhead shrikes have been documented on a total of 29 preserves, up from 25 in 2024, while sandhill cranes (*Antigone canadensis*) have been documented using nine preserves (up from 8 in 2024 due to detection of 8 cranes on the Seegers preserve in 2025). In 2022, burrowing owls were detected on six preserves (Cubiburu, McDonald, Connolly Ranch, Connolly Union Livestock, Jet Mulch Patterson Pass, and Musco Olive Preserves), and California tiger salamander and/or listed vernal pool fairy shrimp species have been documented on all preserves with a vernal pool component (seven preserves).

Management and Monitoring Priorities

Management actions and other activities completed in 2025 include the following.

- Completion of the *Draft San Joaquin County Habitat Conservation and Open Space Plan Biological Monitoring Plan Monitoring Strategy*, which describes in detail the monitoring protocols to be implemented across the SJMSCP Plan Area.
- Noxious weed treatments on the Clements area preserves to control yellow star-thistle.
- Implementation of the ditch enhancements on the Garcia Undine Road Preserve Enhancement Project (drainage ditch slope layback and native grass plantings).
- Implementation of the Coldani Guard Road Enhancement Project (riparian and native grass plantings at the northern end of the easement). Technically, plants were installed in January 2026.
- Implementation of the Torlai Roberts Road Enhancement Project (installation of fencing and water infrastructure as part of the conversion of the property to irrigated pasture).

- Implementation of the Costa Roberts Road/D.A. Strecker invasive red river gum removal project.
- Quantitative enhancement monitoring on the Wetmore Forest Lake Road, Cotta Road, Lower Sacramento Road, Clements Kramer McIntire Road, Costa Roberts Road, and the Nuss/Cotta Road pollinator hedgerow preserve enhancement projects.
- Implementation of the pilot study of the Swainson's hawk Occupancy Monitoring Survey protocol.
- Implementation of another year of data collection to assess the accuracy of remotely sensed crop type monitoring.

Management actions and other activities scheduled for 2026 include the following.

- Continuing maintenance on the Lower Sacramento Road Preserve.
- Continuing maintenance to prevent invasive red river gum from re-establishing at the Costa Roberts Road and D.A. Strecker Preserve Enhancement Projects.
- Implementing preserve enhancements on the Lodi White Slough #1 Preserve or completing negotiations to move the preserve to a new location.
- Completing the Vander Woude Preserve Enhancement Plan and getting it approved.
- Removing volunteer cottonwood and willow trees along the enhanced drainage ditches on the Cotta Road Preserve.
- Continuing quantitative monitoring on the Clements Kramer McIntire Road Preserve Enhancement Project.
- Continuing quantitative monitoring on the Cotta/Nuss Road Pollinator Hedgerow Enhancement Project.
- Continuing quantitative monitoring on the Costa Roberts Road Enhancement Project.
- Initiation of quantitative monitoring on the Garcia Undine Road Enhancement Project.
- Initiation of quantitative monitoring on the Coldani Guard Road Enhancement Project.
- Revising the sampling protocol for Swainson's hawk monitoring and implementing the survey.

Management Recommendations for 2026 include the following.

- **Wetmore Forest Lake Preserve.** Continue expansion of the Wetmore Forest Lake Road Enhancement Plan when opportunities arise.
- **D.A. Strecker / Costas Roberts Road Preserves.** Continue removal and treatment of Red river gum from the enhancement area until eradication is complete.
- **Jaques Willow Glenn Preserve.** Consider replacing some plants that did not survive with plants that exhibit good survival despite the salty soil conditions.

- **Cotta Road Preserve.** Implement management actions to control invading willow and cottonwood trees in the ditch enhancements.
- **Hilder Preserve.** Consider flash grazing the northern bank of the southern wetland enhancement and expanding the wetland.
- **Wing Levee Rod Preserve.** Consider upgrading the southern half of the enhancement to provide better riparian brush rabbit habitat.

Reference

San Joaquin Council of Governments. 2000. *San Joaquin County Multi-Species Habitat Conservation and Open Space Plan*. Stockton, CA.

Appendix A—Site Photographs [Placeholder]

Posted as separate file on the SJCOG website.

Appendix B—Species Observed

Appendix B1. Species Observed during Compliance Monitoring Site Visits in 2025— Central Zone

Species	Number
Alegre Preserve	
Black Phoebe	1
Common Raven	2
Red-tailed Hawk	1
Western Meadowlark	80
White-crowned Sparrow	1
Yellow-rumped Warbler	1
Beck Preserve	
Killdeer	1
Mourning Dove	5
Red-winged Blackbird	5
Say's Phoebe	2
Western Meadowlark	2
Borges Alder Avenue	
Black Phoebe	1
Brooks Liberty Road Property Preserve	
American Pipit	1
California Scrub-Jay	1
European Starling	5
House Finch	1
Lincoln's Sparrow	1
Mourning Dove	7
Red-tailed Hawk	1
Ruby-crowned Kinglet	1
Savannah Sparrow	1
Say's Phoebe	1
Spotted Towhee	1
Turkey Vulture	1
Western Meadowlark	5
White-tailed Kite	1
Clements Kramer McIntire Road	
California Scrub-Jay	1
Northern Flicker	2
Red-tailed Hawk	2
Turkey Vulture	8
Western Bluebird	1
Clements Remitz Highway 12 Preserve	
American Goldfinch	1
American Kestrel	2

Species	Number
Black Phoebe	1
California Scrub-Jay	1
Common Raven	17
European Starling	20
Greater Yellowlegs	1
House Finch	3
Killdeer	1
Northern Flicker	1
Northern Harrier	1
Red-tailed Hawk	3
Red-winged Blackbird	40
Ruby-crowned Kinglet	1
Savannah Sparrow	8
Turkey Vulture	5
Western Bluebird	1
Western Meadowlark	1
Yellow-rumped Warbler	2
Clements Reynolds Highway 12 Preserve	
California Scrub-Jay	2
European Starling	30
Great Egret	2
Lewis's Woodpecker	3
Mallard	10
Mourning Dove	5
Northern Harrier	1
Red-tailed Hawk	1
Savannah Sparrow	10
Western Meadowlark	30
Clements Sheridan Preserve	
American Kestrel	2
Black Phoebe	1
California Scrub-Jay	1
House Finch	3
Lewis's Woodpecker	2
Red-tailed Hawk	3
Savannah Sparrow	30
Turkey Vulture	4
Western Bluebird	8
Western Meadowlark	22

Species	Number
Yellow-rumped Warbler	1

Clements Torlai Benevides Clements Road	
Acorn Woodpecker	1
Black Phoebe	1
California Scrub-Jay	1
House Finch	7
Northern Mockingbird	2
Say's Phoebe	1
Turkey Vulture	4
Western Bluebird	3
White-breasted Nuthatch	1
White-crowned Sparrow	10
Costa Terceira Lammers Property Preserve	
Common Raven	5
Red-tailed Hawk	1
Red-winged Blackbird	2
Delta College Preserve	
Great Egret	1
Mourning Dove	20
Western Meadowlark	20
White-tailed Kite	2
Dutra Family Property	
Cliff Swallow	5
Common Raven	5
El Rio Farms	
Bewick's Wren	3
California Quail	2
California Scrub-Jay	2
European Starling	3
House Finch	2
Northern Flicker	1
Nuttall's Woodpecker	1
Red-tailed Hawk	2
Spotted Towhee	1
Tree Swallow	5
Erman Liberty Kennefick Roads Property Preserve	
Black Phoebe	3
Brown-headed Cowbird	1
Bullock's Oriole	1
Eurasian Collared-Dove	5
European Starling	60
House Finch	3
House Sparrow	8
Northern Mockingbird	1

Species	Number
Red-tailed Hawk	2
Swainson's Hawk	2
Western Kingbird	5
Fagundes Property Preserve	
American Crow	3
Brewer's Blackbird	5
Brown-headed Cowbird	1
House Finch	2
Red-winged Blackbird	30
Savannah Sparrow	3
Say's Phoebe	1
Turkey Vulture	2
Gaia Legacy Farms	
Great Blue Heron	1
Great Egret	1
Loggerhead Shrike	1
Red-tailed Hawk	1
Red-winged Blackbird	5
Western Meadowlark	5
Gonsalves Tiago Ranch Preserve	
Black Phoebe	5
Brewer's Blackbird	15
Brown-headed Cowbird	1
California Quail	3
California Scrub-Jay	2
Common Raven	2
Eurasian Collared-Dove	2
European Starling	100
Great Egret	1
Mourning Dove	8
Red-shouldered Hawk	1
Red-tailed Hawk	2
Red-winged Blackbird	20
Say's Phoebe	1
Western Meadowlark	30
Greg Pombo Farms Preserve	
Black Phoebe	1
Brewer's Blackbird	1
Common Raven	1
Eurasian Collared-Dove	2
Great Egret	1
Killdeer	3
Mourning Dove	25
Gwerder Preserve	
House Finch	2

Species	Number
Northern Harrier	1
Savannah Sparrow	2
Hansen Preserve	
American Kestrel	1
American Robin	1
Belted Kingfisher	1
Black Phoebe	1
Bushtit	1
California Scrub-Jay	1
Canada Goose	1
European Starling	1
Great Egret	3
Great Horned Owl	1
House Finch	1
Mallard	3
Northern Flicker	3
Red-winged Blackbird	10
Ruby-crowned Kinglet	2
Savannah Sparrow	1
Western Meadowlark	5
White-crowned Sparrow	10
Yellow-rumped Warbler	1
Hilder Preserve	
American Robin	2
Barn Swallow	5
Bewick's Wren	2
Brewer's Blackbird	80
European Starling	300
Fox Sparrow	1
Great Blue Heron	1
Great Egret	6
Great-tailed Grackle	1
House Finch	6
Killdeer	3
Lesser Goldfinch	12
Mallard	4
Mourning Dove	35
Red-tailed Hawk	2
Red-winged Blackbird	300
Song Sparrow	10
Swainson's Hawk	1
Western Kingbird	8
Western Meadowlark	3
Homestead Road Preserve	
American Kestrel	2

Species	Number
American Pipit	3
Common Raven	1
Golden-crowned Sparrow	6
Say's Phoebe	1
Western Meadowlark	10
Jaques Family Properties Preserve	
Black Phoebe	1
California ground squirrel	1
California Scrub-Jay	3
California Towhee	1
Cliff Swallow	60
Common Raven	2
Eurasian Collared-Dove	2
Great Egret	2
House Finch	8
Loggerhead Shrike	1
Mourning Dove	4
Red-tailed Hawk	2
Rock Pigeon	2
Turkey Vulture	1
Jensen Delta Ave	
Mourning Dove	1
Swainson's Hawk	1
Tree Swallow	5
Larson	
Black Phoebe	1
Common Raven	1
Killdeer	1
Red-tailed Hawk	1
Song Sparrow	1
Turkey Vulture	2
Lodi White Slough Preserve	
House Finch	1
Lesser Goldfinch	1
Red-winged Blackbird	1
Lodi White Slough Preserve #2	
Red-winged Blackbird	2
Savannah Sparrow	1
Song Sparrow	1
Swainson's Hawk	1
Los Acres Preserve	
Black Phoebe	1
Nuttall's Woodpecker	1
Yellow-rumped Warbler	1
Lower Sacramento Road WHC Preserve	

Species	Number
American Kestrel	1
Black Phoebe	1
California Scrub-Jay	3
Cedar Waxwing	1
Cooper's Hawk	1
Golden-crowned Sparrow	1
House Finch	4
Lincoln's Sparrow	1
Savannah Sparrow	5
Turkey Vulture	2
White-crowned Sparrow	5
Yellow-rumped Warbler	1
Machado Preserve	
American Kestrel	1
Canada Goose	55
Great Egret	12
Killdeer	2
Lesser Goldfinch	3
Red-tailed Hawk	1
Turkey Vulture	1
Manteca Hays Road Preserve	
Bushtit	1
Common Raven	28
Golden-crowned Sparrow	10
Great Egret	1
Lesser Nighthawk	1
Northern Flicker	1
Red-tailed Hawk	2
Say's Phoebe	1
Martin Family Canal Property Preserve	
Dark-eyed Junco	1
Great Egret	1
House Finch	7
Red-tailed Hawk	1
Savannah Sparrow	15
Martin Family Delta Avenue	
Barn Swallow	1
Great Egret	1
Mattos Delta Avenue	
American Kestrel	1
Great Egret	1
Mattos Laurel Blvd	
Cooper's Hawk	1
House Finch	2
Northern Mockingbird	1

Species	Number
McManis Winery	
American Pipit	1
American Robin	1
Bushtit	1
California Scrub-Jay	2
Common Raven	1
Northern Flicker	1
Red-tailed Hawk	1
Yellow-rumped Warbler	1
Mizuno Hays Road Preserve	
Black Phoebe	1
Great Egret	1
Nuttall's Woodpecker	1
Ruby-crowned Kinglet	1
Mizuno Preserve	
American Crow	1
American Goldfinch	1
Anna's Hummingbird	1
Black Phoebe	1
Bushtit	17
California Scrub-Jay	1
Common Raven	12
Common Yellowthroat	1
Golden-crowned Sparrow	1
Hermit Thrush	1
House Finch	1
Oak Titmouse	1
Red-tailed Hawk	1
Red-winged Blackbird	1
Ruby-crowned Kinglet	1
Spotted Towhee	1
Townsend's Warbler	1
White-breasted Nuthatch	1
Yellow-billed Magpie	1
Nakagawa Preserve	
Acorn Woodpecker	1
American Crow	1
American Goldfinch	1
American Robin	1
Ash-throated Flycatcher	1
Barn Owl	6
Black-headed Grosbeak	1
Brown-headed Cowbird	1
California Quail	3
California Scrub-Jay	2

Species	Number
California Towhee	2
Cedar Waxwing	1
Common Yellowthroat	2
Coyote	1
European Starling	1
Great Horned Owl	1
House Finch	60
House Wren	2
Lazuli Bunting	1
Lesser Goldfinch	1
Mourning Dove	2
Mule Deer	5
Northern Flicker	3
Northern Mockingbird	1
Nuttall's Woodpecker	2
Red-tailed Hawk	1
Spotted Towhee	3
Turkey Vulture	2
Western Bluebird	1
Western Wood-Pewee	1
White-breasted Nuthatch	1
Yellow Warbler	1
Patricia Kibbe Alder Preserve	
Barn Swallow	1
Cliff Swallow	2
European Starling	20
Great Egret	2
Tree Swallow	50
Western Kingbird	2
Pellegrini Bacchetti Canal Blvd	
Cliff Swallow	5
Pellegrini Canal Blvd	
Cliff Swallow	25
Common Raven	5
Tree Swallow	25
Turkey Vulture	1
Pellegrini Ranch	
Black Phoebe	1
Cliff Swallow	100
Common Raven	25
Eurasian Collared-Dove	2
Great Blue Heron	1
Great Egret	1
House Finch	5
Loggerhead Shrike	1

Species	Number
Nuttall's Woodpecker	1
Tree Swallow	100
Western Kingbird	6
White-faced Ibis	55
Perry Property Preserve	
Black Phoebe	1
Razzano Liberty Road Property Preserve	
American Kestrel	1
Red-tailed Hawk	1
Savannah Sparrow	12
Say's Phoebe	1
Spotted Towhee	1
Turkey Vulture	7
Western Meadowlark	1
Yellow-rumped Warbler	1
S.J. County Landfill Liberty Road Preserve	
Brewer's Blackbird	40
Brown-headed Cowbird	10
California Scrub-Jay	1
Cooper's Hawk	1
Eurasian Collared-Dove	2
European Starling	180
House Finch	3
Lark Sparrow	1
Red-tailed Hawk	2
Red-winged Blackbird	1
Savannah Sparrow	4
Say's Phoebe	2
Turkey Vulture	1
Western Meadowlark	10
White-tailed Kite	1
Yellow-rumped Warbler	1
Seegers Preserve	
House Finch	1
Sandhill Crane	5
White-crowned Sparrow	5
Surland D. Colli Property Preserve	
California ground squirrel	2
Savannah Sparrow	1
Western Meadowlark	1
Surland Serrano Preserve	
American Crow	1
Black Phoebe	1
Surland Silva El Rancho Property Preserve	
Savannah Sparrow	1

Species	Number
Wetmore Forest Lake Road	
California Scrub-Jay	2
Red-tailed Hawk	1
Savannah Sparrow	3

Wright Road Ernie Pombo Preserve	
American Kestrel	1
American Pipit	5

Black Phoebe	1
Bushtit	3
California ground squirrel	1
California Scrub-Jay	1
Red-tailed Hawk	1
Ruby-crowned Kinglet	1
Western Meadowlark	1
Yellow-rumped Warbler	1

Appendix B2. Species Observed during Compliance Monitoring Site Visits in 2025—Delta Zone

Species	Number
Bettencourt Fink Road	
American Kestrel	2
Anna's Hummingbird	1
Black Phoebe	2
California ground squirrel	3
California Scrub-Jay	2
Common Raven	1
House Finch	3
Loggerhead Shrike	2
Northern Flicker	1
Northern Mockingbird	3
Red-tailed Hawk	3
Red-winged Blackbird	1
Savannah Sparrow	12
White-crowned Sparrow	2
Yellow-rumped Warbler	3
Bettencourt Wing Levee Property Preserve	
Cliff Swallow	150
Great Horned Owl	1
Northern Flicker	2
Northern Mockingbird	2
Red-tailed Hawk	1
Tree Swallow	50
Turkey Vulture	2
Western Kingbird	3
Burchell Family Trust Preserve	
Black Phoebe	2

Species	Number
Brewer's Blackbird	50
Brown-headed Cowbird	5
Canada Goose	30
Great Blue Heron	1
Great Egret	3
House Finch	5
Killdeer	2
Mourning Dove	4
Northern Flicker	2
Western Kingbird	6
Costa Howard Road	
Black Phoebe	1
Brewer's Blackbird	3
California ground squirrel	1
California Scrub-Jay	3
Common Raven	2
Ferruginous Hawk	1
Great Egret	3
House Finch	3
Killdeer	5
Marsh Wren	1
Mourning Dove	1
Northern Mockingbird	1
Red-tailed Hawk	1
Savannah Sparrow	6
Say's Phoebe	1
Song Sparrow	1

Species	Number
Western Meadowlark	2
Costa Roberts Road	
California Scrub-Jay	2
Common Raven	2
Great Egret	2
Mourning Dove	4
Nuttall's Woodpecker	1
Red-tailed Hawk	3
Tree Swallow	5
Cotta Road Preserve	
American Kestrel	1
Barn Swallow	1
Bullock's Oriole	1
California Quail	8
California Scrub-Jay	2
Great Blue Heron	1
Great Egret	2
House Finch	9
Least Sandpiper	2
Mourning Dove	4
Nuttall's Woodpecker	1
Red-tailed Hawk	1
Song Sparrow	1
Spotted Towhee	2
D.A. Strecker Property	
Bewick's Wren	1
Lincoln's Sparrow	1
Mourning Dove	2
Savannah Sparrow	10
Say's Phoebe	1
Tree Swallow	3
Western Meadowlark	4
D'Alonzo Highway 4 Property	
Black Phoebe	4
Eurasian Collared-Dove	2
House Finch	14
Swainson's Hawk	1
Garcia Undine Road	
American Kestrel	2
American Robin	6
Brewer's Blackbird	1
Common Raven	2

Species	Number
European Starling	15
Great Egret	2
House Finch	4
Killdeer	1
Mourning Dove	4
Red-tailed Hawk	1
Red-winged Blackbird	40
Gikas Wing Levee Property	
American Kestrel	2
California Scrub-Jay	2
Cliff Swallow	100
Common Raven	2
Swainson's Hawk	1
Guri-Jai Cotta Road	
California ground squirrel	16
Great Blue Heron	1
Great Egret	3
Killdeer	1
Mourning Dove	6
Snowy Egret	4
Ishizuka Preserve	
American Kestrel	1
Barn Swallow	2
Black Phoebe	1
Great Blue Heron	1
Great Egret	1
Red-tailed Hawk	2
Jaques Highway 4 Property	
House Finch	16
Mourning Dove	4
Tree Swallow	5
Western Kingbird	1
Jaques Willow Glen Road	
Barn Swallow	3
California ground squirrel	3
Western Meadowlark	2
Jaques Wing Levee Preserve	
American Kestrel	1
Canada Goose	2
Common Raven	1
European Starling	4
Great Egret	1

Species	Number
Loggerhead Shrike	1
Northern Mockingbird	1
Red-tailed Hawk	1
Swainson's Hawk	1
Kennedy Jaques Wing Levee	
Barn Owl	1
Belted Kingfisher	1
Great Blue Heron	1
Great Egret	1
House Finch	4
Nuttall's Woodpecker	1
Swainson's Hawk	1
Turkey Vulture	1
M. Jaques Wing Levee Road	
Bewick's Wren	1
Monroy Ranch Preserve	
Eurasian Collared-Dove	1
Great Egret	1
Loggerhead Shrike	1
Red-tailed Hawk	1
Say's Phoebe	1

Muela Willow Glen Road	
California Quail	3
California Scrub-Jay	3
European Starling	20
House Finch	1
House Wren	1
Northern Mockingbird	2
Nuss Farms	
Black Phoebe	2
California Quail	12
Cliff Swallow	40
Great Blue Heron	2
Great Egret	1
House Finch	14
House Sparrow	3
Mourning Dove	3
Northern Mockingbird	3
Song Sparrow	2
Swainson's Hawk	2
Tree Swallow	20

Species	Number
Ratto Family Property Preserve	
American Kestrel	1
Common Raven	3
Red-shouldered Hawk	1
Red-tailed Hawk	1
Turkey Vulture	1
Roza Howard Road Preserve	
American Kestrel	2
Brewer's Blackbird	14
California ground squirrel	2
California Horned Lark	8
Common Raven	2
European Starling	10
Savannah Sparrow	1
Tony Machado Undine Road	
American Kestrel	1
Black Phoebe	1
Brewer's Blackbird	10
California Quail	18
California Scrub-Jay	1
Common Raven	12
Great Egret	1
Northern Mockingbird	1
Swainson's Hawk	1
Tree Swallow	6
Turkey Vulture	3
Torlai Property Preserve	
Black Phoebe	1
Double-crested Cormorant	2
Eurasian Collared-Dove	5
Great Blue Heron	1
Great Egret	1
Killdeer	1
Pied-billed Grebe	2
Wood Duck	15
Wing Levee Road	
American Kestrel	1
Barn Swallow	8
Black Phoebe	1
California ground squirrel	1
California Scrub-Jay	1
Great Blue Heron	3

Species	Number
Great Egret	5
Mourning Dove	6
Northern Mockingbird	1

Species	Number
Red-tailed Hawk	1
Savannah Sparrow	19
Tree Swallow	15

Appendix B3. Species Observed during Compliance Monitoring Site Visits in 2025— Southwest Zone

Species	Number
Connolly Carnegie Ranch	
California Quail	30
California Scrub-Jay	3
California Towhee	1
Golden Eagle	1
Golden-crowned Sparrow	10
House Finch	1
Lesser Goldfinch	5
Lewis's Woodpecker	3
Mule Deer	1
Yellow-billed Magpie	5
Connolly Ranch	
California ground squirrel	3
Common Raven	4
Golden Eagle	1
Killdeer	1
Red-tailed Hawk	3
Savannah Sparrow	1
Say's Phoebe	1
Western Bluebird	20
Western Meadowlark	15
Connolly Union Livestock Preserve	
California ground squirrel	35
Common Raven	12
Savannah Sparrow	4
Cubiburu Preserve	
American Kestrel	1
California ground squirrel	4
California Horned Lark	6
Common Raven	40
Golden Eagle	1

Species	Number
Savannah Sparrow	3
Say's Phoebe	2
Jet Mulch Patterson Pass	
Burrowing Owl	1
Loggerhead Shrike	1
Savannah Sparrow	2
McDonald Kit Fox Preserve	
American Kestrel	3
Burrowing Owl	2
California ground squirrel	2
California Horned Lark	5
Common Raven	28
Mourning Dove	30
Red-tailed Hawk	1
Savannah Sparrow	5
Say's Phoebe	1
Western Meadowlark	8
White-crowned Sparrow	10
Musco Olive Patterson Pass Road Preserve	
Red-tailed Hawk	1
Western Meadowlark	1
Rustan Preserve	
California ground squirrel	7
Common Raven	2
Golden-crowned Sparrow	3
Greater Roadrunner	1
Savannah Sparrow	5
Say's Phoebe	1
Western Meadowlark	45
Yellow-billed Magpie	2

Appendix C—Description of Preserve Enhancements Installed on SJMSCP Preserve Lands

By the end of the 2025 calendar year, vegetative preserve enhancements have been installed on a total of 23 by the San Joaquin Council of Governments (SJCOG). In addition, 12 other preserves had enhancements installed that did not include a vegetation installation component.

Delta Zone Preserves with Vegetation Planting Enhancements

Burchell Family Trust Preserve

No preserve enhancements have been installed on this preserve by SJCOG, although the landowner installed two valley oaks in 2014.

2025 Update. Two valley oaks are healthy and continue to grow.

Coldani Guard Road Preserve

The Coldani Guard Road preserve enhancement project was installed beginning in the fall/winter of 2025/2026 on an approximately 1.3-acre patch of riparian plantings with a native grass border and the clearing of vegetation along a 0.3-acre section of the western side of the Upland Canal levee in an experimental attempt to replace the existing weeds with native grasses.

The riparian planting patch includes 122 willow and cottonwood pole cuttings and 845 container seedlings. The native grass border will be seeded with creeping wildrye (*Elymus triticoides*).

The western slope along Highline Canal levee will be seeded with a mix of both creeping wildrye and blue wildrye (*Elymus glaucus*).

Temporary irrigation and weed management will be conducted over a period of 3 years.

Costa Roberts Road Preserve

The Costa Roberts Road preserve enhancement project was initiated in fall 2024 and included an approximately 1-acre riparian habitat planting on the land side of the adjacent San Joaquin River levee and also included the removal of several large red river gum (*Eucalyptus*) trees that were invading the adjacent D.A. Strecker preserve enhancement project and would have invaded this enhancement as well.

Planting included 368 DP-40-size shrub container seedlings and 50 TP4-size cottonwood container plants, as well as broadcast seeding a native grass seed

mix. A temporary irrigation system was installed. Irrigation will continue for 2 years and weed control will be managed for a 3-year period.

Several large red-river gum trees were removed from the site and any sprouts will be treated until the species is eradicated from the area.

Cotta Road Preserve

Preserve enhancements on the Cotta Road Preserve were implemented in fall 2022. The enhancements were completed in multiple locations along the western and northern portions of the preserve. Enhancements included work on toe drain ditches, creation of a wetland bench, creation of riparian habitat areas, and relocation of some drainage ditches and farm roads.

Toe Drain Ditches

Approximately 5,550 linear feet of toe drain ditches had their bank or both banks laid back to a slope less likely to erode, averaging a 3-foot horizontal to 1-foot vertical (3:1) slope. The drainage ditches were broadcast seeded with native grasses that can withstand the fluctuation in irrigation runoff that flows through them during the growing season. Once established, the grasses will assist with the stabilization of the soil and the ditch banks. Soil that was excavated from the ditch grading was used to create a new farm road and fill in approximately 650 linear feet of toe ditch that was relocated. Filling of the ditch was done so to create a continuous riparian habitat corridor and relocated the farm road needed to access the ditches for any future clean-out purposes.

Wetland Bench

An approximately 0.2-acre area was excavated lower to make a wetland bench at the end of the toe drain system prior to the pump that sends water back into the adjacent canal. The bench was planted with wetland species plugs and will rely on water within the toe ditch to sustain the plants.

Riparian Habitats

Three areas totaling approximately 5 acres were planted with riparian species container stock and drill seeded with native grasses. One area (1.5 acres) was prepped by clearing remnant agricultural plants and other weeds, and the soil was tilled then planted. Another riparian area (1.0 acre) was placed where a farm road that ran the length of the western property edge was abandoned. The soil here was ripped and tilled. The northern half of the abandoned road was planted with container stock while the southern half was drill-seeded with native grasses and is expected to infill with riparian vegetation naturally. The last area (2.5 acres) was used to dispose of excavated soil from grading of the ditches. A portion (approximately 650 linear feet) of toe ditch was filled within this area and relocated to allow for continuous riparian habitat. The soil was graded flat and planted with riparian container stock and drill-seeded with native grasses. All riparian areas with container plants installed had drip irrigation planted within them. The drip irrigation will be run weekly during the growing season.

D.A. Strecker Preserve

Preserve enhancements on the D.A. Strecker Preserve were installed in fall and winter 2021/2022. The enhancement consisted of a 0.3-acre riparian habitat patch. The enhancement is located on the landside of the levee along the San Joaquin River in the northeast corner of the property. A mixture of riparian trees, shrubs, and herbaceous plants and grasses (totaling 166 container plants) was installed. Drip irrigation was set up to provide supplemental water during the growing season for the first 2 years of establishment. The planting area is being kept clear of other plants between the installed plants to reduce weed competition and discourage herbivory. This bare area will be seeded with a native grass and forb mix at the end of Year 2 or 3, with timing dependent on container plant establishment.

By the end of the establishment period the plantings appeared to be adapting to site conditions. Planted herbaceous and shrub species were doing well, expanding beyond their planting locations and dominated ground cover in patches of the planting area. Native goldenrod (*Euthamia occidentalis*), although not planted, became well established within the planting area. Where planted native herbaceous and shrub species did not establish, non-native invasive mustard (*Hirschfeldia incana*) and milk thistle (*Silybum marianum*) became dominant. It appears that on dry sites at the toe of levees such as this, weed control for 2 years may not be sufficient to allow native herbaceous plantings to become dominant throughout the site. Harrowing and broadcast seeding did not appear to work well at this site. Overall tree and shrub species survival was only approximately 58%. Some of the damage was due to gophers (*Thomomys bottae*), but most of the mortality occurred in the western portion of the enhancement area where non-native invasive red river gum (*Eucalyptus camaldulensis*) was encroaching, with more than 12 individuals in the enhancement area by the end of the 3-year establishment period.

2025 Update. The enhancement area continues to develop and overall ground cover by planted native species is increasing. Valley oaks, box elder, mule fat, blackberry and California wild rose are all doing well, although tumble weed (*Salsola spp.*) is still abundant in the enhancement area. After removal of all non-native Red river gum trees, at least 4 additional plants over 4-feet tall have re-established in the enhancement area but will be removed under the current contract for the adjacent Costa Roberts Road Enhancement Project.

Garcia Undine Road Preserve

The Garcia Undine Road Preserve Enhancement Project consists of two parts; laying back the slopes of three east/west running drainage ditches and planting them with native grasses; and installing riparian plantings along the northern border of the preserve adjacent to Undine Road to convert the existing scattering of trees to a riparian hedgerow.

The project was initiated in fall 2024 and began with herbicide treatments to reduce the weed seed bank before grading and planting. Grading of the ditches began in Spring of 2025 prior to planting. The north side of 3 three segments of drainage ditch running east to west across the property totaling approximately 2,640 linear feet were laid back to an approximate 3:1 slope. Excavated dirt was placed north of the agricultural ditches to create a 15-foot-wide elevated road. In

October 2025 the slopes were seeded with a native grass seed mix including creeping wildrye (*Elymus triticoides*), blue wildrye (*Elymus glaucus*), California brome (*Bromus carinatus*), and meadow barley (*Hordeum brachyantherum*). Invasive weeds along the constructed slopes will be maintained for a period of 2 years following construction (through 2027).

The second part of the enhancement project involved the drainage ditch running east to west along the northern border of the property. The ditch has scattered riparian trees running along its length from the center of the property west to the western border. The ditch was laid back to a 3:1 slope on the south. Spoils were placed to create an approximately 15-foot-wide elevated road on the south side of the ditch. Two culverts were installed to drain the field on the south side of the ditch. The laid-back slope was scarified and seeded with creeping wildrye (*Elymus triticoides*), blue wildrye (*Elymus glaucus*) and California brome (*Bromus carinatus*).

Approximately 236 container plantings with gopher protection cages were installed in winter 2026 along the ditch to complete the tree and shrub hedgerow that occurred in patches along the ditch prior to the enhancement project. Plantings included valley oaks, Big leaf maple (*Acer macrophyllum*), mule fat, silver lupine, and California wild rose.

Weed management will be performed for 2 years along all native grass seeding areas. Irrigation will be provided for 2 years at all container plants.

Jaques Willow Glen Road Preserve

Preserve enhancements on the Jaques Willow Glen Road Preserve were installed in fall and winter 2021/2022. The enhancement consisted of a 1.2-acre oak woodland habitat patch placed in an un-farmed area along the southern edge of the western half of the easement. The enhancement area is split into two planting areas. The enhancement area is bordered on the north side by an underground pipeline, on the west side by a linear water conveyance feature, and on the south and east sides by farm roads. A mixture of riparian trees, shrubs, and herbaceous plants and grasses (totaling 752 container plants) were installed. Drip irrigation was set up to provide supplemental water during the first two growing seasons. The planting area was kept clear of other plants between the installed plants to reduce weed competition and discourage herbivory. The bare area was seeded with a native grass and forb mix at the end of Year 3.

The eastern portion of the planting area experienced high plant mortality due to gopher activity and high soil salinity. Additional plants were installed (favoring plants more tolerant of saline soil conditions) in 2023. By the end of the establishment period, herbaceous and shrub species were doing well, expanding beyond their planting locations, and were contributing to dominance of the ground cover in patches of the enhancement area. However, tree and shrub species continued to experience some mortality. Coyote brush did well and expanded its coverage of the enhancement area. Box elder also appears to tolerate the site conditions better than the other planted species. Several valley and live oaks survived and are expected to continue to survive and contribute to vertical structural complexity in the future. In addition to saline soils, the site is elevated slightly relative to the surrounding agricultural fields and therefore is relatively dry.

Under these conditions it is expected that expansion of native grasses and shrubs will continue but at a relatively slow rate.

2025 Update. The status of the enhancement is relatively unchanged. Native grasses continue to expand slightly, and remaining plantings continue to thrive. No additional mortality beyond last year was noted.

Kennedy Jaques Wing Levee Road Preserve

The Kennedy Jacques Wing Levee Preserve enhancement project was initiated in 2021/22 and consists of creation of an approximately 3.0-acre patch of riparian habitat on the land side of the Old and Middle River Levees. Approximately 1,964 container plants were installed with irrigation and weed management provided for 2 years. At the end of the two-year establishment period, bare areas within the patch were harrowed and broadcast seeded with a native grass mix.

By the end of the establishment period, the riparian habitat patch was densely covered in well-established plantings such that counting and assessing individual plants was not feasible. In the southern half, trees included 30 to 40-foot-tall cottonwoods, 5- to 15-foot-tall oaks, 10-foot-tall elderberries, and California wild rose over 6-feet tall. The varying heights contribute to a complex vertical structure. Shrub and herbaceous plantings were also establishing well and expanding beyond their planting locations. There is also abundant evening primrose (*Oenothera elata*) present and dominating in between tree, shrub, and herbaceous planting areas. Because the southern half of the planting area is 2–5 feet lower in elevation than the northern half, plants in this area were probably able to tap into ground water from the adjacent Old and Middle Rivers. The northern half of the planting area did not establish as quickly, exhibiting slower growth and lower survival. While coyote brush did well and recruitment is high, native grass and forb seeding was not successful in this area.

2025 Update: The enhancement project continues to develop. Creeping wild rye is doing well in the southern half of the enhancement, but non-native annual grasses are dominating in the northern half. Coyote brush recruitment in the northern half continues and the area continues to develop as planned.

Nuss Preserve

The preserve enhancement project on the Nuss Preserve included the creation of two riparian planting areas along berms separating parallel linear water conveyance features and four oak clusters. The project was installed in spring and summer 2008.

North–South Planting Berm

The planted shrubs and trees included box elder, coffeeberry, coyote brush, California blackberry, and California wild rose. Herbs and ground cover included creeping wild rye, mugwort, western goldenrod, and Santa Barbara sedge. Most trees and shrubs did well, and some California wild rose and California blackberry survived. However, the very large stand of Armenian blackberry that was removed as part of the initial restoration effort grew back and dominates large sections of the enhancement area, along with broadleaf weeds such as poison hemlock. A few of the herbaceous plants such as western goldenrod continue to persist.

East–West Planting Berm

No tree species were planted along the east–west berm. Planted shrubs included coffeeberry, coyote brush, California wild rose, and California blackberry. Herbs and ground cover included creeping wild rye, mugwort, western goldenrod, and Santa Barbara sedge. Large coffeeberry and coyote brush now grow above the persistent Armenian blackberry along some sections of the enhancement area. However, on this berm, several large patches of California blackberry were established and appear to have prevented the establishment of Armenian blackberry. A few of the herbaceous plants such as western goldenrod continue to persist. Large patches of broadleaved weeds have not become established along this berm.

Oak Clusters

Each of the four oak clusters were planted with from 2–4 valley oaks and 5–10 elderberry shrubs, and by the end of the quantitative monitoring period, each cluster had at least two valley oaks and 2 elderberry shrubs that were well established. Most of the elderberry shrubs have been pruned to prevent incursion into the adjacent agricultural fields and allow for farming activities.

2025 Update. All enhancement components are doing well. As with other oak cluster enhancement sites, oak clusters appear to be planted at a density that inhibits rapid tree growth, but the oak trees are tall enough that they are starting to shade out the elderberries.

Torlai Preserve

The preserve enhancement project on the Torlai preserve was installed by the landowner (with SJCOG providing native grass seed) and consists of expanding the existing irrigation water storage pond from approximately 2.4 acres to approximately 6.7 acres. Several tule plugs were installed and have been expanding slowly. Trees growing on an island in the original pond now support nesting Swainson's hawks and Great blue herons and Great egrets.

2025 Update. The landowner has discontinued additional development of the marsh but may attempt to plant additional tules and native grass seed in winter 2026.

Wing Levee

The preserve enhancement project on the Wing Levee Preserve was installed in 2007 and consists of a long linear strip of riparian habitat planted along the eastern border of the property and four approximately 0.1-acre oak clusters.

Riparian Hedgerow Planting Areas

The riparian hedgerow planting is approximately 5.2 acres installed along the eastern border of the preserve adjacent to Wing Levee Road and across the road from existing riparian habitats along Middle River. A total of 1,459 plants were installed including overstory, midstory, and understory species. Tree species included box elder, Fremont cottonwood, valley oak, and interior live oak. Shrubs included California wild rose and elderberry, and herbs included creeping wild rye,

mugwort, and Santa Barbara sedge. Approximately half of the riparian planting was performed by student volunteers sponsored by SJCOG and organized by the Student and Landowner Education and Watershed Stewardship Program; the remainder were installed by the restoration contractor.

By the end of the 3-year quantitative monitoring period, overall tree survival was 86%, with live oak (66%) and valley oak (82%) having the lowest survival. Survival of California wild rose and elderberry averaged 87%, and survival of the herbaceous layer averaged 46%.

In the southern half of the riparian hedgerow, there were several issues including herbivory, improper planting, and topographic issues that resulted in mortality, and for reasons that are unknown, several larger volunteer cottonwood trees experienced mortality several years after the end of the establishment period. Broadleaf weeds including mustard, hemlock, and thistle species have become established, primarily along the eastern perimeter, although creeping wild rye remains dominant in large patches of the area.

However, the northern half of the riparian hedgerow did not experience these issues and is now a dense impenetrable thicket with a well-developed upper canopy, mid canopy, shrub, and herbaceous layers.

Oak Clusters

Each of the four oak clusters was planted with 4 valley oaks and 12 plants each of creeping wild rye, Santa Barbara sedge, California wild rose, and mugwort and fenced to keep livestock and equipment from impinging on the clusters. By the end of the 3-year monitoring period, most of the mugwort and Santa Barbara sedge had died, but California wild rose and creeping wild rye had variable survival. All oak trees survived the 3-year monitoring period.

The oak cluster in the northeast corner has three surviving oak trees and some California wild rose with a small patch of creeping wild rye, and the fence is gone.

The oak cluster in the northwest corner has four valley oaks and three volunteer black willows. The California wild rose is doing well and creeping wild rye has decent coverage.

The oak cluster in the southwest corner has three valley oaks, one noticeably larger than the other, with one surviving stunted oak that may be a stump sprout. The wild rose has good coverage.

2025 Update. The oak clusters are doing well but planting density appears to be inhibiting tree growth. The northern half of the riparian hedgerow continues to develop and is self-sustaining, providing high-quality riparian habitat. Significant mortality of cottonwood trees in the southern planting area - first observed in 2020 – appears to have abated, and coyote brush, valley oaks, and live oaks are established and continue to grow. Although broadleaf weeds—primarily mustard (*Sinapis arvensis*), hemlock, and thistle species—are still present and abundant in some areas, creeping wild rye is still present and dominant in some patches. The small patch of pampas grass still occurs near the southeastern corner, and tire tracks indicate that vehicles continue to drive through parts of the southern half of the riparian enhancement area.

Central Zone Preserves with Vegetation Planting Enhancements

Clements Remitz Highway 12 Preserve

Preserve enhancements on this preserve included included fencing of a portion of Bear Creek to determine if riparian vegetation would become re-established in this area. In addition, the following preserve enhancements have also been implemented.

Control of California ground squirrels has been restricted on this preserve to enhance habitat values.

In 2020 a contract was issued to implement chemical control of invasive yellow star-thistle; control has been moderately successful.

In 2019, a small population of California tiger salamanders (*Ambystoma californiense*) was translocated to this site from a site near Manteca, California, that was being developed. Monitoring in 2022 confirmed presence of the species on the preserve along with the endangered California fairy shrimp (*Branchinecta conservatio*).

2023 Update: After observing a calf caught in the fencing, the tenant rancher left the gate open and cattle grazed the enhancement area removing most of the vegetation.

2025 Update. Exclusion fencing is intact, and grass cover has fully recovered. No native shrub or tree species were detected in the area in 2025. Yellow star thistle appears to have been greatly reduced although not eliminated.

Clements McIntire Road Preserve

Preserve enhancements on this preserve were initiated in spring 2024 with the planting of riparian plants along the perimeter of the irrigation water storage pond and the planting of approximately 18 acres of oak woodland habitat in the former orchard. The riparian plantings consisted of approximately 60 willow cuttings, 100 California wild rose and California blackberry, and 300 grass/sedge seedlings. The oak woodland area was planted with valley oak, interior live oak, Fremont cottonwood, coffeeberry, coyote brush, California blackberry, California wild rose, and other native species.

In fall 2024 as part of a SLEWS project (Student and Landowner Education and Watershed Stewardship, a program that encourages high-school students to dig into habitat restoration through real projects on farms, ranches and open spaces), additional riparian plantings and approximately 25 California bullrush (*Schoenoplectus californicus*) and 25 hardstem bullrush (*Schoenoplectus. Acutus*) were planted at the eastern edge of the pond.

In winter 2024/2025 approximately 20 interior live oaks and 20 blue oaks (*Quercus douglasii*) were planted in the uplands surrounding the pond to create/restore oak savannah habitat.

2025 Update. Oak woodland and riparian enhancements plants are establishing well and the area between plants in the oak woodland was drill seeded with a

native grass seed in Fall 2025. High mortality occurred in the oak savannah with approximately 50% of plants becoming established.

El Rio Farms Preserve

The El Rio Preserve enhancement project began in 2006-2007 and converted vineyard to riparian forest along the Mokelumne River through planting of native species and giant reed removal in the existing riparian forest. Additional plantings were installed in spring 2017 in a 1-acre area. Two hundred and forty container plants were installed in this infill planting area, which created a contiguous band of riparian habitat. One-third of the container plants were elderberry shrubs, and the other two-thirds were a combination of native trees, shrubs, vines, and herbaceous species.

2007 Riparian Enhancement Planting Areas

The 2007 riparian enhancement area is now a well-established, high-quality patch of riparian habitat. The native shrubs and herbaceous plantings provide food resources (e.g., flowers, fruit, and seeds) for wildlife, and the tree canopy has filled in. The shrub canopy, in most areas, is closed, which provides greater diversity of cover for wildlife. The herbaceous ground cover forms a dense thicket in most places.

A few of the cottonwood (*Populus fremontii*) trees have been removed by beavers (*Castor canadensis*). The thistle patches that were targeted for eradication starting in 2016, appear to be eradicated. A few box elders were trimmed along the road between 2019 and 2020, and there are two new trails into the riparian area resulting from PG&E efforts to trim vegetation near the overhead electric transmission lines.

2017 Riparian Enhancement Planting Areas

The 2017 addition to the riparian enhancement is also now a well-established, high-quality patch of riparian habitat. However, canopy cover has been greatly reduced due to removal of all the trees and elderberry shrubs directly under and adjacent to their powerlines. Low growing shrubs, vines, and herbaceous plants remain within the powerline corridor. The area between plants was seeded with a native grass and herbaceous species mix in winter 2017/2018. Another sowing of native grasses was completed in fall 2019. Native grasses are now fairly well established.

Giant Reed Removal

Giant reed was removed in areas within the easement that already had well established riparian habitats. However, within a relatively short period of time, giant reed re-established in the area from which it was removed and has now spread, but not into areas where new riparian habitat was established.

2025 Update. Riparian enhancements continue to develop and thrive. Giant reed does not appear to be spreading further within the easement.

Gwerder Preserve

The Gwerder Preserve enhancement project was installed in 2017 and 2018 and consists of a 0.38-acre patch of native trees, shrubs, forbs and grasses. Four species of native tree and shrubs were installed: valley oak, California coffeeberry, California wild rose, and California blackberry. Clusters of herbaceous species (mugwort, Santa Barbara sedge, and creeping wild rye) were also installed, and the areas between the plantings were seeded with a native grass and forb mix in spring 2019.

By the end of the establishment period, all the plantings had become well established. All four valley oaks survived and are growing rapidly. The remaining coffeeberry and California wild rose shrubs are thriving, and the herbaceous species are all doing well and effectively excluding non-native species from the site, with the exception of the upper perimeter of the enhancement area.

2025 Update. The entire planting area appears to be thriving and is well adapted to the site. Native grasses now dominate throughout the area.

Hansen Preserve—Failed

Preserve enhancements on the Hansen Preserve were implemented at three locations: a wetland expansion area (WEA), a riparian enhancement area (REA; north planting area), and a riparian creation area (RCA; south planting area). Preserve enhancements plantings were installed in winter 2008–2009. However, the enhancements were destroyed in 2014 due to cattle grazing, although some planted bog rush continues to grow along the shoreline of the pond.

Wetland Expansion Area

The WEA was located in an irrigated pasture bounded on the north and west by a water storage pond and agricultural drainage. Emergent wetland was present at the interface between the irrigated pasture and the open water habitat. The elevation of the WEA was lowered to approximately 2.0–2.5 feet below the pond's summer water surface elevation.

Approximately 0.47 acre of irrigated pasture was converted to open water and emergent wetland in winter 2008–2009. The WEA was planted with tule clusters salvaged during grading, tule container stock, and bog rush (*Juncus effusus*) container stock. Tules were planted on the excavated bench, and bog rush were planted along the shoreline.

Riparian Enhancement Area

The 0.4-acre REA on the south side of the pond is on a floodplain terrace adjacent to the water storage pond dam. There are several mature trees in the REA: valley oak, weeping willow, cottonwood, and Lombard poplar (*Populus nigra*). All mature trees were retained at the request of the landowner. Approximately 0.15 acre of Himalayan blackberry and approximately 30 non-native tree saplings were removed. Large felled trees in the REA were used to create a large brush pile and to create basking habitat on the pond margin. Riparian tree, shrub, and forb species were planted.

Riparian Creation Area

The 0.4-acre RCA is on a floodplain terrace on the north side of the water storage pond. The area was previously irrigated pasture that was flood irrigated by surface flows from an adjacent pasture. The area was graded to evenly distribute pond dredging material placed by the landowner. Riparian trees were planted on the west side of the planting area, and native forbs were planted throughout the planting area.

Hilder Preserve

The preserve enhancement project on the Hilder Preserve was implemented at two locations in 2009–2010. Both locations entailed wetland enhancements. Habitat enhancement actions for the northern drainage enhancement area included excavating a new channel through irrigated pasture, installing water control structures, installing cattle exclusion gates, and planting riparian vegetation. Habitat enhancement actions for the southern enhancement area included expanding the existing emergent wetland/open water habitat, installing water control structures, installing cattle exclusion gates, and planting riparian and wetland plant species. The preserve enhancements were designed and implemented in conjunction with ranch maintenance actions required to effectively transfer and store irrigation and storm water. Site grading was completed in late spring 2010.

Northern Drainage Enhancement Area

An unnamed drainage is located in the north central portion of the preserve. The drainage is used to transport irrigation water throughout the preserve and serves as the primary floodwater drainage for the ranch and adjacent lands. Emergent marsh, composed primarily of tule, has become established throughout most of the drainage. This vegetation is routinely cleared to maintain water flow. Riparian habitat, composed primarily of valley oak and willow, occurs on the northern portion of the drainage.

Ranch maintenance actions included excavating emergent marsh vegetation from drainage ditches and other locations where emergent marsh vegetation encroached into the ditches and affected water transfer and storage. Excavated material was incorporated into upland pastureland.

Habitat enhancement actions include excavating a new channel through irrigated pasture, installing water control structures, and installing cattle exclusion gates. Channel excavation consisted of cutting new channels through sections of irrigated pasture or widening and deepening existing channels. The new channels are approximately 12–15 feet wide and excavated to a depth of approximately 6 feet to prevent the establishment of emergent marsh vegetation and discourage livestock from crossing to the existing emergent marsh. An approximately 0.5-acre area of open water was created to provide foraging and loafing habitat for waterfowl.

Channel excavation resulted in the creation of an approximately 0.25-acre island within the open water/wetland complex. The island was planted with cottonwood and arroyo willow seedlings in fall 2010, but these plantings did not survive. The reason is unknown but could include herbivory or a lack of irrigation, as the site is inaccessible, precluding irrigation.

A second island, approximately 0.5 acre and created by channel excavation, supports mature valley oaks and annual grassland. This island was planted with valley oak, arroyo willow, box elder, wild rose, and Santa Barbara sedge. Although some of these plantings survived, most did not due to a lack of irrigation during the establishment period.

Valley oak, arroyo willow, elderberry, and Santa Barbara sedge were also planted in the upland area between the existing marsh and a line of mature trees on the north property line, but none of these plantings survived, most likely due to herbivory, a lack of irrigation during the establishment period, or both.

Southern Enhancement Area

An unnamed drainage and water storage reservoir, known by the landowners as Shop Slough, is located in the south-central portion of the preserve. The drainage is used to transport irrigation water from the Mokelumne River to other parts of the ranch. The enhancement area is bounded on the south by irrigated pasture, on the west by a dirt ranch road, and on the north and east by ruderal/dry pasture habitats. The northern border of the pond was intermittently lined by dredge spoils excavated during past drainage maintenance actions. Portions of this area support Armenian blackberry. Seasonally inundated wetlands occur on the north side of the pond. These wetlands support cattails, rushes (*Juncus* sp.), and other wetland vegetation that were grazed by livestock.

Habitat enhancement actions included expanding the existing wetland to create emergent wetland/open water habitats, installing water control structures, and installing cattle exclusion gates. Wetland excavation consisted of lowering the grade of the adjacent upland, resulting in the creation of a wetland that ranges from 0 to 12 inches deep. The wetland hydrology is supported by the water from the pond and seasonal rainfall. Seasonal herbaceous wetland plants were installed on the shoreline.

The wetland basin was not planted but is expected to naturally colonize with cattail. Seasonal wetland plants installed on the north side of the created wetland had a relatively high survival rate and are expanding rhizomatously.

California wild rose, valley oak, and creeping wild rye were planted along the shoreline. One valley oak survived, and the rose plantings expanded. The creeping wild rye is now expanding to the north.

2025 Update. Cattail (*Typha* spp.) and tule (*Schoenoplectus acutus*) expansion continues to reduce open water habitats in both the northern and southern enhancement areas. Flash grazing is recommended in the southern enhancement area, and expansion of the wetland should be considered.

Homestead Road Preserve—Failed

In late winter 2016, the tenant farmer installed a native grass and forb habitat border along the northwestern edge of an alfalfa field along the access road continuing from Wright Road. The planting area is approximately 6 feet wide and 1,600 feet long and receives irrigation through flooding of the adjacent alfalfa field. The planting area was treated for weeds, harrowed, and broadcast-seeded with a native grass and forb mix.

For unknown reasons, the enhancement failed, and the area was plowed in 2018 and put back into row and field crop production.

Jaques Family Properties Preserve

The Jaques Family Properties Preserve enhancement project involved the renovation of an approximately 900-foot-long drainage ditch in fall 2015. One side of the ditch was graded to a 3:1 slope and planted and seeded with native grass and herbaceous wetland species, while the border on both sides of the ditch was seeded with a native grass and forb mix. Sediment gates were added to each culvert pipe draining the adjacent agricultural field into the ditch to reduce sediment and help alleviate the need for routine dredging of the drainage ditch. Sedge and rush plugs were installed along the bottom of the ditch, and the ditch bottom was broadcast seeded with a native grass mix.

The bottom of the drainage ditch is now filled with dense rushes. The average height and width of the rushes exceeded 36 inches. The graded bank and the borders have excellent vegetative cover, with native grasses (e.g., meadow barley and creeping wild rye) dominating with a few good stands of mugwort. Native species that have become well-established include meadow barley, blue wild rye, creeping wild rye, mugwort, gumplant, lupine (*Lupinus* spp.), poppy (*Eschscholzia californica*), and wild sunflower (*Helianthus californicus*). Along the border, non-native weeds, including various thistle species, have been outcompeted and only occur in increasingly small patches, although non-native weeds - including perennial pepperweed - have become established in the ditch bottom and require occasional maintenance and clearing.

2025 Update. Overall, the ditch enhancement looks very good. Native willow dock (*Rumex salicifolius*) is starting to block the ditch at southwest end, and Valley sedge (*Carex barbarae*) may be blocking the ditch in spots. Large patches of non-native and invasive perennial pepperweed (*Lepidium latifolium*) occur at the north end of the ditch. The landowner indicated they plan to clear parts of the ditch that are inhibiting water flow and will include the patch of pepperweed in the clearing operation.

Larson Preserve

The preserve enhancement project on the Larson preserve – initiated in 2017 - consists of a 4.54-acre native shrub and grass/forb hedgerow placed in a narrow strip of land bordered by linear water conveyance features and formerly occupied by a small walnut orchard. In spring of 2017, all remnant walnut orchard stumps were removed, and the site was disked and maintained weed-free throughout the year. Planting and irrigation were implemented in January 2018. Three species of native shrubs were installed: coyote brush, California wild rose, and California

blackberry. All areas between shrubs were kept clear of any vegetation for the first growing season to allow for better maintenance and discourage rodents from damaging the plantings. The hedgerow was broadcast seeded with a native grass and forb mix in late fall/early winter 2019.

The enhancement plantings had a high survival rate (93%), and all plantings are now well established. All three shrub species have formed dense thickets. California blackberry and California wild rose have spread by rhizomes throughout the planting areas. Overall, the shrubs are healthy and are now fully developed. The native grasses that were seeded grew in between the shrubs and along the perimeter initially, but have been outcompeted by native weeds, at least partially due to disturbance (vehicle traffic) and a small fire. The seeded area along the pathway that provides vehicle access to the concrete irrigation ditch now dominated by non-native species.

2025 Update. The hedgerow is in good shape. For most of its length, California wild rose, Coyote bush, and California blackberry form an impenetrable thicket. However, Perennial pepperweed is invading both sides along with fennel (*Foeniculum vulgare*) and tumbleweed (*Salsola spp.*). The drainage ditch side has been plowed up to edge along much of its length to make room for large metal irrigation pipe above ground.

Lower Sacramento Road Preserve

Preserve enhancements on the Lower Sacramento Road Preserve were initiated in fall 2022. The preserve enhancements will consist of riparian and oak/elderberry woodland. Weed removal was completed in the fall, and the soil was prepped for planting in winter. An existing non-functioning well was investigated to determine what was needed to establish an irrigation point of connection to eliminate the need to import irrigation water. The site was prepped for planting and drill seeding was completed in portions of the site. Rain has delayed the installation of the container stock at this site.

Approximately 7.4 acres of riparian habitat will be installed. A mixture of approximately 9,700 native trees, shrubs, and herbaceous container plants and cuttings will be installed within the riparian planting area. Approximately 11,700 native container plants, cuttings, and large seeds will be installed throughout the 24.2-acre oak and elderberry woodland planting area. The riparian tree spacing varies between 10 and 20 feet on-center, while the woodland spacing is 20 feet on-center average. The installed plants will be irrigated through a drip irrigation system after a new pump is installed in the existing non-functioning well.

This site will have some experimental aspects through a combination of seeding techniques and timing (e.g., drill seeding vs. broadcast seeding and seeding during year 1 prior to installation of container stock vs. seeding in Year 3 after container stock has established) and plant source types (e.g., container, large seed, and cuttings).

Machado Preserve

Habitat enhancements were installed in 2008 and included the expansion of an irrigation water retention pond with existing emergent marsh vegetation (primarily cattails). The pond was cleared of existing cattails and then deepened and expanded. The pond margins were graded to range from 0.0 to 3.0 feet below the

normal water surface level to create 3 distinct zones, namely open water, emergent wetland, seasonal wetland, and uplands. The stockpiled wetland spoils material containing cattail tubers was distributed over the emergent wetland zone, and Baltic rush (*Juncus balticus*) and bog rush (*Juncus effusus*) were planted in the seasonal wetland zone. The pond edges were planted with riparian shrubs and seasonal herbaceous wetland species, including valley oak, elderberry, arroyo willow, mulefat, California wild rose, Santa Barbara sedge, and creeping wild rye.

Although initial plant survival in the upland zone was low due to lack of irrigation during the establishment period, the surviving plantings spread to form a relatively dense patch of shrubs and small trees along the eastern side. Two surviving valley oaks grew over 20 feet tall. The seasonal wetland zone was most prominent along the western side of the pond and California tiger salamanders were documented breeding there. The permanently wet portion of the pond was comprised of approximately one-third open water and two-thirds emergent vegetation consisting primarily of cattails and tule.

However, all vegetation in the entire fenced in area surrounding the enhancement project was removed by the landowner in 2022, converting the area to barren ground.

2025 Update. An ecological assessment was completed in 2025 to assess the needs for remediation to restore the habitat values removed by the landowner in 2022. In the upland areas, some patches of native grasslands are resprouting; in the wetland bench some patches of native rushes and sedges are also resprouting; in the emergent wetland, tules and cattails are returning but are also being invaded by non-native and invasive water primrose; in the open water section, non-native and invasive water primrose is dominating the area and severely reducing both habitat values and the functionality of the pond for irrigation. Management actions were proposed to eliminate invasive water primrose and restore habitat values to their prior condition.

Nakagawa Preserve

The preserve enhancement project on the Nakagawa preserve – initiated in 2010 - consisted of the restoration of approximately 50 acres of riparian floodplain habitat adjacent to extant riparian habitats along the Mokelumne River but inside the original levee. A new setback levee was constructed (the original levee was left in place) in spring 2010. Portions of the restored floodplain were planted with riparian tree, shrub, and herbaceous species and seeded with a native seed mix. Seeding and planting took place in fall 2010. Cottonwood volunteers became established at scattered locations across the floodplain during summer 2010 (prior to planting). Additional plant material was installed in August and September 2011. Over 4,100 plants were installed in several phases. Tree species planted included box elder, cottonwood, interior live oak, Oregon ash, valley oak, and western sycamore. Shrubs included blue elderberry, California wild rose, and California blackberry. Herbs planted included creeping wild rye, Santa Barbara sedge, and mugwort.

The restored riparian floodplain has developed into a diverse, high-quality riparian habitat dominated by native species. Most trees are over 40 feet tall, with some much taller. Creeping wild rye and Santa Barbara sedge dominate the understory and open areas throughout the restoration area, with the exception of the upper

perimeter near the top of the new setback levee, where yellow-star thistle and other non-native weeds persist.

An additional 0.80-acre riparian planting area was installed on the landward face of a section of the original levee surrounding the floodplain planting area in spring 2017. A combination of 200 native tree, shrub, and vine species were installed, half of which were elderberry shrubs. Although the plantings continue to grow vigorously, many of the elderberry and coffeeberry shrubs experienced reduced vigor due primarily to deer rubbing. The California blackberry and California wild rose that were planted had poor survival.

2025 Update. The restoration area looks very healthy, with creeping wild rye and valley sedge continuing to expand and dominate the understory. Non-native vetch appears to be declining and the planted elderberry shrubs along the southern edge of the original levee are now thriving.

Perry Preserve

The preserve enhancement project on the was initiated in the fall/early winter of 2017 and consisted of an earthen irrigation ditch enhancement and planting a small 0.13-acre patch of riparian habitat.

The ditch enhancement involved renovation of approximately 650-foot-long section of an irrigation supply ditch. One side of the ditch was graded to a 3:1 slope and was planted and seeded with native grass and herbaceous wetland species, while the upland border was seeded with a native grass and forb mix. The existing wooden cross check structure was replaced with an earthen structure and seeded with a native grass and forb mix. All irrigation supply pipes were replaced, and new slide gates were installed on the inlet side of each pipe.

A 0.13-acre upland habitat patch was seeded with a native grass and forb mix and planted two coffeeberry, four valley oaks, and three coyote brush.

By the end of the establishment period, the native grasses and rush plugs in the ditch bottom were doing well and exhibited substantial growth. However, the water district indicated that water flow to the downstream farmer was impeded significantly by the plantings. As a result, the vegetation in the ditch was removed. In 2023, the landowner indicated the ditch was working well, although the bottom of the ditch was filled with non-native weeds. Thus, the claim that the enhancement plantings resulted in decreased water flow may be in error. The upland border on the field side of the ditch is comprised primarily of native grasses, but non-native annual grasses continue to persist.

2025 Update. Six of the original nine trees and shrubs planted in the 0.13-acre upland habitat patch continue to exhibit adequate growth and vigor, including three valley oaks, two coyote brush, and one coffeeberry. One oak tree is being shaded out by the other two. The upland border of the ditch enhancement on the north side is now dominated by creeping wild rye but is increasingly being invaded by weeds.

Seegers Preserve

The preserve enhancement project on the Seeger's Preserve was initiated in the fall and early winter of 2017/18 and consisted of a 0.26-acre native tree, shrub, and grass/forb habitat patch and a 2,200-linear foot native wild rose hedgerow. Six

species of native trees and shrubs were installed in the habitat patch: valley oak, box elder, elderberry, California coffeeberry, California wild rose, and California blackberry. Clusters of herbaceous species (mugwort, Santa Barbara sedge, and creeping wild rye) were also installed. All areas between the plantings will be kept clear of any vegetation for the first growing season to allow for better maintenance and discourage rodents from damaging the plantings. The habitat patch was broadcast seeded with a native grass and forb mix in late fall/early winter of 2020/21.

The wild rose hedgerow included 730 plantings which were installed in pairs to allow for mortality of one shrub without risking a gap in the hedgerow.

By the end of the establishment period, the plantings in the habitat patch exhibited excellent survival except for the elderberry shrubs where only one of three plants survived due to damage by pocket gophers. Creeping wild rye spread throughout the habitat patch effectively excluding non-native grasses and other weeds.

The plants within the wild rose hedgerow adapted well to the irrigation cycle of the adjacent crop, and the plants are over 5 feet tall and wide. There were 16 gaps where both rose plants died, but those gaps have closed due to expansion of the remaining plants. Overall, the hedgerow has formed a dense thicket and is providing cover and food as intended.

2025 Update. The riparian planting patch is thriving; the California wild rose hedgerow has fully recovered from damage inflicted by the tenant farmer plowing to close to the hedgerow in 2023.

Wetmore Forest Lake Road Preserve

Preserve enhancements were installed on this preserve in spring 2020. Enhancements consisted of installing 20 clusters of riparian plants distributed over an approximately 10-acre open field adjacent to Dry Creek to expand the riparian habitat along Dry Creek. Plants included cuttings of trees from the adjacent riparian area as well as container plants. Tree species planted included valley oak, western sycamore, box elder, cottonwood and Oregon ash. Mid-level canopy species planted included arroyo, sandbar, and button willows, in addition to California blackberry and California wild rose. Mugwort, field and Santa Barbara sedges, and creeping wild rye were also planted. Weeds were sprayed over the entire 10-acre area initially, with areas within and immediately surrounding each cluster subsequently kept weed-free.

In Fall of 2024 an experiment was conducted to determine if pole cuttings could become established without supplemental irrigation. Approximately 100 pole cuttings of cottonwood and willow were planted adjacent to the existing patches of plantings. Approximately 160 of the pole cuttings were protected with wire cages.

2025 Update. The habitat patches continue to grow and establish and are generally doing well. The pole cuttings did not do well as the ground was not saturated long enough for cuttings to establish root growth.

Wright Road E. Pombo Preserve

The Wright Road E. Pombo Preserve Enhancement Project consists of a small 0.45-acre riparian habitat planting that was installed on the land side of the San

Joaquin River levee in stages beginning in 2018. The site was a former barn, cottage, or similar structure that had been removed. Preparation of the site involved removal of remaining concrete pads and non-native vegetation, spraying to keep weed populations down, and re-grading the site. An extant, high-quality patch of California wild rose and mugwort was retained during this process. Tree species planted included valley oak (33) and black walnut (13) and shrub species included California wild rose (15), California blackberry (13), coyote brush (16), and elderberry (21). Ground cover included creeping wild rye (25), Santa Barbara sedge (8), and mugwort (18).

Overall survival of plants at the end of the 5-year monitoring period was very high.

2025 Update. All species are thriving, and the habitat patch continues to develop. California ground squirrels have become established along the periphery adjacent to the alfalfa field.

Preserves with Enhancements Other than Vegetation Planting

Ratto Preserve

Preserve enhancements on this preserve were installed in 2019 and consisted of installing fencing around approximately two thirds of the acreage and converting those fields to irrigated pasture.

Clements Remitz Highway 12 Preserve

Preserve enhancements on this preserve include the following.

- Control of California ground squirrels has been restricted on this preserve to enhance habitat values.

- Contracts have been executed to chemically control invasive yellow star-thistle.

- A small portion of Bear Creek was fenced off from cattle in 2019 to determine whether riparian vegetation would become re-established in this area. As expected, grass is taller inside the fence than outside, and it is beginning to establish along the eroded bank down to the waterline. Cattails are present in the creek bottom in the western portion of the fenced area.

- A small population of California tiger salamanders was translocated to this site from a site near Manteca that was being developed. The population is being monitored, but results of the monitoring are not yet available.

Clements Reynolds Highway 12 Preserve

Preserve enhancements on this preserve include the following.

- Control of California ground squirrels has been restricted on this preserve to enhance habitat values.

- Contracts have been executed to chemically control invasive yellow star-thistle.

Clements Sheridan Preserve

Preserve enhancements on this preserve include the following.

Control of California ground squirrels has been restricted on this preserve to enhance habitat values.

Contracts have been executed to chemically control invasive yellow star-thistle.

Preserves with Restrictions on California Ground Squirrel Control as an Enhancement

The following preserves have restrictions on the control of California ground squirrel populations as a preserve enhancement.

- Brooks Liberty Road Preserve
- Razzano Liberty Road Preserve
- S.J. County Landfill Liberty Road Preserve
- Clements Kramer McIntire Road Preserve
- Clements Remitz Highway 12 Preserve
- Clements Reynolds Highway 12 Preserve
- Clements Sheridan Preserve
- Clements Torlai Benevides
- Rustan Preserve
- McDonald Kit Fox Preserve
- Cubiburu Preserve
- Connolly Carnegie Preserve
- Connolly Ranch Preserve¹
- Connolly Union Livestock Preserve
- Musco Olive Patterson Pass Preserve
- Jet Mulch Patterson Pass Preserve
- Connolly Carnegie Preserve

Appendix D—2025 Pilot Study of the Proposed Swainson’s Hawk Monitoring Protocol

Introduction

The Swainson's hawk (*Buteo Swainsoni*) was listed as a threatened species in 1983 by the California Fish and Game Commission and has adapted to make extensive use of agricultural row and field crop habitats for foraging. San Joaquin County is one of 3 counties in which the bulk of the California population resides (citation). The hawk is thus one of the primary species impacted by development in San Joaquin County and the focal species addressed by the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP 2001, hereafter referred to as the Plan).

The primary objective of the Plan is to maintain habitat of sufficient quality and quantity to conserve populations of fish, wildlife, and plant species covered by the SJMSCP. This is done by maintaining and, where appropriate, achieving demonstrable increases in habitat quality on mitigation lands (hereafter referred to as *preserves*).

One of the main conservation strategies identified in the Plan is the conservation of row and field crop agricultural through the purchase of conservation easements on agricultural lands. Swainson’s hawk monitoring is conducted to determine if the conservation strategy is working to achieve the objective of maintaining a viable population of Swainson’s hawks and to determine if the conservation strategy is working.

Methods

The area of interest (hereafter referred to as the survey area) includes all of San Joaquin County exclusive of the foothills of the coast range in the Southwest Index Zone and areas along the eastern edge of the County comprised almost exclusively of vernal pool grassland. Surveys could not be performed in the entire survey area due to budget constraints and logistical considerations. Therefore, a probabilistic sampling approach was implemented using a multistate occupancy framework that also account for imperfect detection (Royle and Dorazio 2008; MacKenzie et al. 2018).

The survey area was divided into 77 equally sized (10,240 acres or 16 mi²) square grid cells (hereafter referred to as survey blocks) (Figure x). The size of each survey block corresponds roughly to 34% of the estimated mean home range size of nesting Swainson’s hawks in the Central Valley (122.7 km²; Fleishman et al 2016). Survey blocks with greater than 50% urban areas or with more than 50% of the survey block outside the County boundaries were excluded from the sampling framework.

This approach attempts to estimate occupancy, typically defined as the proportion of survey blocks that contain at least one potentially breeding pair of Swainson’s

hawks. However, the “multi-state” occupancy model allows for more than just presence/absence or occupied/unoccupied. Three states were defined a priori; (1) not occupied by a potentially nesting pair; (2) occupied by one or more potentially breeding pairs with no successful reproduction (successful reproduction defined as at least one young fledged); and (3) occupied by one or more nesting pairs with successful reproduction.

The intention is to correlate occupancy states with various habitat variables, including the proportion of each survey block comprised of alfalfa, row and field crops, orchards and vineyards, riparian habitat, and developed land uses.

A random sample of 12 survey blocks were selected for surveys. To account for imperfect detection of potentially breeding pairs, we attempted to survey each block up to 3 times corresponding to the courtship/early incubation (March 15 – June 1), incubation/early nestling (June 1–June 30), and the late nestling/early fledgling period (July 1–August 15) phases of the nesting cycle. During each stage, surveys were conducted by driving all accessible roads and searching suitable nesting substrates using binoculars and a high-powered (40–503) spotting scope.

Results

The time taken to complete a single survey of each block (\bar{x} = 2.67 hours, range = 1.2 – 6.2 hours) exceeded initial estimates and limited the sample that could be acquired. This was due in part to areas with dense ranchettes and survey blocks where portions of the block were separated from other portions by rivers and/or other large linear water conveyance features that required extensive travel to circumvent. Twelve survey blocks were surveyed at least once. Four survey blocks were surveyed 3 times, 7 survey blocks were surveyed twice, and one survey block was only surveyed once (Table 1). All survey blocks were first surveyed during the courtship/early incubation period.

A total of 23 potentially breeding pairs of Swainson’s hawks were detected during surveys. Of these, more than half (n=12) were non-breeding pairs. Ten pairs with active nests (defined as eggs laid) successfully fledged young while two pairs with active nests failed to fledge young.

Table 1. Swainson’s Hawk Occupancy Survey Results, 2025.

Survey Grid	Number of Surveys	Number of Pairs	Number of Active Nests	Number of Successful Pairs	Nest Outcomes
9	3	1	1	1	#218 found period 1 and Fledged 2 young
10	3	3	1	1	#220 Pair only found period 1 and 2; #221 found periods 1-3 and successful; #222 Pair only found period 1
19	2	4	1	1	#208 Pair only found 1 st period; #214 Pair only found 1 st period; #216 Pair only found

Survey Grid	Number of Surveys	Number of Pairs	Number of Active Nests	Number of Successful Pairs	Nest Outcomes
					1 st period; #244 found 2 nd period, successful
32	3	0	0	0	
41	3	0	0	0	2 RTHA nests
56	1	0	0	0	
58	2	4	3	3	#98 Pair only found 1 st period; #225 found 1 st and 2 nd period successful; #226 found 1 st and 2 nd period successful; #230 found 1 st and 2 nd period successful
63	2	2	2	1	#246 found 2 nd and third period successful; #247 found 2 nd and 3 rd period failed
65	2	1	1	0	#233 found all periods failed
67	2	2	2	2	#235 found 1 st period, successful; #236 found 1 st period, successful;
72	2	1	0	0	#201 pair only found 1 st and 2 nd period, may have nested undetected.
74	2	5	2	2	#203 pair only found 1 st period; #204 pair only found 1 st period; #205 found 1 st and 2 nd periods, successful; #206 pair only found 1 st period; #239 found 1 st period, successful;
Total	27	23	12	10	

Of the 24 pairs of potentially breeding Swainson's hawks, 21 were detected on the first survey and only 3 were first detected on the second survey. No previously undetected pairs were first detected during the third survey. Of the three survey blocks in which no potentially breeding pairs were detected, one was surveyed only once and the other two were surveyed 3 times, once in each survey period.

Of the twelve survey blocks, 3 had no detections of potentially breeding pairs, 2 were occupied by one or more potentially breeding pairs with no successful reproduction, and 7 were occupied by one or more potentially breeding pairs at least one of which successfully fledged young.

No pairs were detected in blocks 32, 41, and 56. Block 32 was characterized by a relatively large proportion of orchards (and vineyards). It also lacked any significant waterways or water conveyance features and thus lacked potential

nesting trees aside from orchard trees. Block 41 was also characterized by a paucity of potential nesting trees due to a large proportion of valley grasslands, which dominated the eastern half of the block and by orchards and vineyards, which dominate the western half of the block. The only potential nesting trees of any significance occurred along the small segment of Little John's Creek and Rock Creek along the southern half of the survey block. Both blocks 32 and 41 are near the eastern boundary of the County east of Stockton. Conversely, block 56 occurred on the western boundary of the County west of Lodi in the Delta and included parts of Staten and Boudin Island. Although two major watercourses flowed through the block, these watercourses were mostly devoid of potential nesting trees. In addition, large areas of block 56 were inaccessible and thus could not be surveyed effectively.

One or more potentially breeding pairs with no successful reproduction were detected in blocks 65 and 72. Block 65 was dominated by vineyards (and orchards). Although the Mokelumne River flows through the block from south to north (along with the Gill Creek tributary toward the north end of the block), no potentially breeding pairs were detected in the riparian forests that occur along most of its length through the block. The one breeding pair detected nested in a remnant valley oak near the edge of a vineyard at the corner of Peltier and Lower Sacramento Roads. Nest failure was due to egg(s) failing to hatch. Block 72 was dominated by vineyards, except for the Hilder Preserve which occurs in the central-eastern portion of the block and is dominated by irrigated pasture. The one potentially breeding pair of hawks detected on this block was located on the Hilder preserve. Both Dry Creek and the Mokelumne River flow through the block and provide an abundance of potential breeding habitat.

One or more potentially breeding pairs, at least one of which successfully fledged young were detected in blocks 9, 10, 19, 58, 63, 67, and 74. Block 9 is comprised of a mix of urban (the new Mountain House development and Lammersville) and tree-less valley grasslands in the east and orchards through the northern part of the block. No major waterways flow through the block except for a very small segment of Old River in the northeastern corner of the block and the California Aqueduct, which is cement lined and supports no riparian habitat or trees. The two potentially breeding pairs of hawks were located adjacent to the largest patches of row and field crop (grass hay) in the block. Block 10 is comprised of urban development in the southeastern portion of the block but contains more row and field crop than orchard in the remaining portion of the block. A relatively short segment of Old River flows through the northwestern portion of the block and provides abundant nesting habitat. Block 19 is dominated by row and field crops and has long segments of Old River and the Grant Line Canal running east west through the entire block. Block 58 west of Interstate 5 is dominated by row and field crop agriculture, with a significant component of vineyards. East of Interstate 5 is dominated by vineyards and orchards, with a significant component of row and field crop agriculture. The Upland Canal runs north to south through the length of the block and supports riparian habitat through much of its length. A relatively long segment of White Slough also runs through the block and supports some potential nest trees but generally lacks substantial riparian habitat. Block 63 is comprised of rice fields, orchards, and row and field crops, although much of the area was not accessible. Hog slough runs east to west through the middle of the block but contains few trees. Much shorter segment of Sycamore slough and Beaver Slough runs through the block, but neither supports many potential nesting trees.

However, a linear water conveyance feature runs north to south connecting Beaver Slough and Hog Slough and supports riparian vegetation with abundant potential nesting trees along most of its length. Block 67 is dominated by orchards and vineyards but contains a few large fields of hay and row crop and numerous small fields of dry pasture in the area dominated by ranchettes in the northern part of the block. The Mokelumne River runs east to west through the block and supports riparian habitat with an abundant supply of potential nest trees. However, only one of the three nests detected were located along the Mokelumne River. The other two were in remnant trees associated with the dry pastures of the ranchettes. Block 74 was comprised of a relatively even mix of row and field crop, orchard, and vineyard, but also contained a large component of dry pasture and irrigated pasture. Dry Creek defines the northern border of the County within the block and supports an abundance of potential nest trees. There are a number of linear water conveyance features within the block that support stingers of mature, remnant valley oaks that support nesting hawks.

Discussion and Management Recommendations

Reproductive success of the Swainson's hawk population in the San Joaquin County was extremely low in 2025. While nest success (the proportion of active nests that were successful) was relatively high (10 of 12 or 83%), the proportion of potential breeding pairs that successfully fledged young was very low (10 of 23 or 43%). By comparison, the proportion of potentially breeding pairs that successfully fledged young in the population of Swainson's hawks in the Natomas Basin in Sacramento and Sutter Counties – which has been annually censused for over 22 years – experienced only four out of 22 years with a proportion less than 43% (ICF 2023).

Repeated sampling is generally an effective sampling technique to account for variation in the probability of detection (MacKenzie et al. 2018), and it has been shown to work for golden eagles and other raptors (Wiens et al 2015). However, results from implementation of the repeated sampling technique in 2025 exhibited a very low amount of variation in detection probability, with only 3 of 23 pairs detected on the second survey and no additional pairs detected during the third survey. Potentially breeding pairs of Swainson's hawks that forgoe breeding become essentially undetectable after the courtship period because the hawks don't exhibit territorial behavior and disperse widely in search of foraging opportunities. Therefore, it is imperative that the first survey occur during the courtship and nest building period. In this study, we conducted complete surveys of each block multiple times regardless of whether a pair was detected or not. In the future, it may be more efficient to conduct a complete survey a maximum of 2 times in survey blocks in which a pair has been detected, although subsequent site visits should be conducted to determine nesting status and reproductive success of each pair detected.

The 3 survey blocks with no pairs or nests had either fewer potential nesting trees, a greater proportion of orchards and vineyards, or both. All 3 were on the edges of the county, two on the eastern side and one on the western side.

The two survey blocks where potentially breeding pairs were detected but no successful reproduction was detected were dominated primarily by vineyards (and orchards although vineyards were dominant). Both contained large segments of riparian habitat with an abundance of potentially suitable nesting trees.

The seven blocks with successfully nesting hawks occurred in survey blocks that appear to contain more potential nest trees and more row and field crop agriculture (including irrigated pasture and dry pasture) than the average in other blocks surveyed.

Due to the small sample size and lack of variation in detection probability, we did not attempt to quantitatively measure habitat variable in each block and conduct a formal statistical analysis of the data. However, the qualitative assessment of the data above indicates that there are more hawks with higher reproductive success in survey blocks with a higher proportion of row and field crop and lower proportion of orchards and vineyards.

Based on results of the first year of implementation of this protocol, the following changes to the sampling protocol are recommended.

1. Conduct two complete surveys of each survey block during the courtship and nest building period. followed by site visits to pairs and nests to determine reproductive success.
2. Include the area effectively surveyed in the list of variables to account for portions of survey blocks outside the County or that essentially have areas with no access and therefore cannot be surveyed.
3. Replace Block 56 with a survey block that is surveyable.
4. Continue efforts to find a way to map habitats within survey blocks in a cost-effective manner.

Literature Cited

ICF. 2023. Natomas Basin Habitat Conservation Plan Area Biological Effectiveness Monitoring Report. Final. April. Prepared for the Natomas Basin Conservancy, Sacramento, CA. Prepared by ICF, Sacramento, CA.

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 January 29, 2026

Wiens, J.D., Kolar, P.S., Fuller, M.R., Hunt, W.G., and Hunt, Teresa, 2015, Estimation of occupancy, breeding success, and predicted abundance of golden eagles (*Aquila chrysaetos*) in the Diablo Range, California, 2014: U.S. Geological Survey Open-File Report 2015-1039, 23 p., <http://dx.doi.org/10.3133/ofr20151039>

**Appendix E— Evaluation of The Cropland
Data Layer To Track Changes In Habitat
Throughout The Plan Area (Placeholder)**

Attachment D – 2025 Fee Update Staff Report

STAFF REPORT

SUBJECT: 2025 SJMSCP Development Fee Annual Adjustment

RECOMMENDED ACTION: Motion to Recommend to SJCOG, Inc. Board to Approve the 2025 SJMSCP Development Fees as Adjusted Pursuant to the Financial Analysis Model

SUMMARY:

Using the adopted five-year financial analysis model to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) the SJCOG Inc. staff, Habitat Technical Advisory Committee (HTAC) Financial Subcommittee members (Table 1) and consultants undertook the annual analysis in summer 2024. The goal of the annual analysis is to establish the next year's habitat plan fees paid by individual development projects. The fees are for impacts under the countywide SJMSCP permits as defined in the three fee model categories (Category A – Acquisition; Category B - Assessment and Enhancement; and Category C - Land Management and Administration).

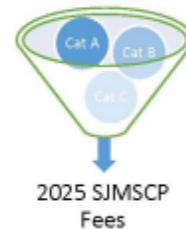
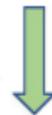


Table 1 – HTAC Financial Subcommittee Members:

John Beckman, BIA Matt Diaz, Stockton Zachery Kearns, CDFW
Dan Gifford, Conservation Alisa Goulart, SJ County

The proposed 2025 SJMSCP development fees were adjusted using the recommended 2020 SJMSCP Five-Year Financial Model Update for the respective categories and are compared to the 2024 SJMSCP Development fees (Table 2) in the most common habitat categories under the plan. The change is an overall decrease of **7.5%** in the most impacted categories of Agricultural and Natural habitat classifications from the prior year. The decrease is due primarily to a decline in the land acquisition component (Category A) for agricultural land price values of comparable sales even though there was a rise in the reported Consumer Price Index (CPI) for Categories B and C.



7.5%

Table 2- Compared 2025 & 2024 SJMSCP Development Fees – Most Common Fee Habitat Types

	2025 Fee - Proposed	<i>2024 Fee - Adopted</i>	Difference	Percent Change
Agricultural/Natural	\$16,492	<i>\$17,833</i>	\$1,341	7.5%

Table 3 illustrates the history of the SJMSCP development fees over the current 5-year fee model cycle. The fees can fluctuate primarily based on the Category A – acquisition component of the fee formula over time.

Table 3- History and Annual Percentage Change for SJMSCP Development Fees

Fee Category	2020	2021	2022	2023	2024
Multi-Purpose Open Space	\$6,412	\$8,682	\$9,781	\$9,629	\$8,918
Agriculture/Natural	\$12,822	\$17,363	\$19,561	\$19,255	\$17,833
Vernal Pools	\$100,788 <i>(wetland)</i>	\$161,286 <i>(wetland)</i>	\$174,040 <i>(wetland)</i>	\$176,878 <i>(wetland)</i>	\$177,724 <i>(wetland)</i>
	\$52,833 <i>(upland)</i>	\$71,544 <i>(upland)</i>	\$80,453 <i>(upland)</i>	\$75,320 <i>(upland)</i>	\$69,408 <i>(upland)</i>
<i>Percentage of Change Yearly</i>	-4.3%	<i>35.4%</i>	<i>12.7%</i>	-1.6%	-7.4%

Projects participating under the SJMSCP benefit from a predetermined streamlined processing of the project rather than navigating through a potentially very long, cumbersome and expensive regulatory process outside the habitat plan. By opting for participation, the project proponent can choose any number of ways to provide mitigation for the impacts of the project through the plan and even control much of the mitigation costs if desired. The options are:

1. Pay a fee.
2. Redesign the project to avoid/minimize impacts.
3. Provide land in lieu of the SJMSCP fee, which the project proponent will negotiate the easement/fee title costs (Category A component).
4. Any combination of the above options.

And if those options are not sufficient, the project proponent can choose to not participate in the plan (opt out) and fulfill mitigation requirements on their own with state and federal permitting agencies independently.

RECOMMENDATION:

The HTAC Financial Subcommittee and staff ask the HTAC to make the recommendation to SJCOG, Inc. Board to approve the 2025 SJMSCP development fees as adjusted pursuant to the financial analysis model.

FISCAL IMPACT:

Development fees provide funding for SJCOG Inc. to mitigate project impacts covered under the SJMSCP permits for the subsequent calendar year beginning January 1.

BACKGROUND:

Annually, the SJMSCP development fees are reviewed and calculated using a formula method adopted under the habitat plan. The three components of the formula are adjusted based on the individual components and the most current supporting data. The development fees established must be adopted by each of the jurisdictions and would become effective on January 1 of the subsequent year for projects using the SJMSCP.



Category A (Acquisition) – Comparable Land Sales



This category is directly related to land valuation based on comparable land sales in San Joaquin County in specific zones of the plan area (Central Zone, Central Southwest Transition Zone and Delta Zone) over an established two-year period meeting the established criteria used for comparable land sales (Attachment 1). Cost estimates for this category will continue to be evaluated on a yearly basis by taking all qualified fee title comparable sales in each zone to set a weighted cost per acre.

The fee model analysis update results in a **12.7% decrease** in the Agricultural/Natural Habitat types of Category A (Acquisition) component to \$9,608. The reason for the decrease is the decline in overall comparable fee title land sale values from prior year values.

Category B (Assessment and Enhancement) – Refined Cost Factors with Consumer Price Index and Model Data Update



The Category B component of the fee is adjusted using several factors including the California Consumer Price Index (CPI), as reported by the California Department of Finance for the preceding 12-month fiscal year (June 2023 – June 2024) and from the updated model numbers completed annually based on the SJMSCP Annual Report.

The unit cost factors (per acre or per year for some items) are adjusted only by the CPI (the California CPI calculation was an increase of 3.2%). But the total cost for Category B is also a function of the SJMSCP Annual Report data updated annually (acres remaining to be acquired and the number of years remaining in the permit term; the fee per acre is a function of those total calculated costs and the land conversion acres remaining). These parts all feed into the fee model.

The fee model update results in a 0.5% increase in the Agricultural/Natural Habitat types of Category B (Assessment and Enhancement) component to \$6,066.

Category C (Management, Monitoring and Administration) – Refined Cost Factors/Long Term Investment with Consumer Price Index

Annual cost updates use the California Consumer Price Index (CPI), as reported by the California Department of Finance, for the preceding 12-month fiscal year (June 2023 – June 2024) to keep up with inflation on an annual basis.

The fee model update results in a 3.2% increase in the Agricultural/Natural Habitat types of Category C (Management, Monitoring and Administration) component from prior years to \$817.

In summary, the SJMSCP fees are calculated using the SJMSCP Financial Analysis formula model shown in the final proposed fee table 4 below and Attachment 2 (SJMSCP Cost and Fee Analysis 2025 Update). The overall result in the fee analysis is a **7.5%** decrease in the most impacted Agricultural and Natural Habitat Classifications fees for 2025.

Table 4 - 2025 SJMSCP Development Fees - Proposed

Habitat Type	Category A	Category B	Category C	Total Fee	Rounded Fee
Other Open Space	\$4,804	\$3,033.00	\$409.47	\$8,246.47	\$8,246
Natural/Ag Lands	\$9,608.00	\$6,066.00	\$817.74	\$16,491.74	\$16,492
Vernal Pool Grasslands	\$48,084.00	\$15,386.00	\$2,019.72	\$65,489.72	\$65,490
Vernal Pool Wetted	\$48,270.00	\$127,031.00	\$1,980.10	\$177,281.10	\$177,281

NEXT STEPS:

Should the staff and HTAC recommendation be approved by the SJCOG, Inc. Board at the August 22nd Board meeting, the item will be taken out to each jurisdiction for adoption in the coming months for implementation starting January 1, 2025.

ATTACHMENTS:

1. 2025 Fee Study Property List
2. SJMSCP Cost and Fee Analysis 2025 Update

Prepared by: Steven Mayo, Program Manager

Attachment 2 – SJMSCP Cost and Fee Analysis 2025 Update

Table of Contents	List of worksheet tabs and contents
Notes to User	Model overview and instructions for annual updates
Fee Summary Comparison	Table showing calculated fee amounts by habitat type and category; comparison to adopted fees; linked from other sheets; includes California CPI factor for Category C annual update
A1 PerAcreCostFactorsByZone	Per acre easement cost factors by zone based on input from comparables and appraisal analysis
A2 PerAcreAcquisitionCost	Weighted acquisition cost factors by habitat type based on distribution of preserves by zone; adds transaction costs
A3 AcquisitionCostHabitatType	Total acquisition cost by habitat type, for preserves remaining to be acquired
A4 AcquisitionFEE	Category A fee by habitat type, based on remaining land conversion
B1 PreserveEnhancementCost	Weighted enhancement cost factors by habitat type based on estimate of acres enhanced and detailed per acre enhancement cost factors
B2 AssessmentEnhancementCost	All assessment and enhancement cost factors by habitat type, for preserves remaining to be acquired
B3 AssessmentEnhancementCostAllocation	Total assessment and enhancement cost by habitat type, remainder of permit term, for preserves remaining to be acquired
B4 AssessmentEnhancementFEE	Category B fee by habitat type, based on remaining land conversion
C MonitoringAdminFEE	Category C fee by habitat type, based on remaining land conversion; links to summary comparison for annual update
For 5-Year Update Only =>	Workbook break: the following tabs for Category C are only used in the 5-year economic analysis update
C1 MonitoringCost	Monitoring cost factors by habitat type, including post-permit annual cost; costs for remainder of permit term, all preserve acres
C2 PMAdminCost	Project management and administrative cost factors, including post-permit annual cost; costs for remainder of permit term, all preserve acres
C3 Permit Term Cost Adjustments	Category C fund balance deducted from Category C costs remainder of permit term to calculate net cost for cost allocation and fee
C4 Endowment	Endowment cash flow, return assumptions, and total in year 51 to support post-permit annual cost
C5 MonitoringAdminCostAlloc	Total monitoring, management, and administrative cost by habitat type, remainder of permit term and endowment for post permit cost
C6 MonitoringAdminFEE	Category C fee by habitat type, based on remaining land conversion
Source for update acres =>	Workbook break: the following tabs are updated annually and every 5 years for acres inputs
1 SJMSCP Acres 6_4_2015	Land conversion and preserve acres by habitat type for the 50-year permit term (source table)
2.1 RemainingPreserveToAcquire	Preserve Acres, Total and Remaining to be Acquired (from Table 1 and Annual Report updates)
2.2 Preserves_Habitat_Zone_2019	Detail on preserve acquisition by habitat type and zone for use in monitoring cost estimates (not used in annual updates)
3 Cumulative Take_Remaining	Allowed and Remaining Incidental Take Acreage (from Table 1 and Annual Report updates)
4 PreserveAcquisitionSchedule	Preserve Acquisition Schedule, All Habitat Types, by Index Zone, Remaining Permit Term (from Table 2.1 and 2.2)
Fund Balance Analysis =>	Workbook break: the following tabs are updated every 5 years for Category C cost analysis.
5 FundBalanceAllocation	Allocation of Fund Balance to Category B and Category C (permit term) and post-permit endowment
B1 ExistingPreserveEnhanceCost	Estimate of enhancement costs on existing preserves with updated cost factors, to allocate fund balance to Category B

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FINANCIAL ANALYSIS UPDATE Final Adopted August 27, 2020

This workbook of linked worksheets calculates SJMSCP Impact Fees for Categories A, B, and C. The workbook contains all of the elements needed for annual updates as well as the framework for the more complex 5-year economic analysis updates.

Action items for annual updates indicated in red italics.

Category A and Category B are fees for **one-time costs** for land acquisition, enhancement, restoration and associated site assessments and planning.

These fees will be updated annually by updating the per-acre cost factors **and** updating the *acres remaining to be acquired* and the *remaining acres of land conversion* based on data from SJMSCP Annual Reports.

- Category A per-acre cost factors updated by annual comparables analysis, as established in past practice, and evaluation of easement cost percent of fee title based on SJMSCP appraisals
- Category B per-acre and annual cost factors updated by applying California CPI to unit cost factors
- The total costs in Category A and Category B for each annual update will reflect the *acres remaining to be acquired* and the fees for each annual update will reflect the *remaining acres of land conversion* from SJMSCP Annual Reports.

Category C is a fee for **on-going annual costs** for the remainder of the permit term and post-permit in perpetuity. practice.

- Incorporating Annual Report data in the annual updates of **on-going** permit term and post-permit costs adds unnecessary complexity to the annual update of this component of the SJMSCP fees.

the endowment cash flow analysis required to estimate post-permit costs, are more complex work efforts not justified to generally keep Category C fees in line with annual cost inflation. Moreover, because management and administration costs are not sensitive to habitat type, it is not as important to account for the annual variation in preserve acquisition and land conversion captured in the annual updates to Categories A and B.

Components of the workbook:

1. The Fee Summary Comparison worksheet compares calculated updated fees to fees currently in effect and includes the California CPI for Category C updates.
2. Category A tabs A1 - A4 calculate the fees for Category A Acquisition.
3. Category B tabs B1 - B4 calculate the fees for Category B Assessment and Enhancement.

- NOTES TO USER -

4. Category C Fee tab shows the fees by habitat type calculated in the 2020 Economic Analysis Update, the basis for the UPDATE ONLY the SJMSCP Annual Report; Table 4 showing the preserve monitoring schedule by habitat type and zone is used only in the 5-year update.
7. Tables S and B1 ExistingPreserveEnhanceCost provide the fund balance analysis completed every five years as part of the Category C update.

- NOTES TO USER -

Fee Summary Comparison

Calculates new annual fees and compares to prior year adopted fees.

1. Paste values of prior year adopted fees in cells C11:E14.
2. Insert updated annual California CPI factor in cell F1.
3. Updated fees for Category A show in cells C5:C8 and updated fees for Category B show in cells D5:D8. The fees are linked.
4. Formulas in cells E5:E8 calculate Category C fee update amounts based on prior year adopted fee amounts in cells E11:E14 and the California CPI.

Category A Acquisition

A.1 Category A Per-Acre Acquisition Cost Factors by Zone

Delta

2. Update SJCOG, Inc. appraisal list each year and calculate weighted average percent by dividing cumulative total easement value (cost) by cumulative total before value (fee title value).
3. Value of Southwest Zone easement cost remains unchanged until experience indicates it should be updated.

A.2 Per-Acre Acquisition Cost Factors by Preserve/Habitat Type

No annual input needed. Links and formulas calculate total cost factors per acre for each habitat type.

1. Easement cost factor input linked from A.1.
2. Distribution by preserve type is not changed from 1996 Economic Analysis.
3. Transaction cost and VP acquisition assumptions not changed.

A.3 Total Acquisition Costs by Habitat Type, Remainder of Permit Term

No annual input needed. Links and formulas calculate total cost for each habitat type.

1. Land acquisition cost factors linked from A.2.
2. Preserve acres remaining to be acquired linked from Table 2.1 (updated annually based on SJMSCP Annual Report).

A.4 Fee Calculations

No annual input needed. Links and formulas calculate fee for each habitat type.

1. Cost by habitat type linked from A.3.
2. Land conversion remaining linked from Table 3 (updated annually based on SJMSCP Annual Report).

- NOTES TO USER -

Category B Assessment and Enhancement

B.1 SJMSCP Preserve land by habitat type, enhancement analysis, and enhancement cost factors per preserve acre refined, and update of costs for enhancements and restoration. 2020 Analysis included further cost updates based on actual SJCOG, Inc. experience and other relevant cost updates. Table calculates weighted average cost per preserve acre for agricultural lands, non-vernal pool natural lands, and vernal pool preserves. Update enhancement cost analysis every five years.

formula. Formula references updated annual California CPI factor in cell E1. Formulas calculate updated weighted average cost per preserve acre.

3. Insert updated annual California CPI factor in cell E1.

B.2 Category B Assessment, Planning, Restoration and Enhancement Cost Factors

1. Update remaining years in permit term.

enhancement plans in the formula. Formula references updated annual California CPI factor in cell C1. Formulas calculate updated annual costs.

3. Insert updated annual California CPI factor in cell C1.

4. Enhancement and restoration cost factors linked from B.1.

B.3 Category B Assessment, Planning, Restoration, and Enhancement Cost Allocation by Habitat Type

No annual input needed. Links and formulas calculate total cost for each habitat type. factors in B.2.

2. Preserve acres remaining to be acquired linked from Table 2.1 (updated annually based on SJMSCP Annual Report).

B.4 Fee Calculations

No annual input needed. Links and formulas calculate fee for each habitat type.

1. Cost by habitat type linked from B.3.

2. Land conversion remaining linked from Table 3 (updated annually based on SJMSCP Annual Report).

Category C Monitoring, Management, and Administration

C.5 Fee Calculations - Annual Update Only

No input needed. Cost and land conversion values frozen based on 2020 Economic Analysis.

1. For 2020 update, Category C fee amounts by habitat type linked to Fee Summary Comparison table.

- NOTES TO USER -

2. Update annually by applying California CPI factor to prior year Category C fee amounts, as in past practice.

Note: this is done in the Fee Summary Comparison worksheet.

- NOTES TO USER -

Category C Monitoring, Management, and Administration - INSTRUCTIONS FOR FIVE-YEAR UPDATE

C.1 Category C (part) Compliance and Effectiveness Monitoring Cost Assumptions

1. Remaining years in permit term linked from Table 4 Preserve Monitoring Schedule.
2. Update monitoring cost factors (annual costs and annual costs per acre).
3. Total costs by type of monitoring for the remainder of the permit term calculated by worksheet formula. With links to Table 4 Preserve Monitoring Schedule.
4. Post permit cost updates by worksheet formula based on updates to detail in rows above. Acres input linked from Table 4 Preserve Monitoring Schedule.

C.2 Category C (part) Project Management and Administrative Cost Assumptions

1. Remaining years in permit term linked from Table 4 Preserve Monitoring Schedule.
2. Update annual management and administrative staff cost and cost allocation, Habitat Plan Environmental Consulting, and Land Manager Coordination costs from analysis of Cumulative Schedule of Receipts and Disbursements in SJMSCP Annual Report, supplemented as needed by cost code detail provided by SJCOG, Inc. staff.
3. Update Financial Plan Five-Year Review and Update cost based on contracts.
4. Post permit cost updates by worksheet formula based on updates to detail in rows above.

C.3 Adjustments for Remaining Fund Balance

No input needed. Links and formulas calculate net Category C cost for remainder of permit term.

1. Costs for the remainder of the permit term by cost category linked from Table C.1 and C.2.
2. Category C fund balance as of prior year end for costs on existing preserves linked from Table 5.

C.4 SJMSCP Endowment Fund Cash Flow

This table uses estimates of annual post permit costs, existing fund balance allocated to post-permit costs (based on cumulative take to date as a share of total take), and interest earnings assumptions to estimate the endowment needed at the end of the permit term to fund annual costs in perpetuity. This analysis is to be updated at each 5-year economic analysis review. The worksheet solves for fund balance amount in year 51 that generates the annual income to fully fund annual post permit costs. The worksheet calculates the annual fee revenue required over the remainder of the permit term to achieve that fund balance when added to the existing fund balance for management and administrative costs post permit and interest earnings over the remainder of the permit term. That amount is the total cost to be allocated by habitat type remaining to be acquired and links to

- NOTES TO USER -

C.5 Category C Monitoring and Project Management/Administration, including endowment for post-permit costs, Cost All

No input needed. Links and formulas calculate cost for each habitat type. costs by habitat type.

2. Preserve acres remaining to be acquired linked from Table 2 (updated based on SJMSCP Annual Report).

C.6 Fee Calculations

No input needed. Links and formulas calculate fee for each habitat type.

1. Cost by habitat type linked from C.5.
2. Land conversion remaining linked from Table 3 (updated based on SJMSCP Annual Report).

- NOTES TO USER -

Tables 1 - 5 (Source Tables)

Table 1 Land Conversion and Preserve Acres by Habitat Type for the 50-year permit term

This table was finalized on June 4, 2015 as part of the Economic Analysis update. This table provides the source data by detailed habitat type for the 50-year permit term totals.

Table 2.1 Preserve Acres, Total and Remaining to be Acquired

1. Total Preserve Acres by habitat type linked from Table 1.
 2. *Annually, update Total Preserve Acres Acquired through 12/31 from the SJMSCP Annual Report. Note that as of the 2020 update and going forward, grassland acquired to mitigate agricultural land impacts has a new line item in Table 2.1. This amount is deducted from total grassland acquired in cell E11.*
- worksheets.

Table 2.2 Preserves_Habitat_Zone_2019 (new in 2020 update) - ONLY USED ON 5-YEAR UPDATE

Monitoring Schedule.
preserve to a habitat type and zone. Note that the habitat type represents the type of habitat acquired regardless of the type of impacts mitigated, i.e, grassland preserves acquired to mitigate agricultural impacts are categorized as grassland preserves in this table.

Table 3 Allowed and Remaining Incidental Take Acreage

- 1 and Table 4.2-2.
2. *Annually, update the Cumulative Acres of Take through 12/31 from the SJMSCP Annual Report.*
3. Remaining Acres of Land Conversion calculated by worksheet formula; links to cost and fee calculation worksheets.

UPDATE

This table is used in Table C.1 Monitoring Cost All Acres to calculate monitoring costs for the remainder of the permit term for all preserve acres, assuming future acquisition at an average annual pace calculated by dividing the number of acres remaining to be acquired by the number of years remaining in the permit term.

1. Preserve acres remaining to be acquired by zone linked from Table 2.1 (updated based on SJMSCP Annual Report) and Table 2.2 (updated every 5 years).
Column C.

- NOTES TO USER -

3. At five-year update, double check the formula count of years remaining in permit term in cell C42. This is used as the denominator of the cell formulas for the monitoring schedule above.

- NOTES TO USER -

Table 5 Fund Balance Allocation - ONLY USED IN 5-YEAR UPDATE

This table is used in Table C.3 Permit Term Cost Adjustments to calculate the net Category C costs for the remainder of the permit term. Category B and Category C fund balance is allocated to permit term and post-permit needs.

1. Every 5 years, update the beginning fund balance from the 12/31 year-end statement.
2. Calculate Category B Fund Balance for Category B Enhancements (remaining enhancement cost for existing preserves) based on Table B.1 ExistingPreserveEnhanceCost (five-year update cost factors applied to existing preserves by type) and subtracting expenditures through the prior year-end on preserve enhancement.
3. Fund Balance for Post-Permit Costs on Existing Preserves is linked from Table C.4 Endowment. This fund balance adjustment is only required for the 2020 five-year update and will not be necessary in subsequent years once the separate post-permit endowment account is established.
4. The table subtracts the Fund Balance for Category B Enhancements and the Fund Balance for Post-Permit Costs on Existing Preserves from the year-end statement balance to generate Remaining Fund Balance for Permit Term Category C Costs on Existing Preserves. This result links to Table C.3 Permit Term Cost Adjustments.

- NOTES TO USER -

	Category A	Category B	Category C		
2025 Fees - Proposed	Acquisition	Assessment & Enhancement	Monitoring, Management & Administration, & Post-permit Endowment	Total	Total Rounded
Other Open Space	\$4,804.00	\$3,033.00	\$409.47	\$8,246.47	\$8,246
Natural/Ag Lands	\$9,608.00	\$6,066.00	\$817.74	\$16,491.74	\$16,492
Vernal Pool Grasslands	\$48,084.00	\$15,386.00	\$2,019.72	\$65,489.72	\$65,490
Vernal Pool Wetted	\$48,270.00	\$127,091.00	\$1,980.10	\$177,281.10	\$177,281
	Category A	Category B	Category C		
2024 Fees - Adopted	Acquisition	Assessment & Enhancement	Monitoring, Management & Administration, & Post-permit Endowment	Total	Total Rounded
Other Open Space	\$5,502.00	\$5,019.00	\$396.66	\$8,917.66	\$8,918
Natural/Ag Lands	\$11,003.00	\$6,038.00	\$792.15	\$17,833.15	\$17,833
Vernal Pool Grasslands	\$52,545.00	\$14,906.00	\$1,956.53	\$69,407.53	\$69,408
Vernal Pool Wetted	\$52,748.00	\$123,058.00	\$1,918.14	\$177,724.14	\$177,724
Difference Per Acre (\$)	Acquisition	Assessment & Enhancement	Monitoring, Management & Administration, & Post-permit Endowment	Total	Total Rounded
Other Open Space	(\$698)	\$14	\$13	(\$671)	(\$671)
Natural/Ag Lands	(\$1,395)	\$28	\$26	(\$1,341)	(\$1,341)
Vernal Pool Grasslands	(\$4,461)	\$480	\$63	(\$3,918)	(\$3,918)
Vernal Pool Wetted	(\$4,478)	\$3,973	\$62	(\$443)	(\$443)
Percent Difference	Acquisition	Assessment & Enhancement	Monitoring, Management & Administration, & Post-permit Endowment	Total	Total Rounded
Other Open Space	-12.7%	0.5%	3.2%	-7.5%	-7.5%
Natural/Ag Lands	-12.7%	0.5%	3.2%	-7.5%	-7.5%
Vernal Pool Grasslands	-8.5%	3.2%	3.2%	-5.6%	-5.6%
Vernal Pool Wetted	-8.5%	3.2%	3.2%	-0.2%	-0.2%

- Fee Summary Comparison -

FINANCIAL ANALYSIS UPDATE Final Adopted August 27, 2020

TABLE A.1
2020 Five-Year Economic Analysis and Fee Update
SIMSCP Fee Update - 2024 (for 2025 SIMSCP Development Fee Cycle)
Category A Per-Acre Acquisition Cost Factors by Zone (2024 dollars)

		Central Zone	Primary Zone of the Delta	Southwest Zone ³
Fee title value ¹	a	\$18,799	\$12,555	na
Easement percent of fee title value ²	b	55%	55%	na
Easement costs	a x b	\$10,339	\$6,905	\$1,000

1. SJCOS, Inc. Fee Study Property List, Table A and Table B
2. SJCOS, Inc. Appraisals as of June 2024
3. Based on standard easement cost in Southwest Zone of \$1,000/acre.

- A1 PerAcreCostFactorsbyZone -

FINANCIAL ANALYSIS UPDATE Final Adopted August 27, 2020

TABLE A.2
2020 Five-Year Economic Analysis and Fee Update
SIMSCP Fee Update - 2024 (for 2025 SIMSCP Development Fee Cycle)
Per Acre Acquisition Cost by Preserve/Habitat Type (2024 dollars)

Preserve/Habitat Type		SIMSCP Zone			Total Weighted Acquisition Cost A + B + C = D	Transaction Costs ⁵ D x 5% = E	Total Land Acquisition Costs Per Acre D + E
		Central Zone A	Primary Zone of the Delta B	Southwest Zone C			
Easement cost by zone ¹	d	\$10,339	\$6,905	\$1,000			
Agricultural Lands							
Percent in zone ²	e	98%	2%	0%			
Weighted costs ⁴	d x e	\$10,152	\$125	\$0	\$10,277	\$514	\$10,791
Natural Lands							
Non-vernal pool natural lands							
Percent in zone ²	f	77%	4%	18%			
Weighted costs ³	d x f	\$7,988	\$307	\$183	\$8,478	\$424	\$8,902
Vernal pool grasslands ⁴		n/a	n/a	n/a	\$15,039	\$752	\$15,791
Vernal pool wetted ⁴		n/a	n/a	n/a	\$15,039	\$752	\$15,791

1. See Table A.1.
2. Percent of total lands in each category assumed to be in a given zone. Based on 1996 Economic Analysis.
3. Weighted average cost based on generalized proportion of total preserve land in each zone. Assumes easement acquisition for lands categorized as agriculture and all natural lands except vernal pool habitat.
4. Assumes fee title acquisition for vernal pool lands. Vernal pool habitat fee title land costs assumed to be about 80% of average Central Zone fee title costs.
5. Transaction costs include biological baseline reporting, appraisal, escrow, and survey costs. Costs are estimated at 5 percent of acquisition cost.

- A2 PerAcreAcquisitionCost -

FINANCIAL ANALYSIS UPDATE Final Adopted August 27, 2020

TABLE A.3
2020 Five-Year Economic Analysis and Fee Update
SIMSCP Fee Update - 2024 (for 2025 SIMSCP Development Fee Cycle)
Total Acquisition Costs by Habitat Type, Remainder of Permit Term (2024 dollars)

Preserves by Habitat Type	Land Acquisition Cost Per Acre	Preserve Acres Remaining to be Acquired	Total Costs of Acquisition
Agricultural lands	\$10,791	36,531.45	\$394,210,888
Natural lands			
Non-vernal pool natural lands	\$8,902	23,605.84	\$210,139,188
Total for Non-vernal pool Natural /Ag Land	\$10,050	60,137.29	\$604,350,076
Vernal pool grasslands	\$15,791	15,720.66	\$248,244,863
Vernal pool wetted	\$15,791	2,115.00	\$33,397,965

Sources: SICO6, Inc., SIMSCP 2023 Annual Report, and Haurath Economics Group.

- A3 AcquisitionCostHabitatType -

FINANCIAL ANALYSIS UPDATE Final Adopted August 27, 2020

TABLE A.4
2020 Five-Year Economic Analysis and Fee Update
SIMSCP Fee Update - 2024 (for 2025 SIMSCP Development Fee Cycle)
Category A Acquisition
Fee Calculations (2024 dollars)

Habitat Type	Preserve Land Acquisition
Costs associated with non-vernal pool natural/agricultural lands conversion	\$604,350,076
Natural (non vernal pool)/Agricultural land conversion (acres) , remaining	45,955.30
Multi-purpose open space conversion (acres), remaining ¹	33,896.57
Multiplier for natural/agricultural land conversion	1
Multiplier for multi-urpose open space conversion ¹	0.5
Acquisition Component of Natural (non vernal pool)/Agricultural Lands	\$9,608
Acquisition Component of Multi-Purpose Open Space Fee²	\$4,804
Costs associated with vernal pool grasslands	\$248,244,863
Vernal pool grassland conversion (acres), remaining	5,162.74
Acquisition Component of Vernal Pool Grasslands Fee	\$48,084
Costs associated with vernal pool wetted	\$33,397,965
Vernal pool wetted conversion (acres), remaining	691.90
Acquisition Component of Vernal Pool Wetted Fee	\$48,270

1. As described in SIMSCP Section 7.4.1.2, the fee calculation allocates the costs associated with agricultural habitat and non-vernal pool natural lands preserves to conversion of both those high value lands (agricultural land and non-vernal pool natural land) and lower value multi-purpose open space. In other words, the SIMSCP does not enhance multi-purpose open space lands but allocates some of the costs of enhancements on agricultural and natural lands preserves to the conversion of multi-purpose open space lands to assist with the financing of those enhancements.

Sources: SICO6, Inc., SIMSCP 2022 Annual Report, and Haurath Economics Group.

- A4 AcquisitionFEE -

TABLE B.1

2020 Five-Year Economic Analysis and Fee Update

SIMSCP Fee Update - 2024 (for 2025 SIMSCP Development Fee Cycle)

Category B Assessment, Planning, Restoration and Enhancement

SIMSCP Preserve land by habitat type, enhancement analysis, and enhancement cost per preserve acre (2024 dollars)

Habitat Type	Total Preserve Acres (including neighboring lands)		Percent of Preserve Acres		Hedgehog or Other Linear Habitat Features (acres) ¹		Total Enhancement Cost		Enhancement Cost per Preserve Acre
	1	2	3	4	5	6	7		
Agricultural Habitat Land²	57,935	38%	5,794	7%	\$65,256	\$64,258,340	\$1,142		
Natural Lands									
Ditches	578	3%	578		\$377,243	\$48,902,650			
Crestlands	35,519	4%	4,854		\$73,544	\$114,212,424			
Oak-woodlands	898	3%	286		\$34,803	\$8,950,557			
Riparian	2,725	3%	508		\$102,067	\$92,210,435			
Submersed aquatic in the Deepwater	39	100%	10		\$29,886	\$398,457			
Other natural lands ³	32,342		4,587		\$42,775	\$24,492,185			
Subtotal Non-VP Natural	24,935	34%	2,358		\$42,775	\$24,388,520	\$14,270		
Vernal pool wetland	2,121	3%	707		\$134,512	\$8,837,269	\$41,587		
Vernal pool grasslands	33,811	3%	5,270		\$13,018	\$79,379,817	\$5,985		
Subtotal All Natural Lands	42,867		14,809			\$613,543,546			
Total	100,802		20,603			\$583,699,896			

1. Enhancement criteria derived from the SIMSCP, Section 5.6.6.
 2. Unlike most other habitat types, agricultural lands are enhanced by creating linear features that run along the edge of or through fields—features such as roads or drainage ditches. In these cases, the land area of direct enhancement activity is substantially less than the area benefiting from the enhancement. This has the advantage of minimizing impacts to agricultural land production. Installing and/or hedging the edges of fields and grassland features along irrigation and drainage ditches, and planting wet trees and associated shrubs and grasses, are enhancements used in the cost analysis to represent the range of types of agricultural land enhancements outlined in the SIMSCP. In addition to benefits to species, these linear features offer benefits of preventing soil erosion and reducing costs for weed control and lower water conveyance in drainage maintenance. They also enhance the entire field they are associated with, creating the 10 percent enhancement criterion while also minimizing loss of productive agricultural land. The enhancement cost estimate for agricultural lands is therefore based on the acres a Hedgehog or other linear feature multiple by the cost per acre to install hedging and similar linear features.
 3. The enhancement cost applies to the areas where construction and/or installation actually takes place. In the case of hedging or other linear features, this is only the relatively small area of activity, not the total area that is thereby enhanced. Enhancement cost includes costs for materials, construction labor, and equipment. In addition to the installation activity, the cost per enhanced acre also includes a cost for project oversight and contract administration and three years of maintenance and monitoring. For vernal pools used for restoration, the cost includes 5 monitoring years during a 10 year post-restoration monitoring period.
 4. For agricultural habitat lands, a SIMSCP director's best range of enhancement activities and a generalized target of 10 percent enhancement, providing benefits to species without substantially reducing the amount of agricultural land in production. This can be achieved by implementing the linear features described in footnote 2. Follower hedging or similar linear features enhance the entire field that they are associated with, thereby counting toward the 10 percent enhancement criteria while having substantially less land out of production.
 5. Estimated based on the weighted average cost for all other non-vernal pool natural lands.
 Sources: Table A.1, SACOG, Inc., ICF, and Hausarth Economics Group.

- B1 Preserve Enhancement Cost -

TABLE B.2

2020 Five-Year Economic Analysis and Fee Update

SIMSCP Fee Update - 2024 (for 2025 SIMSCP Development Fee Cycle)

Category B Assessment, Planning, Restoration and Enhancement Cost Factors (2024 dollars)

Remainder of Permit Term

Remaining years in permit term used in formulae below to calculate costs for the remainder of the permit

Biological Site Assessment

Number of site visits per year assumes 6 hours per visit

Annual cost

Total Site Assessment cost remainder of permit term

Preserve Management Plan Preparation

Number of management plans per year assumes 40 hours per plan

Annual cost

Total Preserve Management Plan cost remainder of permit term

Preserve Enhancement Plan Preparation

Average cost per enhancement plan assumes 28 hours per plan for each enhancement project

Average acres per project

Average cost per preserve acre

Preserve Enhancements on Agricultural Lands

Enhancement cost per preserve acre from Table B1

Preserve Enhancements on Non-Vernal Pool Natural Lands

Enhancement cost per preserve acre from Table B1

Vernal Pool Creation/Enhancement

Enhancement cost per preserve acre from Table B1

Vernal Pool Upland Grassland Enhancement

Enhancement cost per preserve acre from Table B1

Sources: SACOG, Inc., SIMSCP 2023 Annual Report, ICF, and Hausarth Economics Group.

- B2 Assessment Enhancement Cost -

TABLE B.3
 2020 Five-Year Economic Analysis and Fee Update
 SIMSCP Fee Update - 2024 (for 2025 SIMSCP Development Fee Cycle)
 Category B Assessment, Planning, Restoration and Enhancement (2024 dollars)
 Cost Allocation by Habitat Type
 Remainder of Permit Term

Preserves by Habitat Type	Acres Remaining to be Acquired ¹	Percent of Total	Costs - Remainder of Permit Term				
			Total cost allocated by preserve type, percent of total preserve acres remaining, to be acquired ²		multiplied by preserve acres remaining to be acquired	Cost per acre multiplied by preserve acres remaining to be acquired	
			Biological Site Assessment	Preserve Management Plans	Preserve Enhancement Plans	Preserve Enhancements	Vernal Pool Restoration
Agricultural lands	36,531.45	47%	\$101,268	\$1,012,659	\$694,098	\$41,716,754	na
Non-vernal pool natural lands	23,605.84	30%	65,438	654,359	448,511	\$336,850,866	na
Vernal pool grasslands	15,720.66	20%	43,579	435,780	298,692	\$78,653,801	na
Vernal pool wetted	2,115.00	3%	5,863	58,628	40,185	na	\$87,788,165
	77,972.95	100%	\$216,148	\$2,161,426	\$1,481,486	\$457,221,421	\$87,788,165

1. Includes 600 acres of neighboring lands preserves.
 2. SICOG, Inc. spending through 12/31/19 on site visits and preserve management plans totals at least \$400,000; assume all of these types of costs for existing preserves are included in site sources: SICOG, Inc., SIMSCP 2023 Annual Report, ICF, and Hausrath Economics Group.

- B3 AssessEnhancementCostAlloc -

TABLE B.4
 2020 Five-Year Economic Analysis and Fee Update
 SIMSCP Fee Update - 2024 (for 2025 SIMSCP Development Fee Cycle)
 Category B Assessment, Planning, Restoration and Enhancement
 Fee Calculations (2024 dollars)
 Remainder of Permit Term

Habitat Type	Biological Site Assessment	Preserve Management Plans	Preserve Enhancement Plans	Agricultural and Non VP Natural Land Enhancement	Total for Agricultural and Non VP Natural Land (incl. assessment and plans)	Vernal Pool Restoration / Enhancement	Total for Vernal Pool (incl. assessment and plans)
Costs associated with non-vernal pool natural/agricultural lands conversion (non vernal pool)/Agricultural land conversion (acres), remaining	\$166,706	\$1,667,018	\$1,142,609	\$378,567,620	\$381,543,953		
Multi-purpose open space conversion (acres), remaining ¹	45,955.30	45,955.30	45,955.30	45,955.30	45,955.30		
	33,896.57	33,896.57	33,896.57	33,896.57	33,896.57		
Multiplier for natural/agricultural land conversion	1	1	1	1	1		
Multiplier for multi-purpose open space conversion ¹	0.5	0.5	0.5	0.5	0.5		
Assessment & Enhancement Component of Natural (non-vernal pool)/Agricultural Lands Fee	\$3	\$27	\$18	\$6,018	\$6,066		
Assessment & Enhancement Component of Multi-Purpose Open Space	\$2	\$14	\$9	\$3,009	\$3,033		
Costs associated with vernal pool grasslands	\$43,579	\$435,780	\$298,692			\$78,653,801	\$78,431,852
Vernal pool grassland conversion (acres), remaining	5,162.74	5,162.74	5,162.74			5,162.74	5,162.7
Assessment & Enhancement Component of Vernal Pool Grasslands Fee	\$8	\$84	\$58			\$15,235	\$15,386
Costs associated with vernal pool wetted	\$5,863	\$58,628	\$40,185			\$87,788,165	\$87,892,841
Vernal pool wetted conversion (acres), remaining	691.90	691.90	691.90			691.90	691.9
Assessment & Enhancement Component of Vernal Pool Wetted Fee	\$8	\$85	\$58			\$126,880	\$127,031

1. As described in SIMSCP Section 7.A.1.2, the fee calculation allocates the costs associated with agricultural habitat and non-vernal pool natural lands preserves to conversion of both those high value lands (agricultural land and non-vernal pool natural land) and lower value multi-purpose open space. In other words, the SIMSCP does not enhance multi-purpose open space lands but allocates some of the costs of enhancements on agricultural and natural lands preserves to the conversion of multi-purpose open space lands to assist with the financing of those enhancements.

Sources: SICOG, Inc., SIMSCP 2023 Annual Report, ICF, and Hausrath Economics Group.

- B4 AssessmentEnhancementFee -

TABLE C.5 for Annual Update
2020 Five-Year Economic Analysis and Fee Update
SIMSFC Fee Update - 2024 (for 2025 SIMSFC Development Fee Cycle)
Category C Monitoring and Program Management/Administration, including endowment for post-permit costs
Fee Calculations (2024 dollars)

Habitat Type	Remainder of Permit Term	Post permit	Total	Post Permit % of Total Fee
Costs associated with non-vernal pool natural/agricultural lands conversion	\$38,737,435	\$6,809,704	\$45,547,139	
Non-vernal pool Natural/Agricultural land conversion (acres), remaining	49,654.31	49,654.31	49,654.31	
Multi-purpose open space conversion (acres), remaining ¹	34,494.82	34,494.82	34,494.82	
Multiplier for natural/agricultural land conversion	1	1	1	
Multiplier for multi-purpose open space conversion ¹	0.5	0.5	0.5	
Monitoring & Administration Component of Natural (non-vernal pool)/Agricultural Lands Fee	\$579	\$102	\$681	15%
Monitoring & Administration Component of Multi-Purpose Open Space Fee	\$290	\$51	\$341	15%
Costs associated with vernal pool grasslands	\$7,387,258	\$1,298,616	\$8,685,874	
Vernal pool grassland conversion (acres), remaining	5,163.08	5,163.08	5,163.08	
Monitoring & Administration Component of Vernal Pool Grasslands Fee	\$1,431	\$252	\$1,682	15%
Costs associated with vernal pool wetted	\$990,979	\$174,206	\$1,165,185	
Vernal pool wetted conversion (acres), remaining	706.75	706.75	706.75	
Monitoring & Administration Component of Vernal Pool Wetted Fee	\$1,402	\$246	\$1,648	15%

Note: Net of existing fund balance allocated to Category C permit-term and post-permit costs.

1. The fee calculation allocates the costs associated with agricultural habitat and non-vernal pool natural lands preserves to conversion of both those high value lands [agricultural land and non-vernal pool natural land] and lower value multi-purpose open space, thereby assisting with the financing of management and monitoring on agricultural and natural lands preserves.

Sources: SIOCG, Inc., SIMSFC 2024 Annual Report, ICF, Urban Economics, and Haurath Economics Group.

-C MonitorAdminFee -

TABLE 1
2020 Five-Year Economic Analysis and Fee Update
Land Conversion and Preserve Acres by Habitat Type for the 50-year Permit Term

Habitat Type	Land Conversion ¹	Number of Preserve Acres to Land Conversion Acres	Total Preserve Acres for Compensation	Neighboring Land Preserves	Total All Preserve Acres	Percent Total Acres
Agricultural lands²	57,635	1.00	57,635	300	57,935	57%
Natural Lands						
Ditches ³	126	3.00	378		378	0.37%
Grasslands ⁴	4,853	3.00	14,559		14,559	14.44%
Oak woodlands ⁵	286	3.00	858		858	0.85%
Riparian ⁶	900	3.00	2,700	25	2,725	2.70%
Submerged aquatic in the Delta Zone	3	3.00	10		10	0.01%
Vernal pool grasslands ⁷						
VP - wetted surface area	707	3.00	2,121		2,121	2.10%
VP - upland grassland	5,187	3.00	15,561		15,561	15.43%
VP - Neighboring Land Protection preserves ⁸		na		250	250	0.25%
Other natural lands ⁹	2,140	3.00	6,420	25	6,445	6.39%
Subtotal Natural Lands	14,202		42,607	300	42,907	42.55%
Total	71,837		100,242	600	100,842	100.00%

NOTE: In the following footnotes, "type" refers to the mapped habitat unit identified in the SIMSFC Biological Analysis (Chapter 2). The following footnotes provide summaries only and the reader should refer to the Biological Analysis for a detailed description of each habitat type.

1. Land conversion includes results of Tier 1 and Tier 2 analyses. Agricultural land conversion includes 9,730 acres from Tier 2 Analysis and Natural Lands conversion includes 5,000 acres from Tier 2 Analysis of vernal pool conversion to orchards and vineyards and 744 acres of other natural lands conversion.
2. Neighboring Land Protection Preserves consist of ditched agricultural lands providing habitat for giant garter snake and pond turtle and other lands as needed for compensation to other covered species associated with agricultural land preserves.
3. Drainage ditches (unlined) generally found in agricultural fields (D type).
4. Valley grasslands (G type) and Foothill grasslands (G2 type).
5. Blue Oak woodlands, savanna and forests (BL type), Blue Oak Conifer woodlands, savanna and forests (BCV type), Valley Oak Woodland, savanna and forests (V type), and Mixed Oak Woodlands, savanna and forests (D type).
6. This category includes those portions of rivers and major streams located outside the Primary Zone of the Delta (Mokelumne, Calaveras, Stanislaus, and San Joaquin Rivers). These were originally included in a separate "Riparian Zone" during the SIMSFC planning process (i.e., "Riparian" refers to a zone rather than to the "Riparian" habitat type. The Riparian Zone was "absorbed" or contained into its surrounding zone (i.e., Central/Central-Southwest) in the final SIMSFC. It generally included River and Deep water channel (W), Tributary Streams (W2), Creeks-intermittent and perennial (W3), W3-L, W3-P), Dead-end sloughs (W-4) and their associated riparian habitats (Great Valley Riparian - R, R2, R3, R4, S, S2). This category includes 25 acres of Neighboring Land Protection Preserves for Valley elderberry longhorn beetle habitat.
7. Vernal pool grasslands (G3 type).
8. The vernal pool preserves for Neighboring Land Protection consist of existing vernal pools (no creation requirement). Enhancements will benefit the tiger salamander.
9. This category includes all natural land types except for Vernal Pools. Cost estimates in this category are an average of the costs of acquiring, restoring, enhancing the Natural Land categories specified in the preceding categories excluding Vernal Pools. This category also includes natural lands not included in other categories: All Water Features (W types), Channel islands (I types), tule island and mudflat (I2) marsh, and Diablos sage scrub (S3 type) and all other types of Natural Lands.

- 1 SIMSFC Acres 6_4_2015 -

TABLE 2.1
2020 Five-Year Economic Analysis and Fee Update
Preserve Acres, Total and Remaining to be Acquired¹

Preserve/Habitat Type	Total Preserve Acres - 50-year Permit	Total Preserve Acres Acquired through 12/31/2023 ²	Total Preserve Acres Remaining to Be Acquired (links to A.3, B.3, and C.4)
Agricultural lands	57,935	13,360.549	36,531.45
Grasslands mitigating agricultural land impacts		8,043	
Natural lands			
Ditches	378	-	378.00
Grasslands	14,559	1,266.510	13,292.49
Oak woodlands	858	-	858.00
Riparian	2,725	49.850	2,675.15
Submerged aquatic in the Delta	10	-	10.00
Other natural lands	6,445	52.800	6,392.20
Subtotal non-vp natural lands	24,975	1,369.160	23,605.84
Total Non VP Natural/Ag Lands	82,910	22,772.709	60,137.29
Vernal pool wetted	2,121	6.000	2,115.00
Vernal pool grasslands	15,811	90.345	15,720.66
Total	100,842	22,869.054	77,972.95

Notes:

1. Includes six acres of vernal pool jumpstart.

2. The Mizuno Preserve (row and field crop agricultural land preserve) is recorded at 181,449 acres (3 decimals). All other preserve acres recorded at 2 decimals or less.

Sources: Table 1 in this workbook, Table 6 from Annual Reports through 2023, and SACOG Inc. staff.

- 2.1 RemainingPreservetoAcquire -

Table 2.2
2020 Five-Year Economic Analysis and Fee Update

A. Preserves Acquired by Habitat Type and Zone as of 12/31/2023

Habitat Type	SIMSCP Index Zone				Total
	Central	Delta	Southwest	Vernal Pool	
Agricultural lands	6,327.299	4,347.850			10,675.149
Natural lands					
Ditches					
Grasslands	243.250		7,121.280		7,364.530
Oak woodlands					
Riparian	44.050				
Submerged aquatic in the Delta					
Other natural lands	30.600				
Subtotal non-vp natural lands	317.900	-	7,121.280	-	7,439.180
Total Non VP Natural/Ag Lands	6,645.199	4,347.850	7,121.280	-	18,114.329
Vernal pool wetted				6.000	6.000
Vernal pool grasslands (upland)	71.760			18.585	90.345
Total	6,716.959	4,347.850	7,121.280	24.585	18,210.674

Source: SIMSCP 2022 Annual Report, Table 6 and Table 12

B. Preserves Acquired by Summary Habitat Type and Zone as of 12/31/2022

Habitat Type	SIMSCP Index Zone				Total
	Central	Delta	Southwest	Vernal Pool	
Agricultural Land	6,327.299	4,347.850			10,675.149
Natural Land	389.66	-	7,121.280	24.585	7,535.525
Total	6,716.959	4,347.850	7,121.280	24.585	18,210.674

Source: SIMSCP 2022 Annual Report, Table 6 and Table 12

C. Estimate of Future Southwest Zone Preserves, July 2020

2,500

Source: SACOG, Inc. staff.

- 2.2 Preserves_Habitat_Zone_2019 -

TABLE 3
 2020 Five-Year Economic Analysis and Fee Update
 Allowed and Remaining Incidental Take Acreage

Preserve/Habitat Type	Take Authorizations - 50-year Permit (including multi-purpose open space) ¹	Cumulative Acres of Take through 12/31/2023	Remaining Acres of Land Conversion (links to A.4, B.4, and C.5)
Agriculture	57,635	19,244.12	38,390.88
Multi-purpose (other open space)	37,465	3,568.43	33,896.57
Natural lands			
Vernal pool wetted	707	15.10	691.90
Vernal pool upland grassland	5,187	24.26	5,162.74
All other natural lands	8,308	743.91	7,564.42
Total	109,302	23,595.82	85,706.51

Notes:

1. Land conversion includes results of both Tier 1 and Tier 2 analysis. See Table 1 note 1.

Sources: Table 1 in this workbook, SIMSCP Table I-1 and Table 4.2-2; S/COG, Inc., 2023 Annual Report Table 4

Attachment E – 2026 Fee Update Staff Report

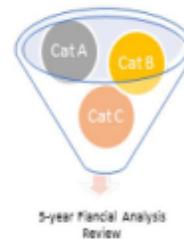
STAFF REPORT

- SUBJECT:** Approval of SJMSCP Five-Year Financial Analysis Update and 2026 SJMSCP Development Fee
- RECOMMENDED ACTION:** Approve Recommendation to SJCOG, Inc. to 1) Adopt the SJMSCP Five-Year Financial Analysis Update and 2) Approve 2026 SJMSCP Development Fees as Adjusted Pursuant to the Financial Analysis Model

DISCUSSION:

SUMMARY:

Over the last many months, SJCOG, Inc. staff, Willdan and the Habitat Technical Advisory Committee (HTAC) Financial Subcommittee have engaged in the required five-year financial update to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). The last review was in 2020. For the current 2025 update, the main areas of focus were the categories of the fee model regarding land costs to be used for mitigation (Category A), required restoration/enhancement costs on preserve lands (Category B), and monitoring, management and administration of the program and preserves (Category C).



During the current review, the Financial Sub-committee kept the previously adopted financial model with the following minor alterations to the fee model and process. A summary of these changes is below; a more detailed explanation is provided in the *Background* section of the staff report

Category A:

- 1) Removal of "outliers" from comparable land sales data (those sales more than three standard deviations from the mean per acre price).
- 2) Reduction of easement values to fee title values as a percentage from 56% to 55% for this cycle with a mid-term review of the percentage.

Category B:

- 1) Updated with the most recent SJMSCP reporting from 2024 Annual Report, updated cost values for habitat enhancement projects on preserves, and allocation of mitigation land types by impact type (e.g. cross-over zone mitigation in Southwest Zone).

Category C

- 1) Updates to the administrative aspects of the plan, updated biological costs for project review, and updating of endowment account policy with investment strategies (e.g. a more diversified portfolio for higher yield on investment) for preserve funds.

The proposed 2026 SJMSCP development fees were adjusted using the recommended SJMSCP five-year financial model update for the respective categories and are compared to the 2025 SJMSCP Development fees (Table 1) in the most common habitat categories under the plan. The change is an overall increase of **8.3% in the most impacted categories of Agricultural and Natural Habitat Classifications** from the prior year.

Table 1- Compared 2026 & 2025 SJMSCP Development Fees – Most Common Fee Habitat Types

	2026 Fee Proposed	2025 Fee Adopted	Difference	Percent Change
Agricultural/Natural	\$17,868	\$16,492	\$1,376	8.3%

The increase is due primarily to a rise in the land acquisition component (Category A) for agricultural land values of comparable sales and updating of current costs for land management and enhancement activities for on-going preserves (Category B).

RECOMMENDATION:

Recommend the SJCOG, Inc. Board 1) adopt the SJMSCP five-year financial analysis update and 2) approve 2026 SJMSCP development fees as adjusted pursuant to the financial analysis model.

FISCAL IMPACT:

Development fees provide funding for SJCOG, Inc. to provide biological coverage and mitigate project impacts covered under the SJMSCP permits for the subsequent calendar year beginning January 1, 2026. The resulting increase in fee revenue will offset increasing costs to acquire and manage preserve lands.

BACKGROUND:

For the current SJMSCP five-year financial analysis update review, SJCOG, Inc. staff, Willdan and the HTAC Financial Subcommittee (Table 2) reviewed the currently adopted model which estimates the costs of implementation for fulfillment of the SJMSCP permits and defines the three fee categories:

- *Category A – Acquisition*
- *Category B - Enhancement*
- *Category C - Land Management, Monitoring & Administration).*

Table 2- Financial Subcommittee and Consultants

John Beckman , BIA of the Great Valley
Dan Gifford , Conservation
Hailey Donaldson/Mia Bianchi , CA Department of Fish and Wildlife, HCP Representatives
SJCOG, Inc. staff (Steven Mayo, Laurel Boyd)
Legal Counsel for SJCOG, Inc.: Andy Pinasco & Tooba Naveed, Neumiller & Beardslee
Consultant for SJCOG, Inc.: Carlos Villarreal & James Edison, Willdan
Consultant for SJCOG, Inc.: Doug Leslie, ICF

The three main areas of focus were the categories of the fee model regarding land costs to be used for mitigation, required restoration/enhancement costs on preserve lands, and monitoring, management and administration of the program and preserves.

The HTAC Financial Subcommittee maintained the formula model for fee calculations to allow for response to market fluctuations and cost changes which need to be reflected in the mitigation fee. The formula is still categorized into three distinct components to better calculate an accurate fee per acre [FEE = Category A (acquisition) + Category B (assessment & enhancement) + Category C (management, monitoring & administration)].

Category A (acquisition) – Comparable Land Sales

This category is directly related to land valuation based on comparable land sales in San Joaquin County in specific zones of the plan area (Central Zone, Central Southwest Transition Zone and Delta Zone) over an established 2-year period meeting the established criteria used for comparable land sales (attachment 1). Cost estimates for this category will continue to be evaluated on a yearly basis by taking all qualified fee title comparable sales in each zone to set a weighted cost per acre like the methodology in the financial analysis updates prior but excluding any outliers (costs above or below 3 standard deviations of the mean).



This 2026 fee model update also revises the fee title/easement valuation percentage method for determining the cost of easement acquisition in the model to be lowered to 55% with a mid-term review of the five-year term based on the data collected by SJCOG, Inc. staff.

The model update results in a 15.1% increase in the Agricultural/Natural Habitat types of Category A (Acquisition) component to be **\$11,056.00**. The reason for the increase is the rise in comparable fee title land sale values.

Category B (assessment & enhancement) – Refined Cost Factors

The recommended changes to this category include updated and refined cost factors for biological site assessment, preserve enhancement and management planning, and preserve enhancement unit costs. These unit costs reflect current assessment of enhancement practices for different types of preserve lands. In addition, the updated analysis redistributes preserve acres between grasslands and agricultural landscapes to more accurately reflect the mitigation purposes described in the adopted SJMSCP with the application of California CPI as an adjustment mechanism.

However, the **total** cost for Category B is also a function of the SJMSCP Annual Report data updated annually with the acres remaining to be acquired and the number of years remaining in the permit term. The fee per acre is a function of those total calculated costs and the land conversion acres remaining.

The model update results in a 2% increase in the Agricultural/Natural Habitat types of Category B (Assessment & Enhancement) component to be **\$6,185.00**.



Category C (Management, Monitoring & Administration) – Refined Cost Factors/Long Term Investment

The recommended changes to this category include refined monitoring cost factors and updated management and administration cost factors that are based on analysis of SJCOG, Inc. spending in these categories. The update includes refinement of the post-permit endowment costs and continuing with a more robust diversified endowment investment strategy for a higher return on investment yield that provides for a net annual yield of 3.66% after absorbing inflation and management costs.

Annual cost updates will continue to use the California Consumer Price Index (CPI), as reported by the California Department of Finance, for the preceding 12-month fiscal year (e.g. June – June) to keep up with inflation on an annual basis.

The model update results in a **23.3%** decrease in the Agricultural/Natural Habitat types of Category C (Management, Monitoring & Administration) component from prior years to be **\$627.00**.

In summary, the 2026 SJMSCP fees (Attachment 2 - SJMSCP Cost and 2026 Fee Analysis) are calculated using the updated financial analysis formula model [FEE = Category A (acquisition) + Category B (assessment & enhancement) + Category C (management, monitoring & admin)] shown in final fee table 4 below for the proposed 2026 SJMSCP development fees. The overall result in the fee analysis is an **8.3%** increase in the most impacted classifications (Agricultural and Natural Habitat Classifications) fees for 2026.

Table 4 - 2026 SJMSCP Development Fees - Proposed

Habitat Type	Category A	Category B	Category C	Total Fee	Rounded Fee
Other Open Space	\$5,528.00	\$3,093.00	\$314.00	\$ 8,935.00	\$8,935
Ag/Natural Lands	\$11,056.00	\$6,185.00	\$627.00	\$17,868.00	\$17,868
Vernal Pool Grasslands	\$55,474.00	\$15,764.00	\$1,424.00	\$72,662.00	\$72,662
Vernal Pool Wetted	\$54,519.00	\$127,980.00	\$1,395.00	\$183,894.00	\$183,894

NEXT STEPS:

Should the staff recommendation be approved by the SJCOG, Inc. Board at the September 25th Board meeting, staff will work with local jurisdictions to adopt the 2026 SJMSCP development fees pursuant to the newly adopted financial analysis model.

ATTACHMENTS:

1. 2026 Fee Study Property List
2. SJMSCP Cost and 2026 Fee Analysis Model

Prepared by: Steven Mayo, Program Manager

Attachment 1 – 2026 Fee Study Property List - Props 24 Month 3 Stand Dev

DRAFT MATERIAL ONLY

Attachment 1 - 2026 Property List Data

Parcel ID	Owner Name	Address	APN	Area	Height	Use Type	Apprenticeship	Apprenticeship
2024-001	1234 Main St, San Jose, CA	1234 Main St, San Jose, CA	001-001-001	1000	10	Residential	1000	1000
2024-002	5678 Elm St, San Jose, CA	5678 Elm St, San Jose, CA	002-002-002	2000	20	Commercial	2000	2000
2024-003	9101 Oak St, San Jose, CA	9101 Oak St, San Jose, CA	003-003-003	3000	30	Industrial	3000	3000
2024-004	2345 Pine St, San Jose, CA	2345 Pine St, San Jose, CA	004-004-004	4000	40	Office	4000	4000
2024-005	6789 Birch St, San Jose, CA	6789 Birch St, San Jose, CA	005-005-005	5000	50	Warehouse	5000	5000
2024-006	1011 Cedar St, San Jose, CA	1011 Cedar St, San Jose, CA	006-006-006	6000	60	Manufacturing	6000	6000
2024-007	4321 Spruce St, San Jose, CA	4321 Spruce St, San Jose, CA	007-007-007	7000	70	Healthcare	7000	7000
2024-008	8543 Willow St, San Jose, CA	8543 Willow St, San Jose, CA	008-008-008	8000	80	Education	8000	8000
2024-009	2109 Poplar St, San Jose, CA	2109 Poplar St, San Jose, CA	009-009-009	9000	90	Government	9000	9000
2024-010	5432 Ash St, San Jose, CA	5432 Ash St, San Jose, CA	010-010-010	10000	100	Public Works	10000	10000
TOTAL				100000	1000		100000	100000

Parcel ID	Owner Name	Address	APN	Area	Height	Use Type	Apprenticeship	Apprenticeship
2024-011	1234 Main St, San Jose, CA	1234 Main St, San Jose, CA	011-011-011	1000	10	Residential	1000	1000
2024-012	5678 Elm St, San Jose, CA	5678 Elm St, San Jose, CA	012-012-012	2000	20	Commercial	2000	2000
2024-013	9101 Oak St, San Jose, CA	9101 Oak St, San Jose, CA	013-013-013	3000	30	Industrial	3000	3000
2024-014	2345 Pine St, San Jose, CA	2345 Pine St, San Jose, CA	014-014-014	4000	40	Office	4000	4000
2024-015	6789 Birch St, San Jose, CA	6789 Birch St, San Jose, CA	015-015-015	5000	50	Warehouse	5000	5000
2024-016	1011 Cedar St, San Jose, CA	1011 Cedar St, San Jose, CA	016-016-016	6000	60	Manufacturing	6000	6000
2024-017	4321 Spruce St, San Jose, CA	4321 Spruce St, San Jose, CA	017-017-017	7000	70	Healthcare	7000	7000
2024-018	8543 Willow St, San Jose, CA	8543 Willow St, San Jose, CA	018-018-018	8000	80	Education	8000	8000
2024-019	2109 Poplar St, San Jose, CA	2109 Poplar St, San Jose, CA	019-019-019	9000	90	Government	9000	9000
2024-020	5432 Ash St, San Jose, CA	5432 Ash St, San Jose, CA	020-020-020	10000	100	Public Works	10000	10000
TOTAL				100000	1000		100000	100000

2026 Fee Study

Attachment 2 – SJMSCP Cost and 2026 Fee Analysis Model

Final SJMSCP Five-Year Economic Analysis and 2026 SJMSCP Fee Update

	Category A	Category B	Category C		
2026 Fees - FINAL DRAFT	Acquisition	Assessment & Enhancement	Monitoring, Management & Administration, & Post-permit Endowment	Total	Total Rounded
Other Open Space	\$5,528.00	\$3,093.00	\$314.00	\$8,935.00	\$8,935
Natural/Ag Lands	\$11,056.00	\$6,185.00	\$627.00	\$17,868.00	\$17,868
Vernal Pool Grasslands	\$55,474.00	\$15,764.00	\$1,424.00	\$72,662.00	\$72,662
Vernal Pool Wetted	\$54,519.00	\$127,980.00	\$1,395.00	\$183,894.00	\$183,894
	Category A	Category B	Category C		
2025 Fees - Adopted	Acquisition	Assessment & Enhancement	Monitoring, Management & Administration, & Post-permit Endowment	Total	Total Rounded
Other Open Space	\$4,804.00	\$3,033.00	\$409.47	\$8,246.47	\$8,246
Natural/Ag Lands	\$9,608.00	\$6,066.00	\$817.74	\$16,491.74	\$16,492
Vernal Pool Grasslands	\$48,084.00	\$15,386.00	\$2,019.72	\$65,489.72	\$65,490
Vernal Pool Wetted	\$48,270.00	\$127,031.00	\$1,980.10	\$177,281.10	\$177,281
Difference Per Acre (\$)	Acquisition	Assessment & Enhancement	Monitoring, Management & Administration, & Post-permit Endowment	Total	Total Rounded
Other Open Space	\$724	\$60	(\$95)	\$689	\$689
Natural/Ag Lands	\$1,448	\$119	(\$191)	\$1,376	\$1,376
Vernal Pool Grasslands	\$7,390	\$378	(\$596)	\$7,172	\$7,172
Vernal Pool Wetted	\$6,249	\$949	(\$585)	\$6,613	\$6,613
Percent Difference	Acquisition	Assessment & Enhancement	Monitoring, Management & Administration, & Post-permit Endowment	Total	Total Rounded
Other Open Space	15.1%	2.0%	-23.3%	8.3%	8.3%
Natural/Ag Lands	15.1%	2.0%	-23.3%	8.3%	8.3%
Vernal Pool Grasslands	15.4%	2.5%	-29.5%	11.0%	11.0%
Vernal Pool Wetted	12.9%	0.7%	-29.5%	3.7%	3.7%

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TABLE A.1
2025 Five-Year Economic Analysis and Fee Update
SIMSCP Fee Update - 2025 (for 2026 SIMSCP Development Fee Cycle)

Category A Per-Acre Acquisition Cost Factors by Zone (2025 dollars)

		Central Zone	Primary Zone of the Delta	Southwest Zone ³	
Fee title value ¹	a	\$21,687	\$14,151		na
Easement percent of fee title value ²	b	85%	85%		na
Easement costs	a x b	\$18,328	\$7,783	\$1,000	

1. SDCG, Inc. Real Estate Property Unit, Table A and Table B
2. SDCG, Inc. Appraisals as of July 2023.
3. Based on standard easement cost in Southwest Zone of \$1,000/acre.

2024 Update Assumptions

Central Zone	% Change	Primary Zone of the Delta	% Change	Southwest Zone ³	% Change
\$18,799	15.4%	\$12,535	12.7%		na
85%		85%			na
\$16,339	15.4%	\$6,905	12.7%	\$1,000	0.0%

TABLE A.2
2025 Five-Year Economic Analysis and Fee Update
SIMSCP Fee Update - 2025 (for 2026 SIMSCP Development Fee Cycle)

Per-Acre Acquisition Cost by Preserve/Habitat Type (2025 dollars)

Preserve/Habitat Type		SIMSCP Zone			Total Weighted Acquisition Cost A + B + C = D	Transaction Costs ⁵ D x 5% = E	Total Land Acquisition Costs Per Acre D + E	2024 Update Assumptions	% Change
		Central Zone A	Primary Zone of the Delta B	Southwest Zone C					
Easement cost by zone ¹	d	\$11,928	\$7,783	\$1,000					
Agricultural Lands									
Percent in zone ²	e	98%	2%	0%					
Weighted costs ³	d x e	\$11,723	\$141	\$0	\$12,864	\$693	\$12,447	\$10,791	15.3%
Natural Lands									
Non-vernal pool natural lands									
Percent in zone ²	f	77%	4%	18%					
Weighted costs ³	d x f	\$9,215	\$346	\$183	\$9,744	\$487	\$10,231	\$8,902	14.9%
Vernal pool grasslands ⁴		n/a	n/a	n/a	\$17,350	\$868	\$18,218	\$15,791	15.4%
Vernal pool wetted ⁴		n/a	n/a	n/a	\$17,350	\$868	\$18,218	\$15,791	15.4%

1. See Table A1.
2. Percent of total lands in each category assumed to be in a given zone. Based on 1996 Economic Analysis.
3. We give average cost based on generalized proportion of total preserve land in each zone. Assumes easement acquisition for lands categorized as agriculture and all natural lands except vernal pool habitat.
4. Assumes fee title acquisition for vernal pool lands. Vernal pool habitat fee title and costs assumed to be about 80% of average Central Zone fee title costs.
5. Transaction costs include biological based monitoring, appraisal, escrow, and survey costs. Costs are estimated at 5 percent of acquisition cost.

TABLE A.3

2025 Five-Year Economic Analysis and Fee Update
SIMSCP Fee Update - 2025 (for 2026 SIMSCP Development Fee Cycle)

Total Acquisition Costs by Habitat Type, Remainder of Permit Term (2025 dollars)

Preserves by Habitat Type	Land Acquisition Cost Per Acre	Preserve Acres Remaining to be Acquired	Total Costs of Acquisition	2024 Update Assumptions	% Change
Agricultural lands	\$12,447	35,651.31	\$443,751,868	\$394,210,888	12.6%
Natural lands					
Non-vernal pool natural lands	\$10,231	23,069.63	\$236,025,385	\$210,139,188	12.3%
Total for Non-vernal pool Natural /Ag Lands	\$11,576	58,720.94	\$679,777,253	\$604,350,076	12.5%
Vernal pool grasslands	\$18,218	15,720.66	\$286,398,893	\$248,244,863	15.4%
Vernal pool wetted	\$18,218	2,115.00	\$38,531,070	\$33,397,965	15.4%

Sources: SCDG, Inc., SIMSCP 2025 Annual Report, and Willdan Financial Services.

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TABLE A.4

2025 Five-Year Economic Analysis and Fee Update
SIMSCP Fee Update - 2025 (for 2026 SIMSCP Development Fee Cycle)

Category A Acquisition

Fee Calculations (2025 dollars)

Habitat Type	Preserve Land Acquisition	2024 Update	% Change
Costs associated with non-vernal pool natural/agricultural lands conversion	\$679,777,253		
Natural (non-vernal pool)/Agricultural land conversion (acres), remaining	44,792.77		
Multi-purpose open space conversion (acres), remaining ¹	33,500.48		
Multiplier for natural/agricultural land conversion	1		
Multiplier for multi-purpose open space conversion ¹	0.5		
Acquisition Component of Natural (non-vernal pool)/Agricultural Lands Fee	\$11,056	\$9,608	15.1%
Acquisition Component of Multi-Purpose Open Space Fee¹	\$5,528	\$4,804	15.1%
Costs associated with vernal pool grasslands	\$286,398,893		
Vernal pool grassland conversion (acres), remaining	5,162.74		
Acquisition Component of Vernal Pool Grasslands Fee	\$55,474	\$48,084	15.4%
Costs associated with vernal pool wetted	\$38,531,070		
Vernal pool wetted conversion (acres), remaining	706.75		
Acquisition Component of Vernal Pool Wetted Fee	\$54,519	\$48,270	12.9%

1. As described in SIMSCP Section 7.4.1.2, the fee calculation allocates the costs associated with agricultural habitat and non-vernal pool natural lands preserves to conversion of both those high value lands (agricultural land and non-vernal pool natural land) and lower value multi-purpose open space. In other words, the SIMSCP does not enhance multi-purpose open space lands but allocates some of the costs of enhancements on agricultural and natural lands preserves to the conversion of multi-purpose open space lands to assist with the financing of those enhancements.

Sources: SCDG, Inc., SIMSCP 2024 Annual Report, and Willdan Financial Services.

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TABLE B.1

2025 Five-Year Economic Analysis and Fee Update
 S/MSCP Fee Update - 2025 (For 2026 S/MSCP Development Fee Cycle)
 Category 3 Assessment, Planning, Restoration and Enhancement
 S/MSCP Preserve land by habitat type, enhancement analysis, and enhancement cost per preserve acre (2025 dollars)

Habitat Type	Total Preserve Acres (including neighboring lands preserves)	Percent of Preserve Acres		Preserve Acres		Hedgehog or Other Linear Habitat Features (acres) ¹	Enhancement Cost per Acre ²	Total Enhancement Cost	Enhancement Cost per Preserve Acre
		Enhanced ³	Benefiting from Enhancements	Benefiting from Enhancements	Benefiting from Enhancements				
	1	2	3	4	5	6	7	8	9
Agricultural Habitat Lands⁴	37,025	10%	5,794	776	\$46,379	\$37,542,104	\$648		
Natural Lands									
Ditches	879	89%	126		\$489,765	\$65,719,890			
Grass lands	34,593	39%	4,803		\$24,219	\$117,404,218			
Oak woodlands	838	33%	286		\$33,050	\$19,253,817			
Riparian	2,725	33%	908		\$185,180	\$55,465,721			
Submerged aquatic in the Delta	33	100%	10		\$72,661	\$728,512			
Subtotal	38,580		6,138		\$46,215	\$295,765,157			
Other natural lands ⁵	6,445	33%	2,148		\$46,225	\$10,288,902			
Subtotal Non-VP Natural	34,975					\$385,955,219	\$15,417		
Vernal pool wetland	2,124	33%	707		\$138,222	\$29,652,817	\$42,742		
Vernal pool grasslands	15,811	33%	5,220		\$67,456	\$65,458,425	\$4,182		
Subtotal All Natural Lands	42,987		14,929			\$387,192,611			
Total	100,842		20,183			\$594,704,715			

1. Enhancement cost is derived from the S/MSCP Section 3.4.B.
 2. Cost for wetland habitat type, agricultural lands are enhanced by installing linear features that run along the edge of or through fields—features such as roads or drainage ditches. In these cases, the total area of direct enhancement activity is substantially less than that area benefiting from the enhancement. This has the advantage of minimizing impacts to agricultural land production. Installing linear features at the edges of fields and grassland borders along irrigation and drainage ditches, and planting native trees and associated shrubs and grasses, are enhancements used in the cost analysis to represent the range of types of agricultural land enhancement outlined in the S/MSCP. In addition to benefit to species, these linear features offer benefit of preventing soil erosion and reducing costs for weed control and linear water conveyance infrastructure maintenance. They also enhance the entire field they are associated with, meeting the 10 percent enhancement of farm ability also minimizing loss of productive agricultural land. The enhancement cost estimate for agricultural lands is therefore based on the score of hedgehog or other linear feature multiplied by the cost per acre to install hedgehog and similar linear features.
 3. The enhancement cost applies to the acres where construction and/or installation actually takes place. In the case of hedgehog or other linear features, this is only the relatively small area of activity, not the total area that is thereby enhanced. Enhancement cost includes costs for materials, construction labor, and equipment. In addition to the installation activity, the cost per enhanced acre also includes a cost for project oversight and contract administration and three years of maintenance and monitoring. For vernal pool wetland restoration, the cost includes 5 monitoring years during a 10 year post-restoration monitoring period.
 4. For agricultural habitat lands, a S/MSCP describes a broad range of enhancement activities and a generalized target of 10 percent enhancement providing benefits to species without substantially reducing the amount of agricultural land in production. This can be achieved by implementing the linear features described in Section 2. Protective hedgehog or similar linear features enhance the entire field they are associated with, thereby counting toward the 10 percent enhancement of fields while taking substantially less land out of production.
 5. Estimated based on the weighted average cost for all other non-vernal pool natural lands.
 Sources: SCDN, Inc., ICF, and Wildlife Financial Services.

TABLE B.2

2025 Five-Year Economic Analysis and Fee Update
 S/MSCP Fee Update - 2025 (For 2026 S/MSCP Development Fee Cycle)
 Category 3 Assessment, Planning, Restoration and Enhancement Cost Factors (2025 dollars)

Remainder of Permit Term	2024 Update Assumptions	Percent Difference
Remainder years in permit term	25	Used in formulae below to calculate costs for the remainder of the permit term
Biological Site Assessment		
Number of site visits per year	8	Assumes 6 hours per visit. Average of 6 per year since 2020.
Annual cost	\$4,800	\$7,795
Total Site Assessment cost remainder of permit term	\$210,000	\$217,143
Preserve Management Plan Preparation		
Number of management plans per year	6	Assumes 30 hours per plan
Annual cost	\$15,420	\$27,668
Total Preserve Management Plan cost remainder of per	\$707,500	\$2,171,960
Preserve Enhancement Plan Preparation		
Average cost per enhancement plan	\$4,720	\$4,325
Average acres per project	340	340
Average cost per preserve acre	\$12	\$12
Preserve Enhancements on Agricultural Lands		
Enhancement cost per preserve acre	\$648	\$1,156
Preserve Enhancements on Non-Vernal Pool Natural Lands		
Enhancement cost per preserve acre	\$15,417	\$18,823
Vernal Pool Creation/Enhancement		
Enhancement cost per preserve acre	\$42,742	\$40,359
Vernal Pool Upland Grassland Enhancement		
Enhancement cost per preserve acre	\$5,182	\$4,847
Sources: SCDN, Inc., ICF, and Wildlife Financial Services.		
Cost per Hour	17%	

TABLE B.3
2025 Five-Year Economic Analysis and Fee Update
SIMSCP Fee Update - 2025 (for 2026 SIMSCP Development Fee Cycle)
Category B Assessment, Planning, Restoration and Enhancement (2025 dollars)
Cost Allocation by Habitat Type
Remainder of Permit Term

Preserves by Habitat Type	Acres Remaining to be Acquired ¹	Percent of Total	Costs - Remainder of Permit Term				
			Total cost allocated by preserve type, percent of total preserve acres remaining to be acquired		Cost per acre multiplied by preserve acres remaining to be acquired	Cost per acre multiplied by preserve acres remaining to be acquired	
			Biological Site Assessment	Preserve Management Plans	Preserve Enhancement Plans	Preserve Enhancements	Vernal Pool Restoration
Agricultural lands	35,651.31	47%	\$97,794	\$366,727	\$427,816	\$23,102,187	na
Non-vernal pool natural lands	23,069.63	30%	63,282	237,306	276,836	\$355,675,241	na
Vernal pool grasslands	15,720.66	21%	43,123	161,711	188,648	\$80,992,897	na
Vernal pool wetted	2,113.00	3%	5,802	21,756	25,380	na	\$90,396,593
	76,556.60	100%	\$210,000	\$787,500	\$918,680	\$459,770,325	\$90,396,593

1. Includes 600 acres of neighboring lands preserves.
 Sources: MCDL, Inc., SIMSCP 2024 Annual Report, ICF, and Willdan Financial Services.

TABLE B.4
2025 Five-Year Economic Analysis and Fee Update
SIMSCP Fee Update - 2025 (for 2026 SIMSCP Development Fee Cycle)
Category B Assessment, Planning, Restoration and Enhancement
Fee Calculations (2025 Dollars)
Remainder of Permit Term

2025 Fee	Biological Site Assessment	Preserve Management Plans	Preserve Enhancement Plans	Agricultural and Non-Vernal Land Enhancement	Total for Agricultural and Non-Vernal Land assessment/enhancement	Vernal Pool Restoration/Enhancement	Total for Vernal Pool assessment/enhancement	2025 Fee (2025 Dollars) Change shown under each fee					
								Agricultural and Non-Vernal Land assessment/enhancement	Agricultural and Non-Vernal Land assessment/enhancement	Vernal Pool Restoration/Enhancement	Total for Vernal Pool assessment/enhancement		
Costs associated with non-vernal pool natural/agricultural lands conversion	\$181,208	\$61,233	\$104,803	\$176,110,488	\$182,354,344								
Normal (non-vernal pool)/agricultural land conversion (land), remaining	\$4,760.17	\$4,760.17	\$4,760.17	\$4,760.17	\$4,760.17								
Multi-purpose open space conversion (land), remaining ²	\$3,590.48	\$3,590.48	\$3,590.48	\$3,590.48	\$3,590.48								
Multiplier for natural/agricultural land conversion	1	1	1	1	1								
Multiplier for multi-purpose open space conversion ³	0.3	0.3	0.3	0.3	0.3								
Assessment & Enhancement Component of Natural (Non-vernal pool)/Agricultural Land Fee	\$3	\$10	\$15	\$6,361	\$6,389			\$6,353	\$6,389				
Assessment & Enhancement Component of Multi-Purpose Open Space Fee ⁴	\$3	\$9	\$14	\$5,961	\$5,997			\$5,929	\$5,965				
Costs associated with vernal pool grasslands	\$46,123	\$161,711	\$188,648		\$396,482	\$168,680	\$565,162						
Normal (pool grassland) conversion (land), remaining	\$,563.74	\$,563.74	\$,563.74		\$,563.74	\$,563.74	\$,563.74						
Assessment & Enhancement Component of Vernal Pool Grasslands Fee	\$8	\$41	\$57		\$106	\$106	\$106			\$106	\$106		
Costs associated with vernal pool wetted	\$5,802	\$21,756	\$25,380		\$52,938	\$90,396,593	\$90,449,531						
Normal (pool wetland) conversion (land), remaining	\$68.15	\$68.15	\$68.15		\$68.15	\$68.15	\$68.15						
Assessment & Enhancement Component of Vernal Pool Wetland Fee	\$8	\$41	\$58		\$107	\$107	\$107			\$107	\$107		

1. Includes 600 acres of neighboring lands preserves. 2. Includes 600 acres of neighboring lands preserves. 3. Includes 600 acres of neighboring lands preserves. 4. Includes 600 acres of neighboring lands preserves. Source: MCDL, Inc., SIMSCP 2024 Annual Report, ICF, and Willdan Financial Services.

TABLE C.1
2025 Five-Year Economic Analysis and Fee Update
SJMSCP Fee Update - 2025 (for 2026 SJMSCP Development Fee Cycle)
Category C (part)
Compliance and Effectiveness Monitoring Cost Assumptions (2025 dollars)

			2021 5-Year Update Assumption	Percent Difference
Remainder of Permit Term (for all preserve acres)				
Remaining years in permit term	25			
Compliance Monitoring				
Annual cost per acre, including reporting	\$4.26	Based on actual costs 2020 - 2024		
Total Compliance Monitoring Cost - Remainder of Permit Term	\$6,529,556	all acres	7,546,528	-8.2%
Ongoing Maintenance Cost				
Percent of acres enhanced that need maintenance annually	1.21%	Assumption from ICF		
Cost per Acre of Maintenance	\$1,214			
Lower Sacramento- Annual Maintenance Cost	\$29,307	Based on 3-year contract cost from Triangle, per ICF		
Total Ongoing Maintenance Cost - Remainder of Permit Term	\$26,627,279	all acres	New Cost	N/A
Effectiveness Monitoring, including reporting				
Habitat Mapping				
Annual cost for Entire Plan	\$19,200	Satellite Imagery		
Total habitat mapping cost - remainder of permit term	\$480,000		6,393,100	-92.5%
Swainson's Hawk Monitoring				
Annual cost per acre	\$6.62	assume annual surveys		
Total Swainson's hawk monitoring cost - remainder of permit term	\$9,018,956	in all but Southwest Zone	9,755,295	-7.5%
Vernal Pool Monitoring				
Annual cost per acre	\$4.32	annualized per acre assuming every 5 years		
Total vernal pool monitoring cost - remainder of permit term	\$4,881,896	in Vernal Pool Zone and Central Zone Vernal Pool Preserves	7,808,411	-37.5%
Burrowing Owl Monitoring				
Cost per survey year, all preserves	\$21,760			
Total burrowing owl monitoring cost - remainder of permit term	\$181,333	assume every 3 years	253,167	-28.4%
Fall Crane Monitoring				
Cost per survey year, all preserves	\$37,120			
Total fall crane monitoring cost - remainder of permit term	\$185,600	assume every 5 years	81,840	126.8%
Riparian Brush Rabbit Monitoring				
Cost per survey year, all preserves	\$30,720			
Total fall crane monitoring cost - remainder of permit term	\$76,800	assume every 10 years	45,880	67.4%
Southwest Grasslands Monitoring				
Covered plant survey cost per acre per year	\$3.99			
Sas Joaquin kit fox survey cost per acre per year	\$0.44			
Total Southwest grasslands monitoring cost - remainder of permit term	\$272,205	Southwest Zone only	521,519	-47.8%
Effectiveness Monitoring Cost - Remainder of Permit Term	\$15,096,790		24,859,151	-39.3%

Sources: SICOS, Inc. and SJMSCP 2024 Annual Report, ICF, and Wilder Financial Services.

TABLE C.3
2023 Five-Year Economic Analysis and Fee Update
SRMCP Fee Update - 2023 (for 2026 SRMCP development fee cycle)
Category C (part)

Ratepayer Cost Assumptions (2021 dollars)		2023 Five-Year Update Assumption	Percent Difference
Remainder of Permit Fees			
Remaining cost in permit fees	\$0		
Project Management & Administration cost			
Total cost of project management & administration staff cost	\$1,465,072	\$1.31 million, based on C4, S4 T1 based on average of existing and possible habitat plan cost	
Legal and attorney cost	\$75,000	\$1.45 million of cumulative total to 12/31/2026, per request analysis	
Total cost of project management & administration cost	\$1,540,072		
Total Project Management & Administration cost remainder of permit fees	\$1,540,072		100.0%
Project management cost allocation			
Administration cost allocation	\$11,375,907	\$11,375,907	74.5%
Project management cost allocation	\$3,164,165	\$3,164,165	20.5%
Total Project Management & Administration cost remainder of permit fees	\$14,540,072	\$14,540,072	100.0%
Habitat Plan Environmental Consulting			
Annual cost for consulting services	\$100,000	per line based on fee four-year expenditures (2021 - 2024)	3.4%
Total Habitat Plan Environmental Consulting remainder of permit fees	\$100,000		3.4%
Lead Manager Contribution/Overnight			
Annual cost	\$10,000	average cost for MTAC meetings and support	0.3%
Total Lead Manager Contribution/Overnight remainder of permit fees	\$10,000		0.3%
Financial Plan 5-Year Review and Update			
Number of 5-year updates, remainder of 3 permit fees	3		
Cost per update, every 3 years	\$100,000	cost per contract	0.7%
Total Financial Plan 5-Year Review and Update remainder of permit fees	\$300,000		2.1%
Total SRMCP Annual Report (2021 - 2024, 2025, and 2026) fee total for fees	\$14,940,072		100.0%

TABLE C.3
2025 Five-Year Economic Analysis and Fee Update
SJMSCP Fee Update - 2025 (for 2026 SJMSCP Development Fee Cycle)
Category C Permit Term Costs (2025 dollars)
Adjustments for Remaining Fund Balance

Cost Category	Total Cost - Remainder of Permit Term
Compliance Monitoring	\$6,929,556
Ongoing Maintenance	24,627,279
Effectiveness Monitoring, including reporting	15,096,790
Project Management	33,206,805
Administration	5,405,759
Habitat Plan Environmental Consulting	7,525,000
Land Manager Coordination/Oversight	110,000
Financial Plan 5-Year Review and Update	830,000
Total	\$93,731,188
Category C Fund Balance as of 12/31/2024 for costs on existing preserves	(\$62,126,317)
Net cost for remainder of the permit term	\$31,604,871

Table C.4
2025 Five-Year Economic Analysis and Fee Update
SIMSCP Fee Update - 2025 (for 2026 SIMSCP Development Fee Cycle)
SIMSCP Endowment Fund Cash Flow (2025 Dollars)

Calendar Year	2026	2027	2028
Cat. C Post-Permit Endowment Contribution	\$611,072	\$611,072	\$611,072
Investment Earnings ¹	\$221,118	\$251,577	\$260,150
Total Revenue	\$832,190	\$862,649	\$871,222
Beginning Fund Balance	\$5,735,905	NA	NA
Closing Fund Balance	\$6,568,156	\$7,430,806	\$8,325,028

Calendar Year	2029	2030	2031	2032	2033	2034	2035	2036
Cat. C Post-Permit Endowment Contrib	\$611,072	\$611,072	\$611,072	\$611,072	\$611,072	\$611,072	\$611,072	\$611,072
Investment Earnings ¹	\$315,829	\$345,905	\$384,523	\$421,438	\$459,218	\$498,393	\$538,997	\$580,080
Total Revenue	\$926,951	\$956,977	\$995,595	\$1,032,509	\$1,070,290	\$1,109,465	\$1,150,069	\$1,191,151
Closing Fund Balance	\$9,251,879	\$10,212,856	\$11,208,964	\$12,241,404	\$13,311,694	\$14,421,154	\$15,571,223	\$16,763,384

Calendar Year	2037	2038	2039	2040	2041	2042	2043	2044
Cat. C Post-Permit Endowment Contrib	\$611,072	\$611,072	\$611,072	\$611,072	\$611,072	\$611,072	\$611,072	\$611,072
Investment Earnings ¹	\$624,722	\$660,953	\$716,838	\$785,440	\$858,820	\$938,044	\$1,022,380	\$1,112,247
Total Revenue	\$1,235,795	\$1,272,025	\$1,327,910	\$1,396,512	\$1,469,892	\$1,549,116	\$1,633,452	\$1,723,319
Closing Fund Balance	\$17,989,179	\$19,286,203	\$20,608,133	\$21,964,625	\$23,341,517	\$24,748,633	\$26,182,805	\$27,743,254

Calendar Year	2045	2046	2047	2048	2049	2050	Total	Ongoing
Cat. C Post-Permit Endowment Contrib	\$611,072	\$611,072	\$611,072	\$611,072	\$611,072	\$611,072	\$4,276,800	\$0
Investment Earnings ¹	\$1,036,460	\$1,096,758	\$1,158,225	\$1,224,000	\$1,291,235	\$1,360,850	\$17,835,504	\$1,421,850
Total Revenue	\$1,647,540	\$1,707,840	\$1,770,347	\$1,835,141	\$1,902,307	\$1,971,932	\$33,112,304	\$1,421,850
Net Post-Permit Costs	NA	\$1,421,850						
Net Cash Flow	\$1,647,540	\$1,707,840	\$1,770,347	\$1,835,141	\$1,902,307	\$1,971,932	\$33,112,304	\$0
Closing Fund Balance	\$29,669,794	\$31,368,635	\$33,138,980	\$34,974,121	\$36,876,428	\$38,828,360	\$38,848,361	\$38,848,361

1. Investment Earnings = (Prior Year Closing Fund Balance + Annual Fee Revenue / 2) x (Real Return On Investments)

TABLE C.5
2025 Five-Year Economic Analysis and Fee Update
SIMSCP Fee Update - 2025 (for 2026 SIMSCP Development Fee Cycle)
Category C Monitoring and Program Management/Administration, including endowment for post-permit costs (2025 dollars)
Cost Allocation by Habitat Type

Preserves by Habitat Type	Total Preserve		Remainder of		
	Acres ¹	Percent of Total	Permit Term	Post permit	Total
Non-vernal Pool Natural/Ag lands	82,910	82%	\$25,984,807	\$12,560,239	\$38,545,046
Vernal pool grasslands	15,811	16%	4,955,322	2,395,247	\$7,350,569
Vernal pool wetted	2,121	2%	664,742	321,315	\$986,057
	100,842	100%	\$31,604,871	\$15,276,801	\$46,881,672

Note: Net of existing fund balance allocated to Category C permit term and post-permit costs.
1. includes 600 acres of neighboring lands preserves.
Sources: SICOG, Inc. and SIMSCP 2024 Annual Report, ICF, Willdan Financial Services.

TABLE C.6
2025 Five-Year Economic Analysis and Fee Update
SIMSCP Fee Update - 2025 (For 2026 SIMSCP Development Fee Cycle)
Category C Monitoring and Program Management/Administration, including entitlement for post-permit costs
Fee Calculations (2025 dollars)

Habitat Type	Remainder of Permit Term	Post permit	Total	Post Permit Share of Total	2024 Results	
					Total	% Change
Costs associated with non-vernal pool natural/agricultural lands conversion	\$25,984,807	\$12,560,218	\$38,545,046			
Non-vernal pool Natural/Agricultural land conversion (acres), remaining	44,732.77	44,732.77	44,732.77			
Multi-purpose open space conversion (acres), remaining ¹	33,500.48	33,500.48	33,500.48			
Multiplier for natural/agricultural land conversion	1	1	1			
Multiplier for multi-purpose open space conversion ¹	0.5	0.5	0.5			
Monitoring & Administration Component of Natural (non-vernal pool)/Agricultural Lands Fee	\$423	\$204	\$627	33%	\$681	-8%
Monitoring & Administration Component of Multi-Purpose Open Space Fee²	\$212	\$102	\$314	82%	\$345	-8%
Costs associated with vernal pool grasslands	\$4,956,322	\$2,395,247	\$7,351,569			
Vernal pool grassland conversion (acres), remaining	5,162.74	5,162.74	5,162.74			
Monitoring & Administration Component of Vernal Pool Grasslands Fee	\$960	\$464	\$1,424	33%	\$1,682	-15%
Costs associated with vernal pool wetland	\$664,742	\$321,315	\$986,057			
Vernal pool wetland conversion (acres), remaining	706.75	706.75	706.75			
Monitoring & Administration Component of Vernal Pool Wetland Fee	\$945	\$455	\$1,400	33%	\$1,649	-15%

Note: Net of existing fee balance allocated to Category C permittees and post-permit costs.

1. The fee calculation reflects the costs associated with agricultural habitat and non-vernal pool natural lands permits. In comparison of both the high value lands (agricultural land and non-vernal pool natural land) and lower value multi-purpose open space, thereby correlating with the financing of management and monitoring on agricultural and natural lands permits.

Source: SACOG, Inc., SIMSCP 2024 Annual Report, ICE, and Wildlife Financial Services.

**Attachment F - Unmapped/Other Unmapped Project
Staff Reports, ITMM Alterations for SJMSCP Covered
Projects and Clerical Changes**

STAFF REPORT

SUBJECT: Approve the Beckman Cemetery
Project Habitat Classification Change

RECOMMENDED ACTION: Motion to Approve Recommendation
to SJCOG, Inc. to Allow the Beckman
Cemetery Project an Alteration to the
Habitat Type Coverage from
Agricultural (C34) Habitat Land to
Multi-Purpose
Open Space (C2) Habitat Land

DISCUSSION:

SUMMARY:



The project applicant, Islamic Cemetery of California, is requesting a Habitat Classification Change through San Joaquin County, Community Development Department because the site was not classified correctly at the inception of the Plan 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 (2001-02) and reclassify or correct the project's habitat classification. The project previously came to the Habitat Technical Advisory Committee (HTAC) for Plan Participation in 2022. The project site is located on the west side of Beckman Road, 2,130 feet south of East Kettleman Lane and east of State Route 99 Highway, east of the City of Lodi, in the Central Zone (attachments 1 & 2).

RECOMMENDATION:

SJCOG, Inc. staff recommends the Habitat Technical Advisory Committee (HTAC) recommend to the SJCOG, Inc. Board to allow an alteration to the habitat type coverage from Agricultural (C34) habitat land to Multi-Purpose Open Space (C2).

FISCAL IMPACT:

If the project is approved, including the habitat type coverage alteration, SJCOG, Inc. will be provided mitigation for the project impacts as required under the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) for approximately 6.32 acres. The impacts for this project would consist of 6.32 acres of Multi-Purpose Open Space (C2) habitat impacts. Should the project mitigate for project impacts by paying the 2025 fee, the project would be responsible for mitigating the following fee calculation:

- Multi-Purpose Open Space (C2) Habitat – 6.32 acres x \$8,918 per acre = **\$52,114.72**
- **2025 Total Fee: \$52,114.72**

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 a use permit application to expand an existing Cemetery to include an additional 6.32-acre parcel in the AG-40 (General Agriculture, 40-acre minimum) zone. The project site has direct access from North Beckman Road. Graves will be dug as needed with a backhoe tractor. The onsite funeral services are anticipated to be less than an hour.

No structures are proposed with the application and no on-site restrooms are required. (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 Habitat TAC for recommendation to the SJCOG, Inc. Board for approval on a case-by-case basis.

The original SJMSCP Geographic Information System (GIS) vegetation map portrays portions of the project site as Agricultural (C34) habitat land. However, 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 (C2) habitat consisting of an existing vineyard. The original SJMSCP habitat classification for this specific area would be re-classified from 6.32 acres of Agricultural (C34) to 6.32 acres of Multi-Purpose Open Space (C2) habitat land.

Adjacent Vegetation and Land Use

Location	SJMSCP Vegetation Map Classification	Habitat Type Category	Actual Use Of Property
Site	Agriculture (C34)	Agriculture (C34)	Multi-Purpose Open Space (C2)
North	Agriculture (C34)	Agriculture (C34)	Multi-Purpose Open Space (C2)
South	Agriculture (C34)	Agriculture (C34)	Agriculture (C34)
East	Agriculture (C34)	Agriculture (C34)	Urban (U), Multi-Purpose Open Space (C2), Agriculture (C34)
West	Agriculture (C34)	Agriculture (C34)	Urban (U)

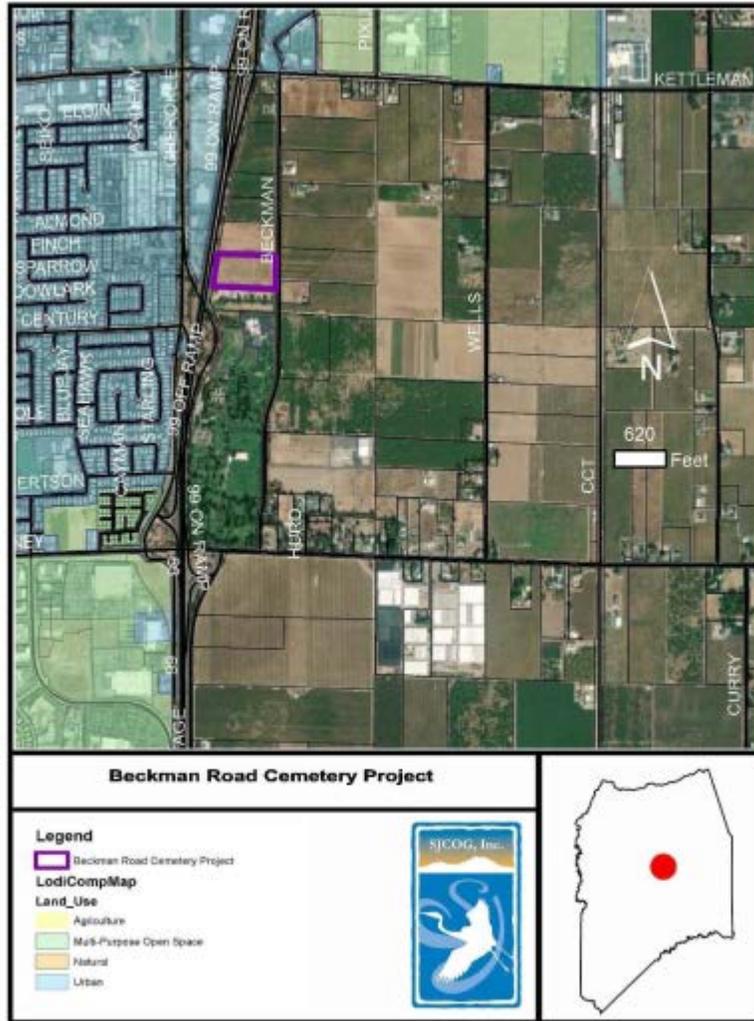
NEXT STEPS:

Should the staff recommendation be approved by the SJCOG, Inc. Board at the January 23rd Board meeting, the project will proceed forward under the plan.

ATTACHMENTS:

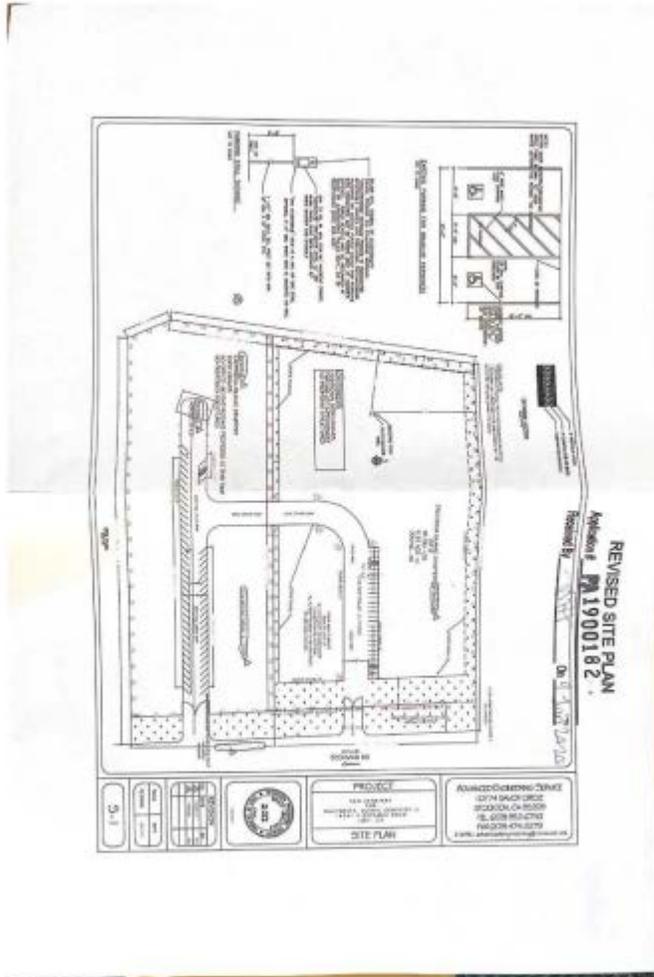
1. General Location Map
2. Project Location Map
3. Project Site Map
4. 2001 Aerial Map

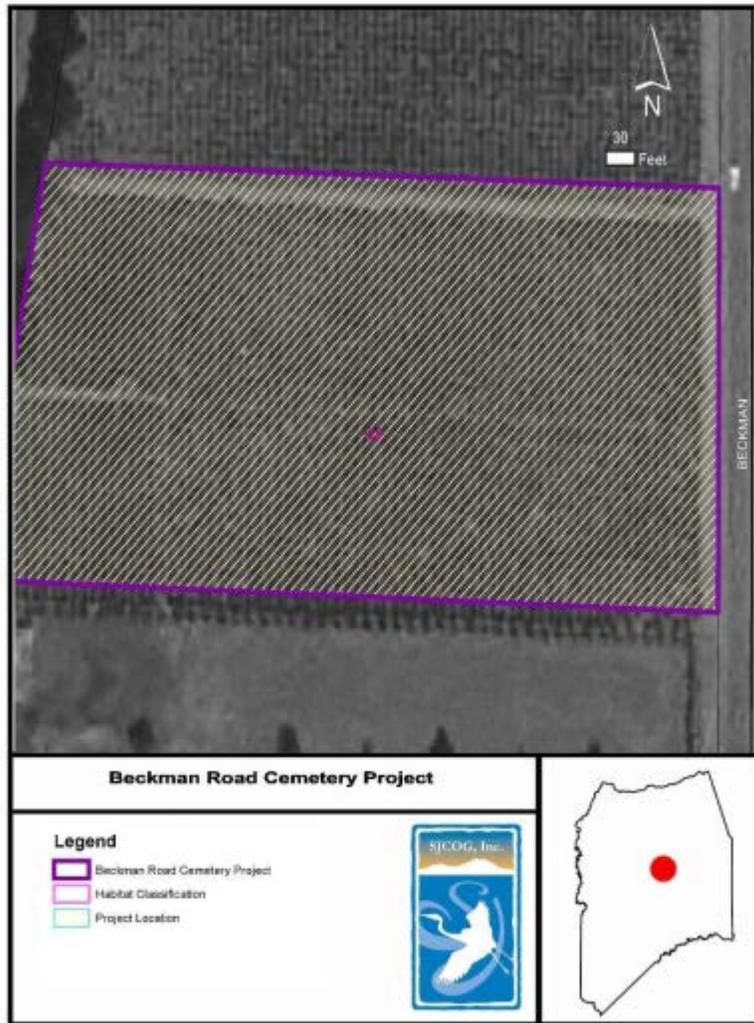
Prepared by: Laurel Boyd, Associate Habitat Planner



ATTACHMENT 2







STAFF REPORT

SUBJECT: Approve IDI Logistics Farm Road Removal Project, Buffer Reduction

RECOMMENDED ACTION: Motion to Approve Recommendation to SJCOG, Inc. to Allow a Revision to the Incidental Take Minimization Measures for Western Pond Turtle (WPT) and Giant Garter Snake (GGS) Buffers

DISCUSSION:

SUMMARY:



The project applicant, IDI Logistics, is requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) through the City of Stockton's Community Development Department. Although the project is in a mapped area of the Plan, the project is coming to the committee to request the need for a buffer reduction to construct near a protected waterway. The project site is located east of State Route Highway 99 and north of Arch Road in the City of Stockton in the Central Zone (attachments 1 & 2). The project scope consists of the removal of an unused former farm access road.

RECOMMENDATION:

SJCOG, Inc. staff recommends the Habitat Technical Advisory Committee (HTAC) recommend to the SJCOG, Inc. Board to allow a revision of the Incidental Take Minimization Measures for Western Pond Turtle (WPT) and Giant Garter Snake (GGS) buffers.

FISCAL IMPACT:

If the project is approved, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP for approximately 0.025 acres. The impacts for this project would consist of approximately 0.010 acres of Agricultural (C34) and 0.015 acres of Natural (D) habitat impacts. Should the project mitigate for project impacts by paying the 2025 fee, the project would be responsible for mitigating the following fee calculation:

- Agricultural (C34) Habitat – 0.010 acres x \$16,492 per acre = **\$164.92**
- Natural (D) Habitat – 0.015 acres x \$16,492 per acre = **\$247.38**
- **2025 Total Fee: \$412.30**

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 the removal of an existing farm road that currently allows unwanted public access and dumping of trash within an existing industrial park and private land. The farm road not only spans three parcels, but also spans North LittleJohn's Creek. The removal of the farm road will discourage public access and allow full buildout of IDI Logistics and Walmart Distribution Centers, which are located on two of the three impacted parcels.

The road removal will be limited to excavating the culverts and fill dirt from North LittleJohn's Creek. The farm road crossing is primarily located on the IDI Logistics parcel but also encompasses the southwest corner of the Mariposa Industrial Park owned by Walmart, and the southeast corner of a private landowner's parcel. The project applicant will need a Streambed Alteration Permit from the California Department of Fish and Wildlife for work within and around North LittleJohn's Creek (attachment 3).



To remove the farm road, the project will potentially impact Giant Garter Snake (GGS) habitat within the suggested 200-foot buffer and Western Pond Turtle (WPT) within the 300-foot buffer. As identified in Section 5.59 of the Plan, HTAC, on a case-by-case review, can establish a setback and buffer zone to be used by the project in place of the 300 feet suggested.

Because the removal of the existing farm road will be within the suggested 200-foot and 300-foot buffer areas, the project proponent has requested a reduction in the buffer to a 0-foot setback for the potential impacts to North LittleJohn's Creek. The reduction of these buffers is necessary for the construction of this project, but the buffer reduction will only be permitted during the active period for GGS. All other ITMMs for GGS (e.g., construction window between May 1 and October 1 and required survey work) and WPT will remain standard.



Giant Garter Snake (GGS) burrow within the banks of waterways within San Joaquin County from October 2 – April 30 which is called the GGS inactive period. Additionally, the same habitat for GGS is also suitable habitat for Western Pond Turtle (WPT)

nesting sites. These waterways have buffer zones of 200-feet and 300-feet for GGS and WPT respectively. Projects are not permitted to construct within the established buffers in the inactive season (October 2 – April 30). Heavy machinery used to construct these projects can potentially crush these burrowing species resulting in 'take'. This staff report is recommending approval from the Habitat Technical Advisory Committee (HTAC) and the SJCOG, Inc. Board to allow IDI Logistics to construct their project within the 200-foot and 300-foot buffer area of North LittleJohn's Creek to during the active seasons (May 1 to October 1) when these protected species are not actively burrowing or nesting within the banks of North LittleJohn's Creek or any other protected waterway within San Joaquin County. This request cannot be made administratively but by the recommending bodies of the Habitat Plan.

If allowed to participate in the SJMSCP, the total disturbed area will consist of approximately 0.10 acres of Agricultural (C34) and 0.015 acres of Natural (D) impacts. The project applicant will be responsible for mitigating the habitat impacts of 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.

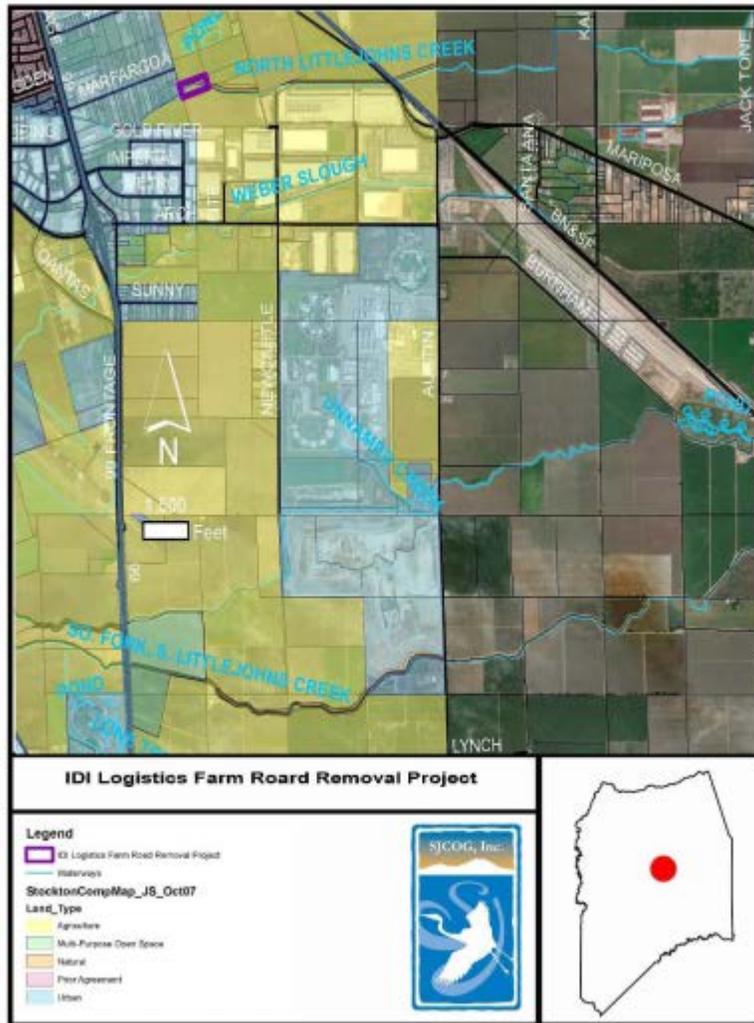
NEXT STEPS:

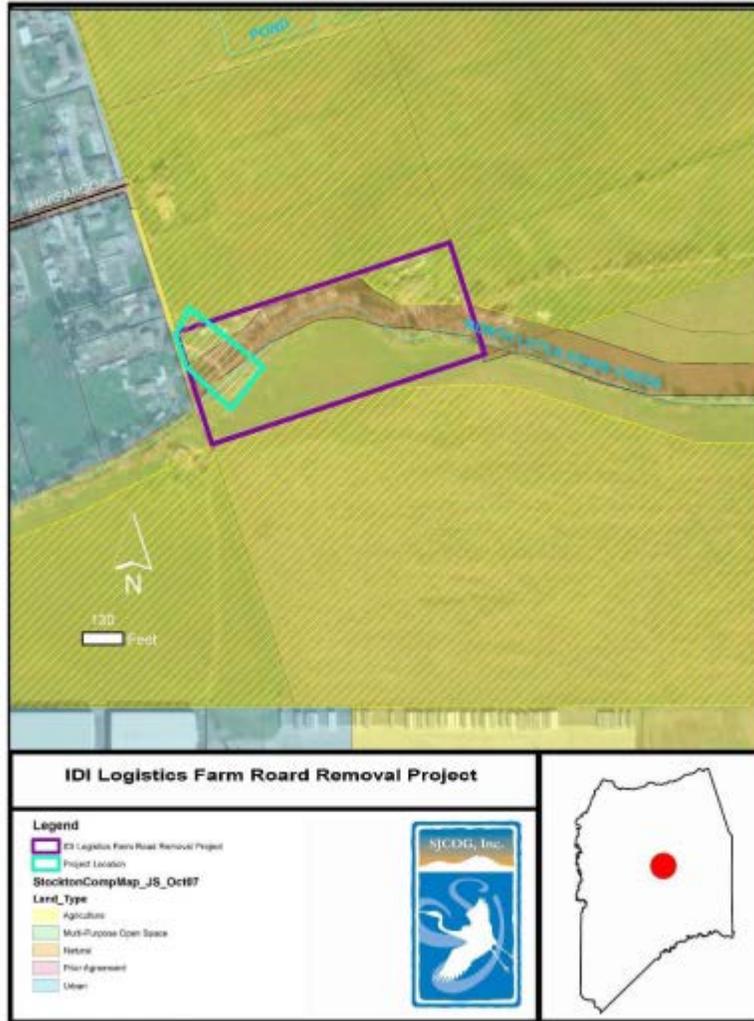
Should the staff recommendation be approved by the SJCOG, Inc. Board at the January 23rd Board meeting, the project will proceed forward under the SJMSCP coverage.

ATTACHMENTS:

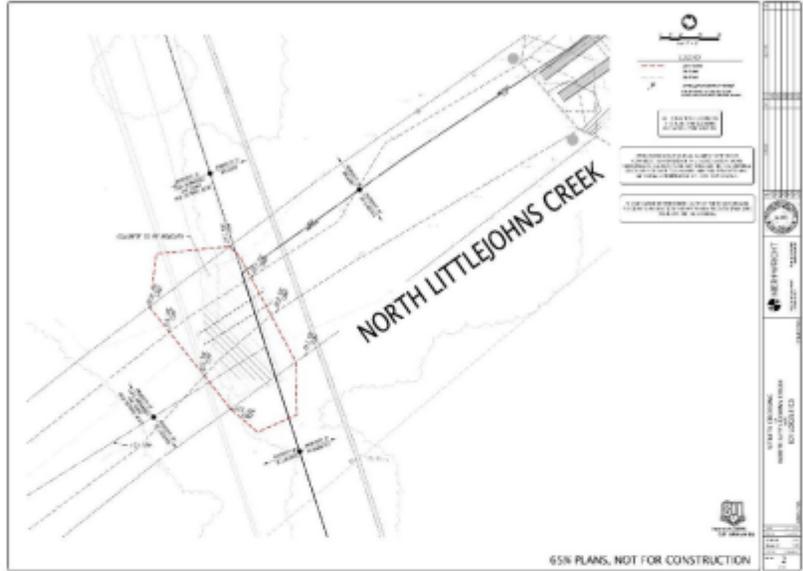
1. General Location Map
2. Project Location Map
3. Project Site Map

Prepared by: Laurel Boyd, Associate Habitat Planner





ATTACHMENT 3



STAFF REPORT

SUBJECT: Approve Matt Equinoa Park, Phase 2 Project, Buffer Reduction

RECOMMENDED ACTION: Motion to Approve Recommendation to SJCOG, Inc. to Allow a Revision to the Incidental Take Minimization Measures for Western Pond Turtle (WPT) and Giant Garter Snake (GGS) Buffers

DISCUSSION:

SUMMARY:



The project applicant, City of Stockton, Public Works Department, is requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) through the City of Stockton's Community Development Department. Although the project is in a mapped area of the Plan, the project is coming to the committee to request the need for a buffer reduction to construct near a protected waterway. The project site is located north of Hammer Lane, west of

State Route Highway 99, in the City of Stockton in the Central Zone (attachments 1 & 2).

RECOMMENDATION:

SJCOG, Inc. staff recommends the Habitat Technical Advisory Committee (HTAC) recommend to the SJCOG, Inc. Board to allow a revision of the Incidental Take Minimization Measures for Western Pond Turtle (WPT) and Giant Garter Snake (GGS) buffers.

FISCAL IMPACT:

If the project is approved, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP for approximately 8.0 acres. The impacts for this project would consist of approximately 8.0 acres of Agricultural (C34) habitat impacts. Should the project mitigate for project impacts by paying the 2025 fee, the project would be responsible for mitigating the following fee calculation:

- Agricultural (C34) Habitat – 8.0 acres x \$16,492 per acre = **\$131,936.00**
- **2025 Total Fee: \$131,936.00**

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 the construction of phase II of the Matt Equinoia Park. Phase II will include two soccer fields, two softball fields, bleachers, trees, lighting, a walkway, and a sidewalk within 8.0 acres (attachment 3).

To construct the park and the associated infrastructure, the project will potentially impact Giant Garter Snake (GGS) habitat within the suggested 200-foot buffer and Western Pond Turtle (WPT) within the 300-foot buffer. As identified in Section 5.59 of the Plan, HTAC, on a case-by-case review, can establish a setback and buffer zone to be used by the project in place of the suggested buffer zones.

Because the construction of portions of the project will be within the suggested 200-foot and 300-foot buffer areas, the project proponent has requested a reduction in the buffer to a 0-foot setback for the potential impacts near Mosher Slough. The reduction of these buffers is necessary for the construction of this project, but the buffer reduction will only be permitted during the active period for GGS. All other ITMMs for GGS (e.g., construction window between May 1 and October 1 and required survey work) and WPT will remain standard.



Giant Garter Snake (GGS) burrow within the banks of waterways within San Joaquin County from October 2 – April 30, which is called the GGS inactive period. Additionally, the same habitat for GGS is also suitable habitat for Western Pond Turtle (WPT) nesting sites. These waterways have buffer zones of 200-feet and 300-feet for GGS and WPT respectively. Projects are not permitted to construct within the established buffers in the inactive season (October 2 – April 30).

Heavy machinery used to construct these projects can potentially crush these burrowing species, resulting in 'take'. This staff report is recommending approval from the Habitat Technical Advisory Committee (HTAC) and the SJCOG, Inc. Board to allow the City of Stockton to construct their project within the 200-foot and 300-foot buffer area of Mosher Slough during the active season (May 1 to October 1) when these protective species are not actively burrowing or nesting within the banks of Mosher Slough or any other protected waterway within San Joaquin County. This request cannot be done administratively, but by the recommending bodies of the Habitat Plan.

If allowed to participate in the SJMSCP, the total disturbed area will consist of approximately 8.0 acres of Agricultural (C34) impacts. The project applicant will be responsible for mitigating the habitat impacts of 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.

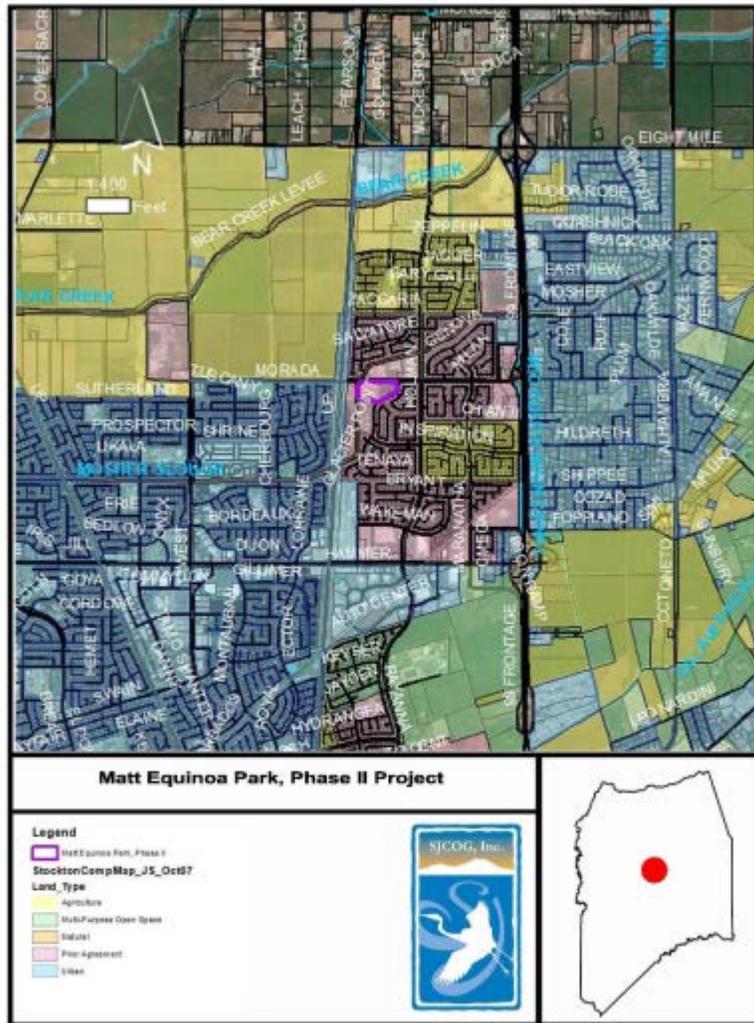
NEXT STEPS:

Should the staff recommendation be approved by the SJCOG, Inc. Board at the January 23rd Board meeting, the project will proceed forward under the SJMSCP coverage.

ATTACHMENTS:

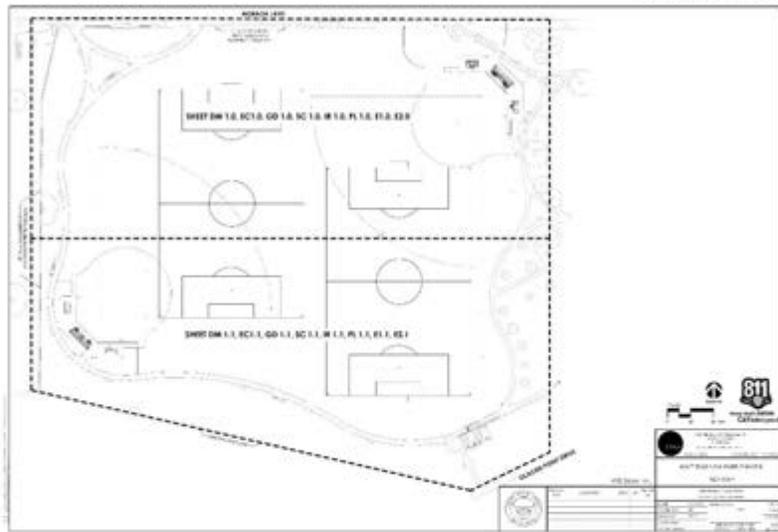
1. General Location Map
2. Project Location Map
3. Project Site Map

Prepared by: Laurel Boyd, Associate Habitat Planner





ATTACHMENT 3



STAFF REPORT

SUBJECT: Approve City of Ripon Bike Bridge Repair Project, Buffer Reduction

RECOMMENDED ACTION: Motion to Approve a Revision to the Incidental Take Minimization Measures for Western Pond Turtle (WPT), Giant Garter Snake (GGS), and Valley Elderberry Long-Horned Beetle (VELB) Buffers

DISCUSSION:

SUMMARY:



The project applicant, City of Ripon, is requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) through the City of Ripon's Public Works Department. The project is in a mapped area of the Plan, the project is coming to the SJCOG, Inc. Board to request the need for a buffer reduction. The buffer reductions allow the project to be constructed near a protected waterway and near a protected shrub that provides suitable habitat for endangered species. The project site is located on the north side of the Stanislaus River, just east of Highway 99 bridge in the City of Ripon in the Central Zone (attachments 1 & 2).

RECOMMENDATION:

SJCOG, Inc. staff recommends a motion to allow a revision of the Incidental Take Minimization Measures for Western Pond Turtle (WPT), Giant Garter Snake (GGS), and Valley Elderberry Long-Horned Beetle (VELB) buffers.

FISCAL IMPACT:

If the project is approved, SJCOG Inc. will be provided with mitigation for the project impacts as required under the SJMSCP for approximately 0.14 acres. The impacts for this project would consist of approximately 0.14 acres of Natural (R2) habitat impacts. Should the project mitigate for project impacts by paying the 2025 fee, the project would be responsible for mitigating the following fee calculation:

- Natural (R2) Habitat – 0.14 acres x \$16,492 per acre = **\$2,308.88**
- **2025 Total Fee: \$2,308.88**

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 replacing a 60-foot damaged truss section of the bicycle and pedestrian bridge located on the north side of the Stanislaus River, just east of State Route Highway 99. The project site is approximately 0.14 acres of land under the bicycle and pedestrian bridge and an access route extending from a road on the west side of State Route Highway 99 bridge to the work area under the bridge (depicted in teal polygon on attachments).

The contractor will place crane mats for access as a protective cover for vegetation. Crane mats will also be placed under the bridge to catch the concrete deck during removal. The existing damaged truss section will then be removed and disposed of. The new truss section will be delivered and transported over crane mats while setting and securing the top of the piers. Once set, concrete decking will be poured, and the crane mats will be removed.

A few relatively small riparian trees will need to be removed to accomplish the work. Trees will be cut at ground level and hauled out of the riparian corridor for disposal. The project will not involve grading, excavation, or ground disturbance beyond placing and removing the crane mats. This work is near the Stanislaus River but will not require a permit from the U.S. Army Corps of Engineers, as there will be no 'fill' placed in Waters of the U.S. or wetlands. However, with the work within the Stanislaus River riparian corridor, notification to the California Department of Fish and Wildlife (CDFW) will be appropriate. The project will be acquiring a Streambed Alteration Agreement from CDFW for this project (attachment 3).

Giant Garter Snake (GGS) and Western Pond Turtle (WPT) Buffers



To repair the 60-foot damaged truss section of the bicycle and pedestrian bridge, the project will potentially impact Giant Garter Snake (GGS) habitat within the suggested 200-foot buffer and Western Pond Turtle (WPT) within the 300-foot buffer. As identified in Section 5.5.9 of the Plan, the HTAC and the SJCOG, Inc. Board, on a case-by-case review, can establish a setback and buffer zone to be used by the project in place of the 300 feet suggested.

Because the project scope will be within the suggested 200-foot and 300-foot buffer areas, the project proponent has requested a reduction in the buffer to a 0-foot setback

for the potential impacts to the Stanislaus River. The reduction of these buffers is necessary for the construction of this project, but the buffer reduction will only be permitted during the active period for GGS. All other ITMMs for GGS (e.g., construction window between May 1 and October 1 and required survey work) and WPT will remain standard.

Giant Garter Snake (GGS) burrow within the banks of waterways within San Joaquin County from October 2 – April 30 which is called the GGS inactive period. Additionally, the same habitat for GGS is also suitable habitat for Western Pond Turtle (WPT) nesting sites. These waterways have buffer zones of 200-feet and 300-feet for GGS and WPT respectively. Projects are not permitted to construct within the established buffers in the inactive season (October 2 – April 30). Heavy machinery used to construct these projects can potentially crush these burrowing species resulting in 'take'. This staff report is recommending approval from the Habitat Technical Advisory Committee (HTAC) and the SJCOG, Inc. Board to the City of Ripon to repair portions of their project within the 200-foot and 300-foot buffer area of the Stanislaus River during the active seasons (May 1 to October 1) when these protected species are not actively burrowing or nesting within the banks of the Stanislaus River or any other protected waterway within San Joaquin County. This request cannot be made administratively but by the recommending bodies of the Habitat Plan.



Valley Elderberry Long-Horned Beetle (VELB)



Additionally, to construct the site, the project will impact potential Valley Elderberry Long-Horned Beetle (VELB) habitat within the suggested 20-foot buffer. As identified in Section 5.2.2 of the Plan, HTAC, on a case-by-case basis, can establish a setback and buffer zone to be used by the project in place of the 20 feet from the dripline of the elderberry plant suggested.

Because portions of the project will be within the suggested 20-foot dripline buffer areas, the project proponent has requested a reduction in the buffer to a 5-foot setback. The reduction of this buffer is necessary for the construction of this project. All other ITMM measures for VELB will remain standard. Reducing the buffer for VELB will allow the project to construct up to 5-foot of the existing VELB canopies. However, the project will be required to meet all other ITMM measures for VELB, such as biological surveying efforts consisting of placing brightly colored flags or fencing surrounding the elderberry shrubs throughout the construction process.

The Valley Elderberry Long-Horned Beetle (VELB) live throughout California's Central Valley and rely on the Valley Elderberry Shrub as habitat, which is mostly located in riparian areas, such as this project. Approval of this buffer reduction will allow the

project to construct and repair the Bicycle Bridge and allow the elderberry shrub to remain on site as habitat for the species.

If allowed to participate in the SJMSCP, the total disturbed area will consist of approximately 0.14 acres of Natural (R2) impacts. The project applicant will be responsible for mitigating the habitat impacts of 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.

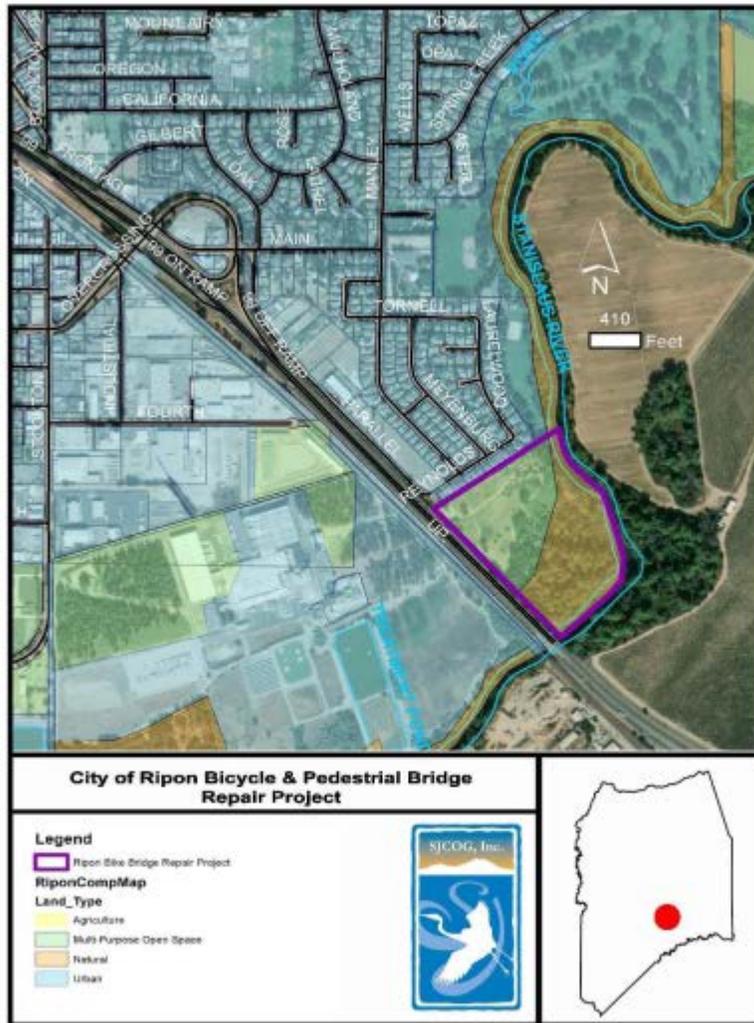
NEXT STEPS:

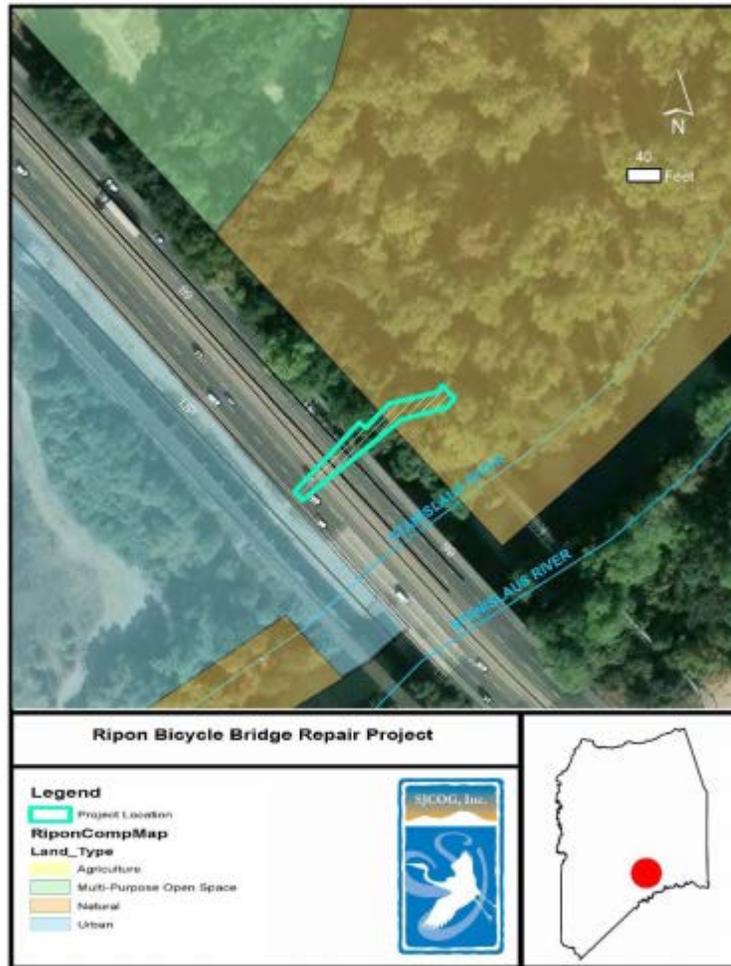
Should the staff recommendation be approved by the SJCOG, Inc. Board at the February 27th Board meeting, the project will proceed forward under the SJMSCP coverage.

ATTACHMENTS:

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

Prepared by: Laurel Boyd, Associate Habitat Planner







SCALE 1" = 800'



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/2014
2	ISSUED FOR CONSTRUCTION	11/10/2014

CITY OF RIPON
5010 N. WILKINSON AVE
RIPON, CA 95226
TEL: (925) 386-1000
WWW.CITYOFRIPON.CA.GOV

CITY OF RIPON
NAME: ANDREW REYNOLDS
DATE: 10/15/2014

NO. 1
2

STAFF REPORT

SUBJECT: Approve the Kautz Subdivision Project, Plan Participation, Buffer Reduction, and Habitat Classification Change

RECOMMENDED ACTION: Motion to Approve Recommendation to SJCOG, Inc. to 1) Allow the Kautz Subdivision Project to Participate in the SJMSCP; 2) Allow a Revision to the Incidental Take Minimization Measures (ITMM) for Western Pond Turtle (WPT) and Giant Garter Snake (GGS) Buffers; and 3) Allow an Alteration to the Habitat Type Coverage from Natural (G) Habitat Land to Multi-Purpose Open Space (C2), Urban (U), and Natural (G) Habitat Land

DISCUSSION:

SUMMARY:



The project applicant, Kautz Row Crops, 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 portions of the site are in an unmapped area of the Plan. Concurrently, the project applicant is requesting the need for a buffer reduction to construct near a protected waterway and for habitat type be reclassified as Multi-Purpose Open Space and Natural Habitat Land, which is its predominant use. Most of the site was not classified correctly at the inception of the Plan when mapping the habitat classifications for the entirety of San Joaquin County. SJCOG, Inc. staff used

Geographic 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 east of Tully Road and north of Moody Lane, Lockeford, northeast of the City of Lodi, in the Central Zone (attachments 1 & 2).

RECOMMENDATION:

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

- 1) Allow the project to participate under the SJMSCP to provide biological coverage for the project impacts to the habitat types under the federal and state permits; and
- 2) Allow a revision of the Incidental Take Minimization Measures (ITMM) for Western Pond Turtle (WPT) and Giant Garter Snake (GGS) buffers; and
- 3) Allow an alteration to the habitat type coverage from Natural (G) habitat land to Multi-Purpose Open Space (C2), Urban (U), and Natural (G).

FISCAL IMPACT:

If the project is approved, including the habitat type coverage alteration, SJCOG, Inc. will be provided mitigation for the project impacts as required under the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) for approximately 110.0 acres. The impacts for this project would consist of 5.1 acres of Urban (U2), 94.90 acres of Multi-Purpose Open Space (C2), 10.0 acres of Natural (G) habitat impacts. Should the project mitigate for project impacts by paying the 2025 fee, the project would be responsible for mitigating the following fee calculation:

Original Habitat Classification:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Natural (G)	110.0	\$16,492	\$1,814,120.00
Total:	110.0		\$1,814,120.00

Recommended Habitat Classification Change:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Natural (G)	10.0	\$16,492	\$164,920.00
Multi-Purpose Open Space (C2)	94.90	\$8,246	\$782,545.40
Urban (U2)	5.10	\$0.00	\$0.00
Total:	110.0		\$947,465.40

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 applicant is processing a 296-lot tentative map application with San Joaquin County Community Development Department for a residential development project in Lockeford, CA.

Additionally, the project will be required to install a sewer force main along the west/southwest side of Tully Road, south approximately 6,200 feet to the Lockeford Community Services District (CSD) Wastewater Treatment Plant. The sewer line will be installed in the road shoulder for minimal impacts to habitat. The project has two options to achieve the construction of the sewer line:

1. Attach the pipeline on the downstream side of the existing Bear Creek Bridge, which will not require additional permitting from the state and federal agencies; or
2. Attach the force main to the bridge by trenching across Bear Creek. This option would trigger the need for outside permitting from the following agencies:
 - o United States Army Corps of Engineers (USACOE) – Section 404 Permit; and
 - o United States Fish and Wildlife Services (USFWS) – Section 7 Consultation; and
 - o California Department Fish and Wildlife (CDFW) – 1600 Streambed Alteration Agreement (attachment 3).

Buffer Reduction



To construct the sewer line either along the existing Bear Creek Bridge or trenching across Bear Creek, the project will potentially impact Giant Garter Snake (GGS) habitat within the suggested 200-foot buffer and Western Pond Turtle (WPT) within the 300-foot buffer. As identified in Section 5.5.9 of the Plan, HTAC, on a case-by-case review, can establish a setback and buffer zone to be used by the project in place of the 200 and 300 feet suggested.

Because construction of the sewer pipeline will be within the suggested 200-foot and 300-foot buffer areas, the project proponent has requested a reduction in the buffer to a 0-foot setback for the potential impacts to Bear Creek. The reduction of these buffers is necessary for the construction of this project, but the buffer reduction will only be permitted during the active period for GGS. All other ITMMs for GGS (e.g. construction window between May 1 and October 1 and required survey work) and WPT will remain standard.

Giant Garter Snake (GGS) burrow within the banks of waterways within San Joaquin County from October 2 – April 30 which is called the GGS inactive period. Additionally, the same habitat for GGS is also suitable habitat for Western Pond Turtle (WPT) nesting sites. These waterways have buffer zones of 200-feet



and 300-feet for GGS and WPT respectively. Projects are not permitted to construct within the established buffers in the inactive season (October 2 – April 30). Heavy machinery used to construct these projects can potentially crush these burrowing species resulting in 'take'. This staff report is recommending approval from the Habitat Technical Advisory Committee (HTAC) and the SJCOG, Inc. Board to allow the Kautz Subdivision Project to construct their project within the 200-foot and 300-foot buffer area of Bear Creek to during the active seasons (May 1 to October 1) when these protected species are not actively burrowing or nesting within the banks of Bear Creek or any other protected waterway within San Joaquin County. This request cannot be made administratively but by the recommending bodies of the Habitat Plan.

Habitat Classification Change

In accordance with the SJMSCP Planned Land Use Map, portions of the project site are 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 classification and the recommended GIS vegetation map reclassification based on the 2001 aerial imagery (attachment 4) are noted in the table below:

Original Classification	Original Acres	Reclassified Acres
Natural (G)	110.0	10.0
Multi-Purpose Open Space (C2)	0.00	94.90
Urban (U2)	0.00	5.1

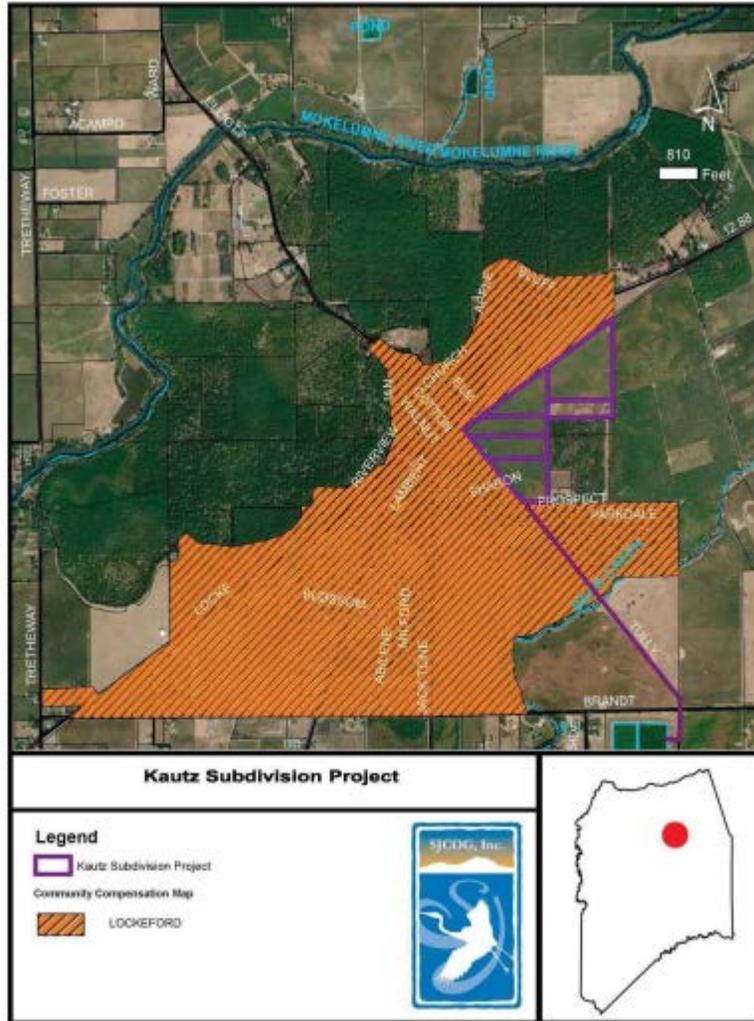
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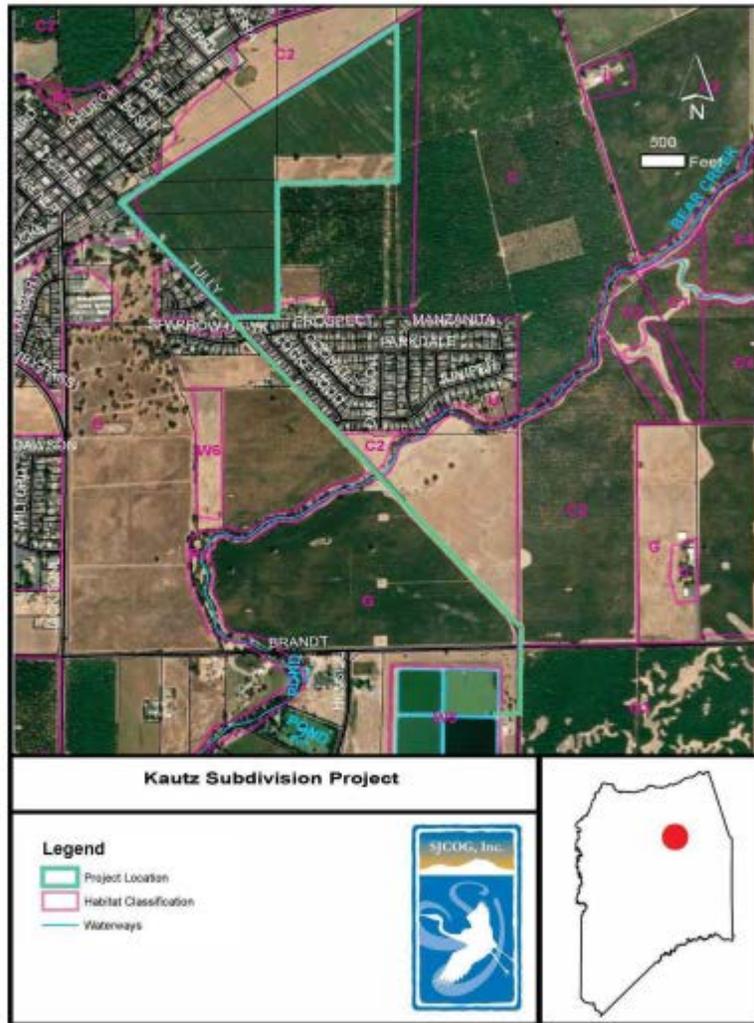
Should the staff recommendation be approved by the SJCOG, Inc. Board at the March 27th Board meeting, the project will proceed forward under the plan.

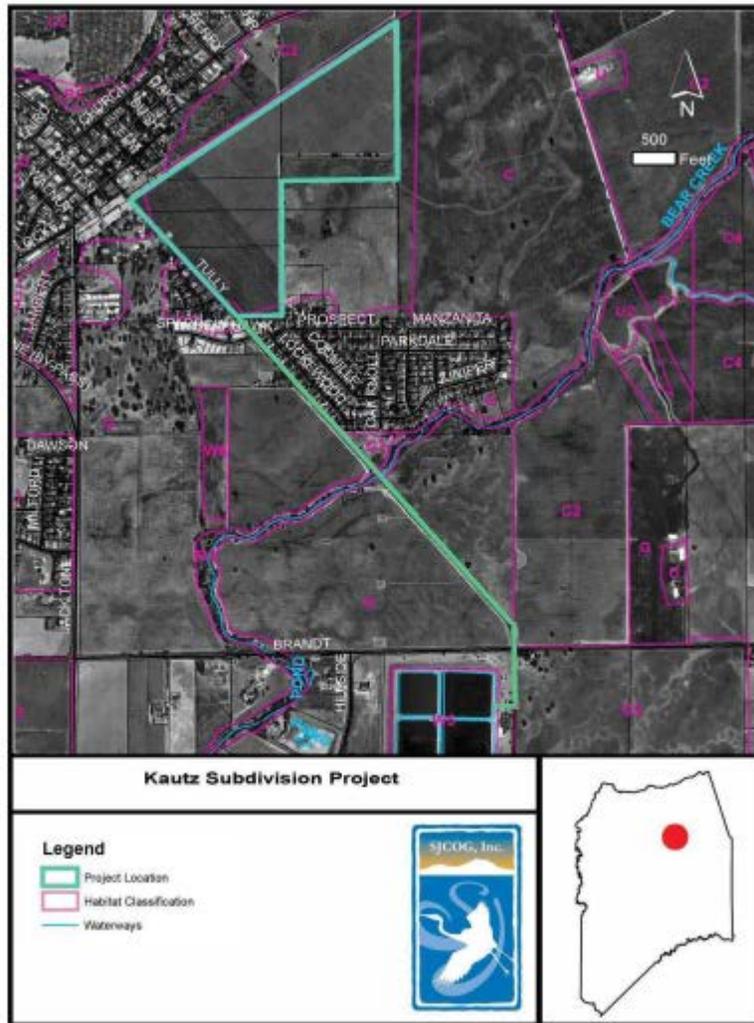
ATTACHMENTS:

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

Prepared by: Laurel Boyd, Associate Habitat Planner







STAFF REPORT

SUBJECT: Approve the Mar Val Stables Project Plan Participation

RECOMMENDED ACTION: Motion to Approve the Mar Val Stables Project to Participate in the SJMSCP

DISCUSSION:

SUMMARY:



The project applicant, Mar Val Stables, is requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) through San Joaquin County Community Development Department because the site is in an unmapped area of the plan. The project site is located on the south side of Lucas Road, 1,800 feet east of Davis Road, northeast of the City of Lodi, in the Central Zone (attachments 1 & 2).

RECOMMENDATION:

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

FISCAL IMPACT:

If the project is approved, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP for approximately 0.00436 acres. The impacts for this project would consist of 0.00436 acres of Multi-Purpose Open Space (C2) habitat impacts. Should the project mitigate for project impacts by paying the 2025 fee, the project would be responsible for mitigating the following fee calculation:

- Multi-Purpose Open Space (C2) habitat – 0.00436 acres x \$8,246 per acre = **\$35.46**
- **2025 Total Fee: \$35.46**

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 a Use Permit application for a 22,340 square foot commercial stable on a 30.41-acre parcel in the AG-40 zone (General Agriculture, 40-acre minimum). The project will include a maximum of ninety (90) horses and the utilization of 22,200 square feet of existing structures and a proposed 140 square-foot restroom. The commercial stable

will operate seven (7) days per week from 7:00 am to 9:00 pm with three (3) employees and an average of eighteen (18) customers per day. This project also includes equine-related ancillary activities hosted by the facility which include, but are not limited to, clinics, customer appreciation events, and dressage shows with an average of seventy (70) participants. Events involving overnight accommodation shall not be a part of this Use Permit application and will be processed separately under a Special Event application. The site will utilize an onsite private well, septic system, and stormwater drainage. Access to the parcel will be off E. Lucas Road (attachment 3).



The SJMSCP Geographic Information System (GIS) vegetation map portrays the project site as Multi-Purpose Open Space (C2) habitat land.

If allowed to participate in the SJMSCP, the total disturbed area will consist of 0.0043 acres of Multi-Purpose Open Space (C2) 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.

NEXT STEPS:

Should the staff recommendation be approved by the SJCOG, Inc. Board at the March 27th Board meeting, the project will proceed forward under the plan.

ATTACHMENTS:

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

Prepared by: Laurel Boyd, Associate Habitat Planner



STAFF REPORT

SUBJECT: Approve the Christy Property Project, Plan Participation and Habitat Classification Change

RECOMMENDED ACTION: Motion to Approve Recommendation to SJCOG, Inc. to 1) Allow the Christy Property Project to Participate in the SJMSCP; and 2) Allow to an Alteration to the Habitat Type Coverage from Multi-Purpose Open Space (C2) to Urban (U) and Multi-Purpose Open Space (C2) Habitat Land

DISCUSSION:

SUMMARY:



The project applicant, Bradly Christy, is requesting coverage through San Joaquin County Community Development Department because the site 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 San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP or Plan) 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 (2001-02) to reclassify or correct the project's habitat classification. The project site is on the southwest corner of N. State Route 99 W. Frontage Road and E. Woodbridge Road, north of the City of Lodi in the Central Zone (attachments 1 & 2).

RECOMMENDATION:

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

- 1) Allow the Christy Property Project to Participate in the SJMSCP; and
- 2) Allow an alteration to the habitat type coverage from Multi-Purpose Open Space (C2) to Urban (U) and Multi-Purpose Open Space (C2) habitat land.

FISCAL IMPACT:

If the project is approved, including the habitat type coverage alteration, SJCOG, Inc. will be provided mitigation for the project impacts as required under the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) for approximately 2.0 acres. The impacts for this project would consist of 1.50 acres of Multi-Purpose Open Space (C2) and 0.50 acres of Urban (U) habitat impacts. Should the project mitigate for project impacts by paying the 2025 fee, the project would be responsible for mitigating the following fee calculation:

Original Habitat Classification:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Multi-Purpose Open Space (C2)	2.00	\$8,246	\$16,492
Total:	2.00		\$16,492

Recommended Habitat Classification Change:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Multi-Purpose Open Space (C2)	1.50	\$8,246	\$12,369.00
Urban (U)	0.50	\$0.00	\$0.00
Total:	2.0		\$12,369.00

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 a Site Approval application to establish a farm equipment sales facility, in 2 phases over 5 years. The project site encompasses 2 Assessor Parcel Numbers (APN) comprised of 1 legal lot, which is divided by N. State Route 99 W Frontage Road. Phase 1 includes the construction of a 4,800 square foot building for storage and office, and 60 outdoor inventory stalls. Phase 2, with permits to be issued within five years, includes expanding the outdoor sales area to include an additional 25 inventory stalls. Access to the project site is proposed via two driveways off N. State Route 99 W. Frontage Road to the west side parcel and one



driveway off of N. State Route 99 W. Frontage Road to the east side parcel. Water will be supplied from an onsite well and sanitary sewer will be provided from an onsite septic system. An onsite retention basin will be constructed for storm water drainage (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:

- Multi-Purpose Open Space (C2) habitat land, when it should be Urban (U; consisting of an existing structure) and Multi-Purpose Open Space (C2) habitat land.

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 Urban (U) habitat consisting of an existing homesite or structure on a portion of a parcel. The original SJMSCP habitat classification for this specific area would be re-classified from 2.0 acres of Multi-Purpose Open Space (C2) habitat land to 1.50 acres of Multi-Purpose Open Space (C2), and 0.50 acres of Urban (U) habitat land.

Original Classification	Original Acres	Reclassified Acres
Multi-Purpose Open Space (C2)	2.0	1.50
Urban (U)		0.50

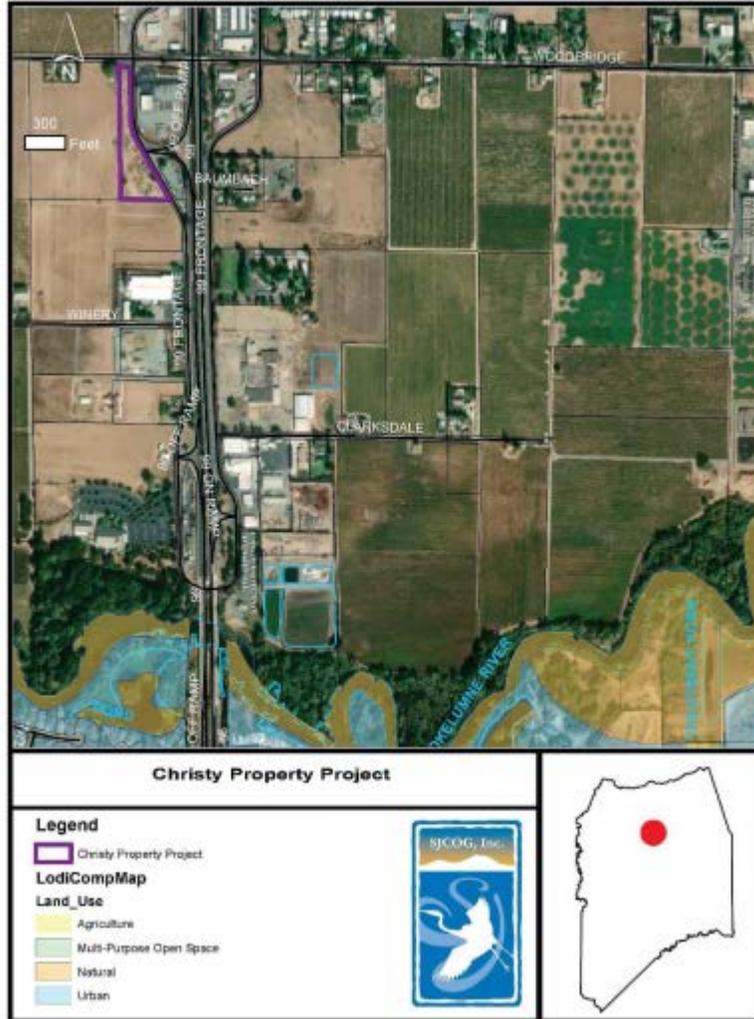
NEXT STEPS:

Should the staff recommendation be approved by the SJCOG, Inc. Board at the April 24th Board meeting, the project will proceed forward under the plan.

ATTACHMENTS:

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

Prepared by: Laurel Boyd, Associate Habitat Planner





STAFF REPORT

- SUBJECT:** Approve the Pacific Gateway Project, Plan Participation and Habitat Classification Change
- RECOMMENDED ACTION:** Motion to Approve Recommendation to SJCOG, Inc. to 1) Allow the Pacific Gateway Project to Participate in the SJMSCP; and 2) Allow to an Alteration to the Habitat Type Coverage from Natural (G) to Agriculture (C34), Agriculture (C34) to Urban (U), and Agriculture (C34) Habitat Land to Multi-Purpose Open Space (C2) Habitat Land

DISCUSSION:

SUMMARY:



The project applicant, Pacific Gateway CA, LLC, is requesting coverage through San Joaquin County Community Development Department because the site is in an unmapped area of the Plan. Concurrently, the project applicant is requesting that the habitat type be reclassified. Several parcels were not classified correctly at the inception of the Plan 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 (2001-02) to reclassify or correct the project's habitat classification. The project site is located east of Interstate 580, north of State Route 132, and is bounded by Durham Ferry Road to the north and Tracy Boulevard to the west, southeast of the City of Tracy in the Transition Zone (attachments 1 & 2).

RECOMMENDATION:

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

- 1) Allow the Pacific Gateway Project to Participate in the SJMSCP; and
- 2) Allow an alteration to the habitat type coverage from Natural (G) to Agriculture (C34), Agriculture (C34) to Urban (U), and Agriculture (C34) habitat land to Multi-Purpose Open Space (C2) habitat land.

FISCAL IMPACT:

If the project is approved, including the habitat type coverage alteration, SJCOG, Inc. will be provided mitigation for the project impacts as required under the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) for approximately 1,576.70 acres. The impacts for this project would consist of 1,576.70 acres of 1,096.20 acres of Agriculture (C34), 202.83 acres of Natural (G), 6.88 acres of Natural (W3), 266.24 acres of Multi-Purpose Open Space (C2), and 4.55 acres of Urban (U) habitat impacts. Should the project mitigate for project impacts by paying the 2025 fee, the project would be responsible for mitigating the following fee calculation:

Original Habitat Classification:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Agriculture (C34)	991.58	\$16,492	\$ 16,353,137.40
Natural (W3)	6.88	\$16,492	\$ 113,464.96
Natural (G)	312.00	\$16,492	\$ 5,145,504.00
Multi-Purpose Open Space (C2)	266.24	\$ 8,246	\$ 2,195,415.04
Total Fee			\$ 23,807,521.40

Recommended Habitat Classification Change:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Agriculture (C34)	1,096.20	\$16,492	\$18,078,530.40
Natural (W3)	6.88	\$16,492	\$113,464.96
Natural (G)	202.83	\$16,492	\$3,345,072.36
Multi-Purpose Open Space (C2)	266.54	\$8,246	\$2,195,888.84
Urban (U)	4.55	\$0.00	\$0.00
Total Fee			\$23,734,956.60

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 numerous components including a General Plan Map Amendment, a General Plan Text Amendment, a Comprehensive Plan (Specific Plan), Development Agreement, Tentative Maps, and a Zoning Compliance for Industrial Development, University Development, and a Veterans Foreign Wars Meeting Hall through San Joaquin County Community Development. The project includes the implementation of a Specific Plan that would result in up to 24,675,000 square feet of limited industrial use; 160,000 square feet of general commercial uses, 93,000 square feet of business park uses, and a private University with 1,264,150 square feet of development and with onsite student housing with a total of 1,600 beds at the University buildout, VFW post, and various open space, park, pedestrian and bicycles facilities within a 1,577-acre project site. The Specific Plan area is divided into five development districts: University Center; East, West and Central areas, and a Gateway Center area. Each area will be connected by a network of roads, and pedestrian and bike paths will provide alternatives to vehicle trips (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 Habitat TAC for recommendation to the SJCOG, Inc. Board for approval on a case-by-case basis.



The original SJMSCP Geographic Information System (GIS) vegetation map portrays portions of the project site were classified as:

- Natural (G) habitat land, when it should be Agricultural (C3/4) habitat land; and
- Agricultural (C3/4) habitat land, when it should be Agricultural (C3/4) and Urban (U; consisting of an existing homesite); and
- Agricultural (C3/4) habitat land, when it should be Multi-Purpose Open Space (C2; consisting of an existing orchard) habitat land.

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 Agricultural (C3/4) rather than Natural (G), Multi-Purpose Open Space (C2) habitat consisting of an existing orchard or vineyard, and Urban (U) habitat consisting of an existing homesite on a portion of a parcel. The original SJMSCP habitat classification for this specific area would be re-classified from 991.58 acres of Agricultural (C34), 312.0 acres of Natural (G), 6.88 acres of Natural (W3), and 266.54 acres of Multi-

Purpose Open Space (C2) habitat land to 1,096.20 acres of Agriculture (C34), 202.83 acres of Natural (G), 6.88 acres of Natural (W3), 266.24 acres of Multi-Purpose Open Space (C2), and 4.55 acres of Urban (U) habitat land..

Original Classification	Original Acres	Reclassified Acres
Agriculture (C34)	991.58	1,096.20
Natural (W3)	6.88	6.88
Natural (G)	312.00	202.83
Multi-Purpose Open Space (C2)	266.24	266.24
Urban (U)		4.55
Total Acres		1,576.70

NEXT STEPS:

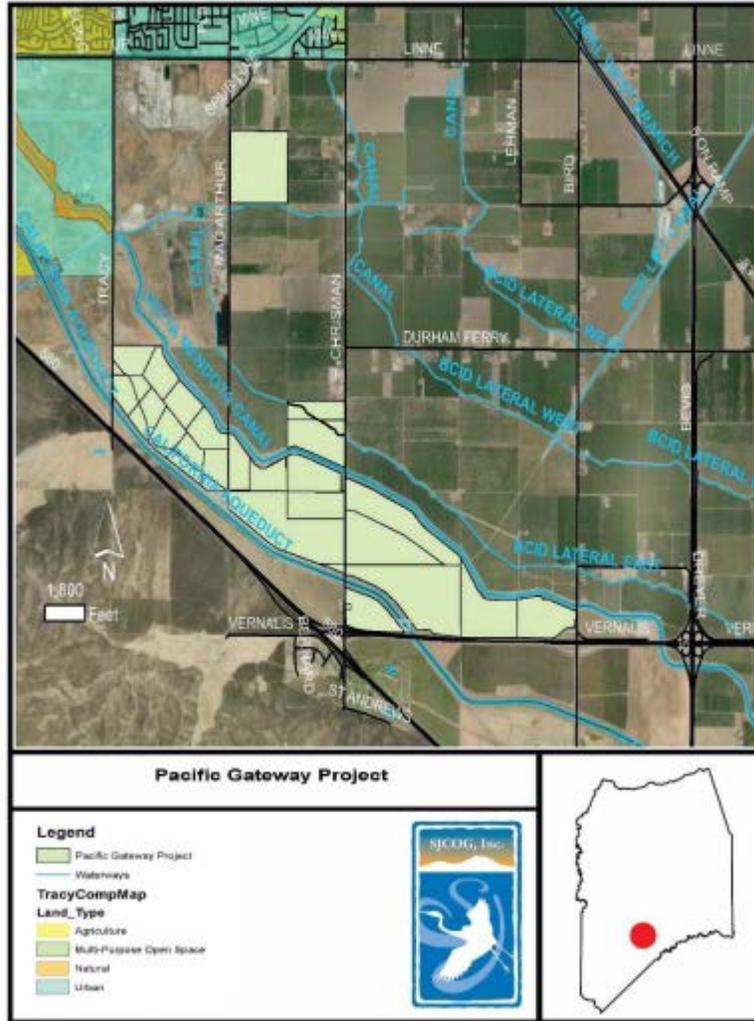
Should the staff recommendation be approved by the SJCOG, Inc. Board at the April 24th Board meeting, the project will proceed forward under the plan.

ATTACHMENTS:

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

Prepared by: Laurel Boyd, Associate Habitat Planner

ATTACHMENT 1



PACIFIC GATEWAY SPECIFIC PLAN

Exhibit 1

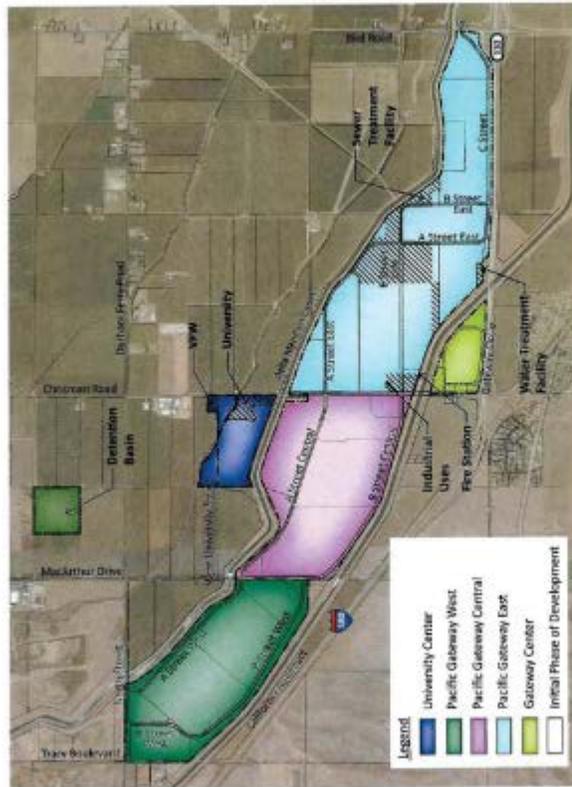
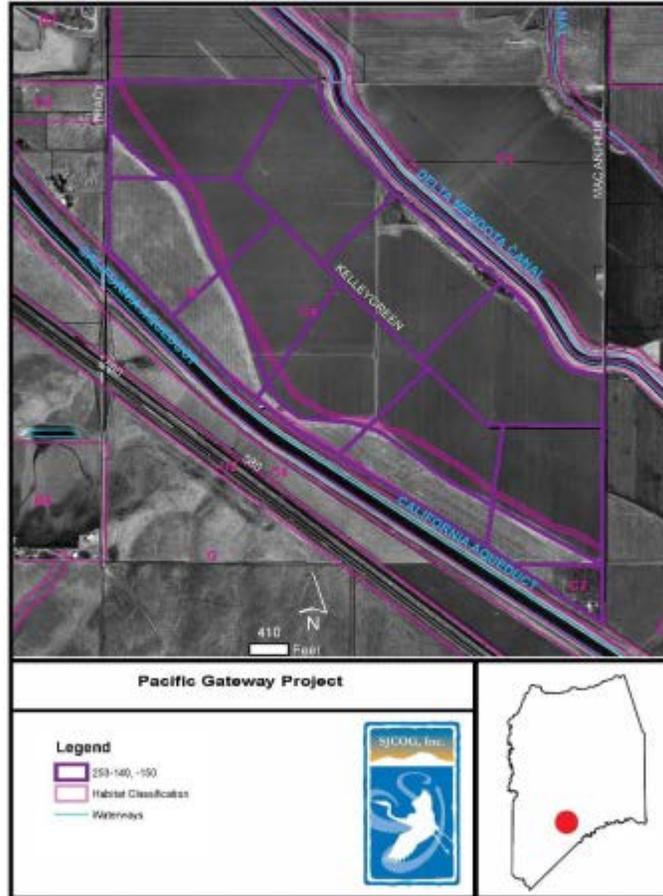


Figure 1.5, Conceptual Development Regions Plan

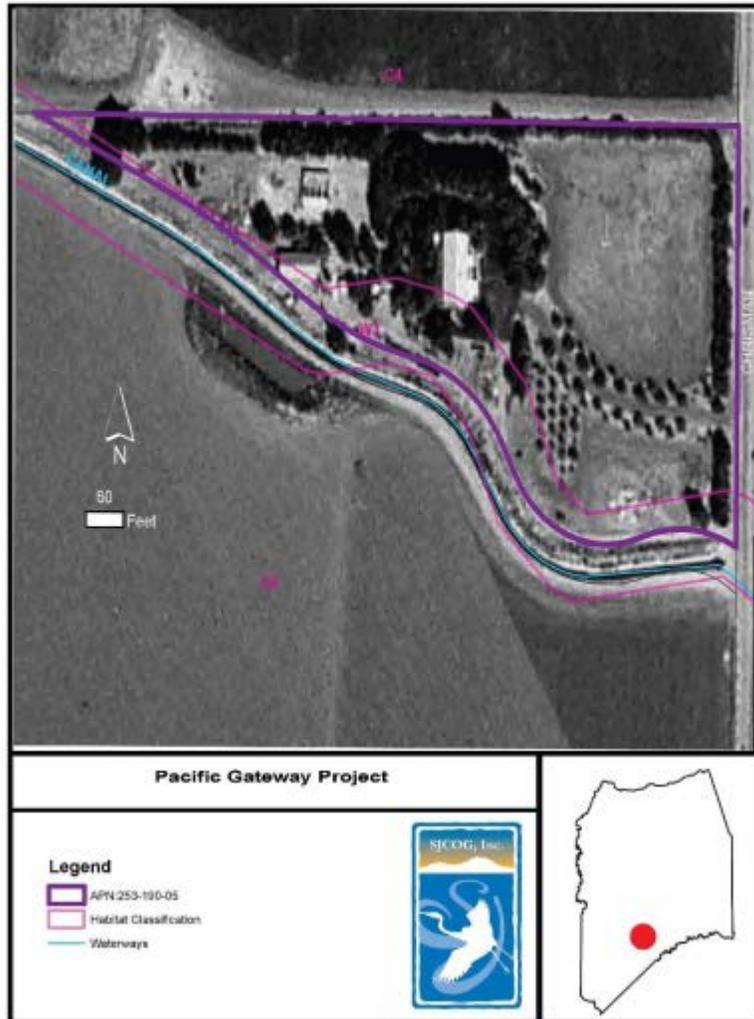
Request to change Habitat Classification from Natural (G) to Agriculture (C34)
Habitat Land



Request to change Habitat Classification from Agriculture (C34) to Multi-Purpose Open Space (C2) Habitat Land



Request to change Habitat Classification from Agriculture (C34) to Urban (U)
Habitat Land



STAFF REPORT

- SUBJECT:** Approve the Camp Gold Star Resort Project, Plan Participation and Habitat Classification Change
- RECOMMENDED ACTION:** Motion to Approve Recommendation to SJCOG, Inc. to 1) Allow the Camp Gold Star Resort Project to Participate in the SJMSCP and 2) Allow an Alteration to the Habitat Type Coverage from Natural (W7) Habitat Land to Multi-Purpose Open Space (C5) Habitat Land

DISCUSSION:

SUMMARY:



The project applicant, Frank Morgan, 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 site is in an unmapped area of the Plan. Concurrently, the project applicant is requesting that the habitat type be reclassified. The project site was not classified correctly at the inception of the Plan 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 (2001-02) to reclassify or correct the project's habitat classification. The project site is located on the west side of Interstate 5 and south of Eight Mile Road west of the City of Stockton, in the Delta Zone (attachments 1 & 2).

RECOMMENDATION:

- SJCOG, Inc. staff recommends the HTAC recommend to the SJCOG, Inc. Board to:
- 1) Allow the project to participate under 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 Natural (W7) habitat land to Multi-Purpose Open Space (C5) habitat land.

FISCAL IMPACT:

If the 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 2.98 acres. The impacts for this project would consist of 2.98 acres of Multi-Purpose Open Space (C5) habitat impacts. Should the project mitigate for project impacts by paying the 2025 fee, the project would be responsible for mitigating the following fee calculation:

Original Habitat Classification:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Natural (W7)	2.98	\$16,492	\$49,146.16
Total Fee			\$49,146.16

Recommended Habitat Classification Change:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Multi-Purpose Open Space (C5)	2.98	\$8,246	\$24,573.08
Total Fee			\$24,573.08

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

BACKGROUND:



This project consists of approximately 2.98 acres of usable land; the remaining 7.1 acres are either wetlands, or completely underwater and not covered by the SJMSCP. The 2.98 acres of usable land is proposed to be developed as a waterfront resort with 25 prefabricated 'park model' rental cabins (mobile lodges with less than 400 square feet in area with a detachable hitch fixed in long-term placement) known as Hero Lodges. Each of the 25 Hero Lodges will be individually decorated inside by the Gold Star Family (GSF) to honor their fallen hero. Other amenities at Camp Gold Star will be a 650 boat dock with full power and water, swimming pool with hot tub, club house with kitchen facilities, bocce ball courts, pickle ball court, kayak rentals, paddle board rentals, beach, fire pits, BBQ's, small convenience store, laundry room, showers and bathrooms for dock guests, nature lookout towers, a "Freedom Walk," shade trees, dog run, lots of open grass space, and excursion opportunities. Camp Gold Star will be a private resort and marina and not open to the public (attachment 3).

Additional Permitting:

To fully build out the project, including sections located in the wetland areas, the project will need to seek coverage for aquatic impacts outside of the SJMSCP. The project will be required to obtain the following permits:

- United States Army Corps of Engineers (USACOE) – Section 404 Permit; and
- Central Valley Regional Water Control Board (CVRWCB) – Section 401 Permit; and
- United States Fish and Wildlife Services (USFWS) – Section 7 Consultation; and
- California Department of Fish and Wildlife (CDFW) – 1600 Streambed Alteration Agreement; and
- National Oceanic Atmospheric Administration (NOAA)
- Federal Emergency Management Agency flood zone clearance for the 2.98-acre project area

Habitat Classification Change:

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 basis 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 the SJMSCP permit issuance in 2001. Each project will be reviewed by the Habitat TAC for recommendation to the SJCOG, Inc. Board for approval on a case-by-case basis.

The original SJMSCP GIS vegetation map portrays portions of the project site as Natural (W7) habitat land. However, the 2001 aerial imagery prior to the 2001 SJMSCP permit issuance (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) consisting of former dredge pilings or landfill.

The original SJMSCP GIS vegetation map classification and the recommended GIS vegetation map reclassification based on the 2001 aerial imagery (attachment 4) are noted in the table below:

Original Classification	Original Acres	Reclassified Acres
Natural (W7)	2.98	0.00
Multi-Purpose Open Space (C5)	0.00	2.98

NEXT STEPS:

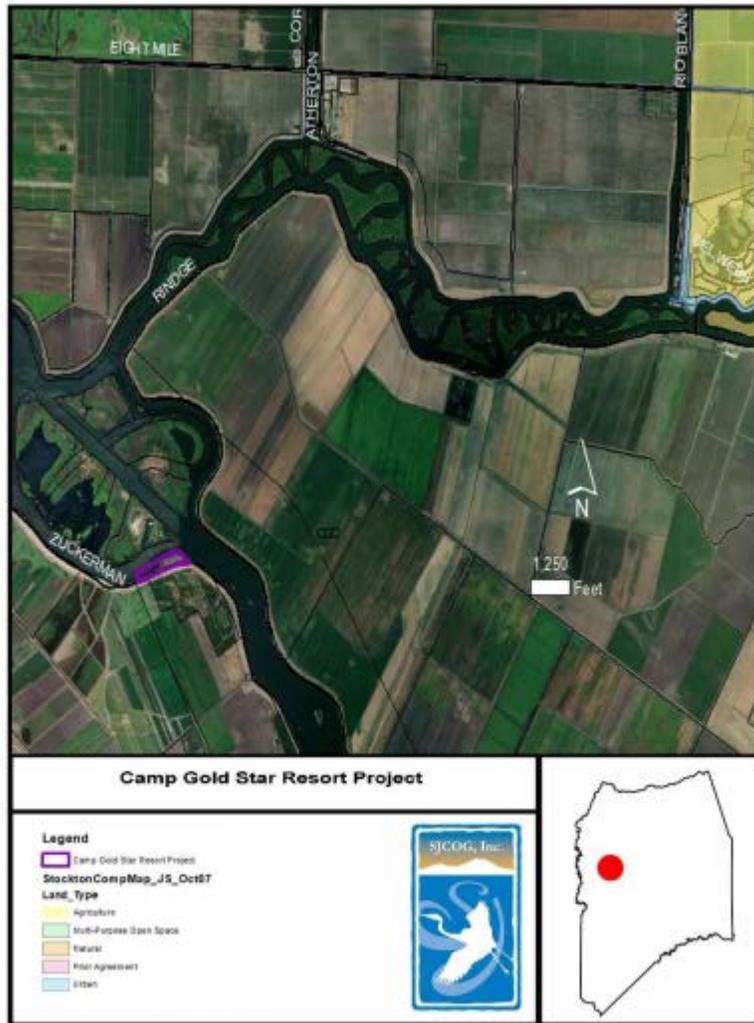
Should the staff recommendation be approved by the SJCOG, Inc. Board at the June 26th Board meeting, the project will proceed forward under the Plan.

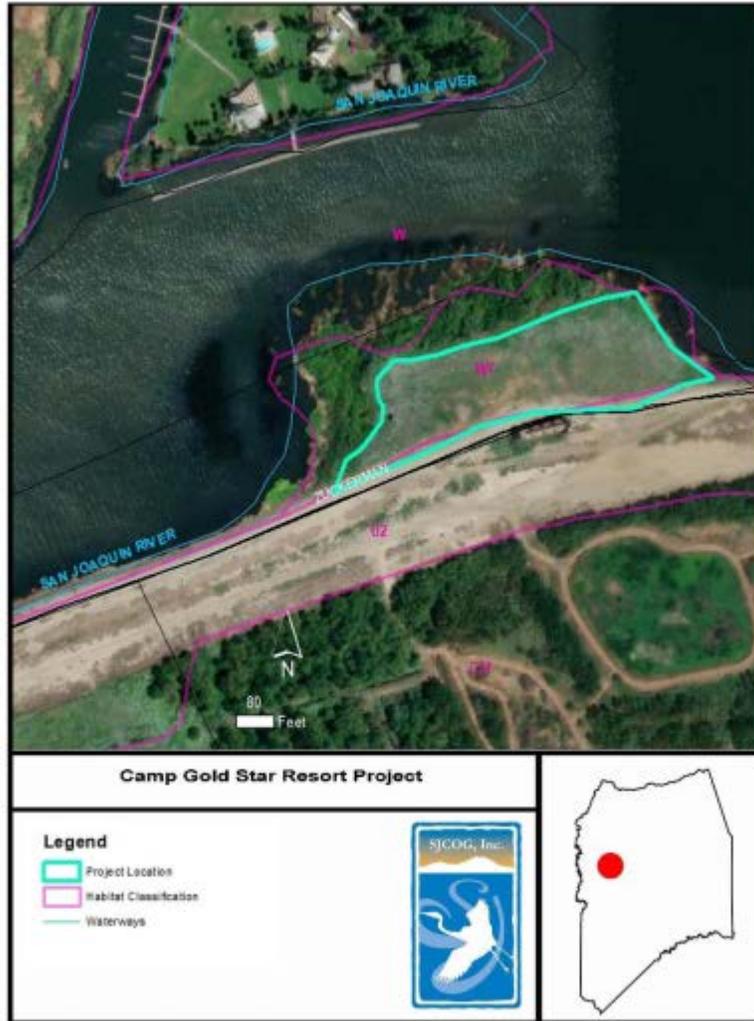
ATTACHMENTS:

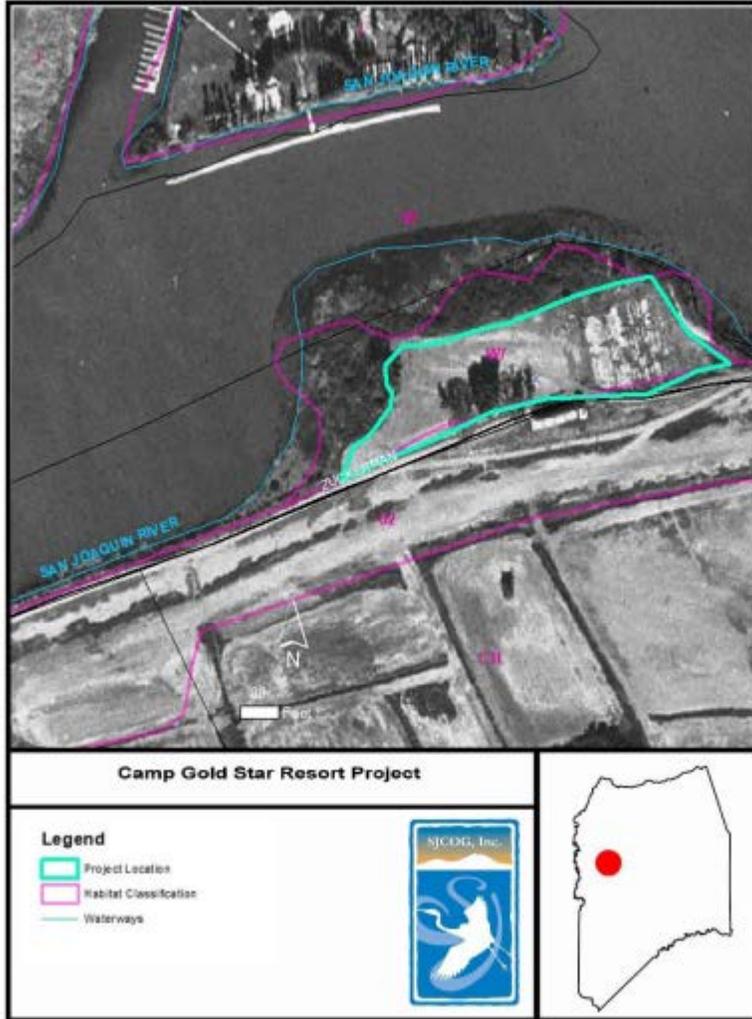
1. General Location Map
2. Project Location Map
3. Project Site Map
4. 2001 Aerial Imagery – Vegetation Alteration Map

Prepared by: Laurel Boyd, Associate Habitat Planner

ATTACHMENT 1







STAFF REPORT

SUBJECT: Approval of the Hat Ranch Subdivision Project Habitat Plan Participation

RECOMMENDED ACTION: Motion to Approve Recommendation to SJCOG, Inc. to Allow the Hat Ranch Subdivision Project to Participate in the SJMSCP

DISCUSSION:

SUMMARY:



The project applicant, Richland Homes, is requesting a minor revision to allow the Hat Ranch Subdivision Project to utilize the Unmapped Land Use Process for coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP or Plan) through the City of Manteca. The Hat Ranch Subdivision Project is in an unmapped area of the Plan, in what is designated as County land, however, this project will be annexed into the City of Manteca. The Plan's process for annexing projects is called the 'Other Unmapped Land Use Process'. The project site is located south of Woodward Avenue and west of Austin Road in the City of Manteca in the Central Zone (attachments 1 & 2).

RECOMMENDATION:

The SJCOG, Inc. staff recommended action allows the Hat Ranch Subdivision project to utilize the Unmapped Land Use Process under the SJMSCP to provide biological coverage for the project impacts to the habitat types under the Plan's federal and state permits.

FISCAL IMPACT:

If the project is approved, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP for approximately 184.0 acres. The impacts for this project would consist of 184.0 acres of Multi-Purpose Open Space (C2) habitat impacts.

Habitat Impacts:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Multi-Purpose Open Space (C2)	184.0	\$8,246	\$1,517,264.00
Total Fee			\$1,517,264.00

BACKGROUND:



This project consists of an annexation of 184.0 acres into the City of Manteca and includes a 738-lot residential subdivision, two park sites, and a school site (attachment 3).

To grant coverage under the SJMSCP, the project is subject to the Unmapped Land Use process. A project proponent seeking coverage for a project in this category must comply with the following procedure (Section 8.2.1(10) Unmapped Project Process):

- o The project proponent completed, at its sole cost and expense, the "Section 8.2.1(10) Checklist for Unmapped SJMSCP Projects" (the "Checklist") and provided the completed Checklist to SJCOG for review. Completion of the Checklist shall include documentation necessary to determine the proposed project is consistent with the SJMSCP and the Biological Opinion (Attachment 4).
- o Upon SJCOG's determination that the Checklist was completed, SJCOG conducted a Peer Review of the Checklist. Monk & Associates was hired by SJCOG, a firm not currently employed by the project proponent, to review the completed Checklist and confirm the finding that the proposed project is consistent with the SJMSCP and the Biological Opinion. A biologist from Monk & Associates conducted the peer review and signed off on the checklist.
- o The project proponent is responsible for reimbursing SJCOG for all costs associated with the Peer Review, including but not limited to consultant and attorney's fees.



SJMSCP Coverage for a project in this category shall only be granted if the HTAC, with the concurrence of the representatives of the Permitting Agencies, is able to determine the project is consistent with the SJMSCP and the Biological Opinion when considering the following:

1. Coverage for the proposed project is consistent with the overall SJMSCP biological intent and conservation program.

2. Coverage for the proposed project is consistent with the SJMSCP Biological Opinion.
3. Biological impacts and Incidental Take associated with the proposed project are within the scope of the environmental analyses adopted in conjunction with the SJMSCP.
4. The project does not introduce significant new biological conditions into the Plan Area (i.e., impacts of the proposed project are less than or equal to those described in the SJMSCP and its supporting environmental documents).
5. The project acres have been analyzed based on habitat type (e.g., Natural Land, Agricultural Habitat Land or Multi-Purpose Open Space Land) and sufficient take acres remain for each habitat type to allow coverage of the proposed project as permitted under the SJMSCP.
6. The project meets at least one of the following criteria:
 - The project is adjacent to existing city limits; or
 - The project is adjacent to the boundaries of defined communities; or
 - The project is adjacent to existing airport facilities; or
 - The project is within an area designated as Freeway Service Commercial; or
 - The project is an expansion of an existing industrial or urbanized area in the unincorporated area in the unincorporated county; or
 - The project is proposed for annexation to a jurisdiction.
7. The project is not one of the projects specifically exempted from SJMSCP Coverage as identified in SJMSCP Section 8.2.2.
8. The project does not disrupt a corridor used by the giant garter snake, riparian brush rabbit, riparian woodrat, the San Joaquin kit fox or fisheries as identified in the SJMSCP.
9. The project does not interfere with the San Joaquin River Wildlife Corridor as established in Section 5.5.2.3.
10. The project does not include installation of a linear barrier to species dispersal as defined in Section 5.5.8.
11. The TAC may consider and make additional findings for an individual project to determine if SJMSCP coverage for a project in this category is consistent with the overall biological intent of the SJMSCP and is consistent with the Biological Opinion.

The SJMSCP Geographic Information System (GIS) vegetation map portrays the project site as Multi-Purpose Open Space (C2) habitat land.

If allowed to participate in the SJMSCP, the total disturbed area will consist of 184.0 acres of Multi-Purpose Open Space (C2) impacts.

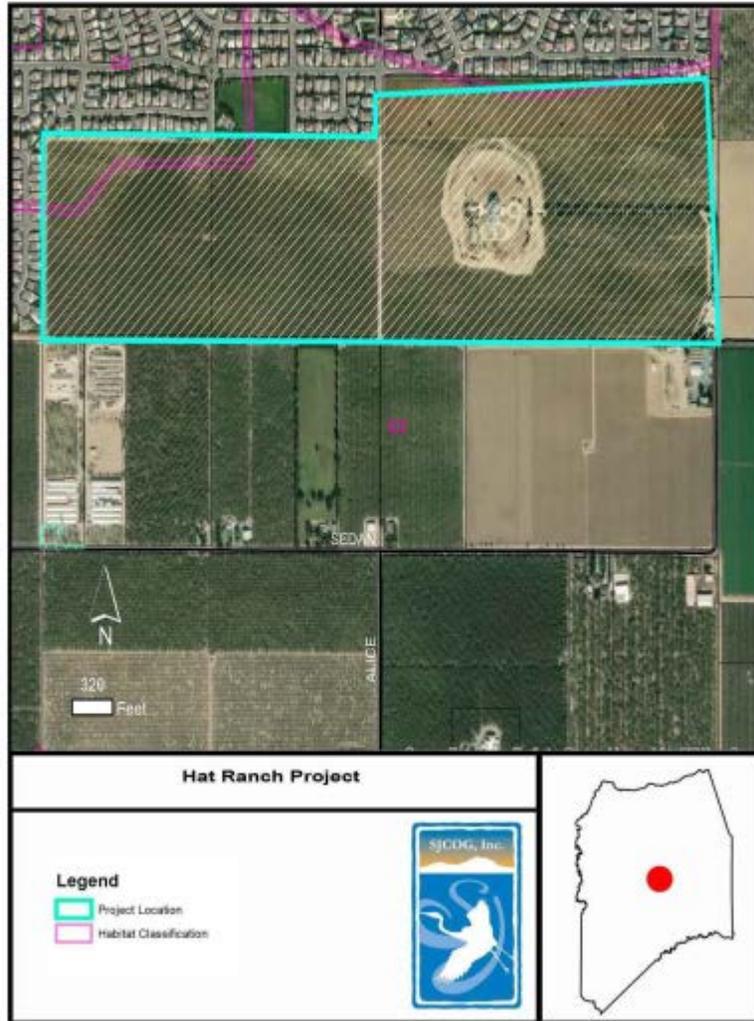
NEXT STEPS:

Should the staff recommendation be approved by the SJCOG, Inc. Board at the June 26th Board meeting, the project will proceed forward under the Plan.

ATTACHMENTS:

1. General Location Map
2. Project Site Map
3. Project Site Plan
4. Checklist for Unmapped SJMSCP Projects

Prepared by: Laurel Boyd, Associate Habitat Planner



ATTACHMENT 4

Section 8.2.1(10) CHECKLIST for UNMAPPED SJMSCP Projects Subject to TAC Review

Project Title: Hat Ranch

Project Description: *(Attach additional information if needed)*

The proposed annexation is a 738-lot residential subdivision, two parks and a school. The project would include street improvements, water, sewer and storm drain utility system installation.

Project Title: Hat Ranch						
Findings	Not Applicable	Undetermined	No	Yes	Peer Review	SJMSCP Staff
A. SJMSCP General Findings (All Unmapped Projects)	Not Applicable	Undetermined	No	Yes	Peer Review	SJMSCP Staff
1. SJMSCP Consistency. Coverage for the proposed project is consistent with the overall SJMSCP biological intent and conservation program.				X	Y	
2. Coverage for the proposed project does not introduce significant new biological conditions into the Plan area or result in significant new or different environmental impacts or—for land uses which have impacts—introduces impacts that are equal to or are less than those described in the SJMSCP as originally adopted [Section 8.8.3(45)].				X	Y	
3. Biological Opinion. Coverage for the proposed project is consistent with the SJMSCP Biological Opinion.				X	Y	
4. Incidental Take Minimization Measures. The project can and will comply with the SJMSCP's Incidental Take Minimization Measures as specified in Section 5.2 including any modifications to those measures as authorized by the TAC pursuant to the SJMSCP.				X	Y	
5. Mitigation pursuant to the SJMSCP is appropriate for the impacts on the Covered Species. (SJMSCP 8.2.4)				X	Y	
B. NEPA, CEQA, FESA, CESA Consistency (All Unmapped Projects)	Not Applicable	Undetermined	No	Yes	Peer Review	SJMSCP Staff
1. Biological Impacts associated with the proposed project are within the scope of the environmental analyses adopted in conjunction with the SJMSCP pursuant to the National Environmental Policy Act, federal Endangered Species Act, California Environmental Quality Act and California Endangered Species Act.				X	Y	

Section 8.2.1(10) CHECKLIST for UNMAPPED SJMSCP Projects Subject to TAC Review

Project Title: Hat Ranch

Project Description: *(Attach additional information if needed)*

The proposed annexation is a 738-lot residential subdivision, two parks and a school. The project would include street improvements, water, sewer and storm drain utility system installation.

Project Title: Hat Ranch						
Findings	Not Applicable	Undetermined	No	Yes	Peer Review	SJMSCP Staff
A. SJMSCP General Findings (All Unmapped Projects)	Not Applicable	Undetermined	No	Yes	Peer Review	SJMSCP Staff
1. SJMSCP Consistency. Coverage for the proposed project is consistent with the overall SJMSCP biological intent and conservation program.				X	Y	
2. Coverage for the proposed project does not introduce significant new biological conditions into the Plan area or result in significant new or different environmental impacts or—for land uses which have impacts—introduces impacts that are equal to or are less than those described in the SJMSCP as originally adopted [Section 8.8.3(45)].				X	Y	
3. Biological Opinion. Coverage for the proposed project is consistent with the SJMSCP Biological Opinion.				X	Y	
4. Incidental Take Minimization Measures. The project can and will comply with the SJMSCP's Incidental Take Minimization Measures as specified in Section 5.2 including any modifications to those measures as authorized by the TAC pursuant to the SJMSCP.				X	Y	
5. Mitigation pursuant to the SJMSCP is appropriate for the impacts on the Covered Species. (SJMSCP 8.2.4)				X	Y	
B. NEPA, CEQA, FESA, CESA Consistency (All Unmapped Projects)	Not Applicable	Undetermined	No	Yes	Peer Review	SJMSCP Staff
1. Biological Impacts associated with the proposed project are within the scope of the environmental analyses adopted in conjunction with the SJMSCP pursuant to the National Environmental Policy Act, federal Endangered Species Act, California Environmental Quality Act and California Endangered Species Act.				X	Y	

Section 8.2.1(10) CHECKLIST for UNMAPPED SJMSCP Projects Subject to TAC Review

Project Title: Hat Ranch

Project Description: *(Attach additional information if needed)*

The proposed annexation is a 738-lot residential subdivision, two parks and a school. The project would include street improvements, water, sewer and storm drain utility system installation.

Project Title: Hat Ranch						
Findings	Not Applicable	Undetermined	No	Yes	Peer Review	SJMSCP Staff
A. SJMSCP General Findings (All Unmapped Projects)	Not Applicable	Undetermined	No	Yes	Peer Review	SJMSCP Staff
1. SJMSCP Consistency. Coverage for the proposed project is consistent with the overall SJMSCP biological intent and conservation program.				X	Y	
2. Coverage for the proposed project does not introduce significant new biological conditions into the Plan area or result in significant new or different environmental impacts or—for land uses which have impacts—introduces impacts that are equal to or are less than those described in the SJMSCP as originally adopted [Section 8.8.3(45)].				X	Y	
3. Biological Opinion. Coverage for the proposed project is consistent with the SJMSCP Biological Opinion.				X	Y	
4. Incidental Take Minimization Measures. The project can and will comply with the SJMSCP's Incidental Take Minimization Measures as specified in Section 5.2 including any modifications to those measures as authorized by the TAC pursuant to the SJMSCP.				X	Y	
5. Mitigation pursuant to the SJMSCP is appropriate for the impacts on the Covered Species. (SJMSCP 8.2.4)				X	Y	
B. NEPA, CEQA, FESA, CESA Consistency (All Unmapped Projects)	Not Applicable	Undetermined	No	Yes	Peer Review	SJMSCP Staff
1. Biological Impacts associated with the proposed project are within the scope of the environmental analysis adopted in conjunction with the SJMSCP pursuant to the National Environmental Policy Act, federal Endangered Species Act, California Environmental Quality Act and California Endangered Species Act.				X	Y	

Project Title: Hat Ranch						
Findings	Not Applicable	Undetermined	No	Yes	Peer Review	SJMSCP Staff
2. Incidental take associated with the proposed project is within the scope of the environmental analyses adopted in conjunction with the SJMSCP pursuant to the National Environmental Policy Act, Endangered Species Act, California Environmental Quality Act and California Endangered Species Act.				X	Y	
C. Incidental Take Acreage Limits (All Unmapped Projects)	Not Applicable	Undetermined	No	Yes	Peer Review	SJMSCP Staff
1. The project acres have been analyzed based on habitat type (e.g., Natural Land, Agricultural Habitat Land or Multi-Purpose Open Space Land) and sufficient take acres remain for each habitat type to allow coverage of the proposed project as permitted under the SJMSCP.				X	Y	
2. Natural Lands. The project will not result in exceeding 9,202 acres of conversion of Natural Lands by SJMSCP Permitted Activities (this excludes 3,000 acres for vernal pool grasslands), nor 15% of the total acres of open space conversion for SJMSCP Permitted Activities within any five year period, whichever is less. (BO, page 18)				X	Y	
3. Agricultural Habitat Lands. The project will not result in exceeding 57,635 acres of conversion of Agricultural Habitat Lands by SJMSCP Permitted Activities (BO, page 18)				X	Y	
4. Vernal Pool Grasslands. The project does not include coverage for take of SJMSCP Covered Species associated with conversion of vernal pool grasslands (excluded in unmapped areas per BO, page 15).				X	Y	
5. Riparian Brush Rabbit Potential Habitat. The proposed project does not exceed the incidental take limit of 3 total acres of potential riparian brush rabbit habitat meeting all of the following criteria: <ul style="list-style-type: none"> ✓ The project is a Permitted Activity excluding residential, commercial, industrial development or aggregate mining ✓ Impacts less than 0.25 on a per project basis ✓ Results in no harm, injury or harassment of individual brush rabbits. [SJMSCP 5.2.4.23 (C)]				X	Y	

Project Title: Hat Ranch						
Findings	Not Applicable	Undetermined	No	Yes	Peer Review	SJMSCP Staff
<p>6. Riparian Woodrat Potential Habitat. The proposed project does not exceed the incidental take limit of 3 total acres of potential riparian woodrat habitat meeting all of the following criteria:</p> <ul style="list-style-type: none"> ✓ Permitted Activity excluding residential, commercial, industrial development or aggregate mining ✓ Impacts less than 0.25 on a per project basis ✓ Results in no harm, injury or harassment of individual brush rabbits. <p>[SJMSCP 5.2.4.23 (C)]</p>				X	Y	
D. Project Coverage (All Unmapped Projects)	Not Applicable	Undetermined	No	Yes	Peer Review	SJMSCP Staff
<p>1. The project is not one of the following specifically exempted from SJMSCP Coverage per Section 8.2.2</p> <ul style="list-style-type: none"> ✓ Ag activities except as provided in 8.2.1 ✓ Dredging except as provided in 8.2.1 ✓ Streambed alteration subject to CDFG review ✓ Water diversion, water conveyance, water releases (1.4.9) ✓ Activities covered by preexisting biological opinion ✓ Pesticide use ✓ Section 404 activities until coverage is obtained pursuant to the SJMSCP ✓ Tracy Hills ✓ American River Water Resources Investigation Project ✓ Folsom South Canal Connection of EBMUD supplemental water supply program ✓ South County Surface Water Supply Program ✓ Private activities federally authorized, funded or carried out by federal agencies and projects on federally-owned land (2.1) 				X	Y	
E. Preconstruction Survey (Projects with Natural Lands, Potential SJMSCP Covered Species)	Not Applicable	Undetermined	No	Yes	Peer Review	SJMSCP Staff
<p>1. The project site includes Natural Lands or potential habitat for an SJMSCP Covered Species and a preconstruction survey has been conducted. Or, the project site does not include Natural Lands or potential habitat for an SJMSCP Covered Species and a preconstruction survey was not required by the JPA.</p>			X		N	

Project Title: Hat Ranch						
Findings	Not Applicable	Undetermined	No	Yes	Peer Review	SJMSCP Staff
<p>2. For projects requiring a preconstruction survey (i.e., with Natural Lands or with the potential for SJMSCP Covered Species):</p> <p>Based on the preconstruction surveys conducted for the proposed project, direct take of an SJMSCP Covered Species will not occur or incidental take minimization measures can be undertaken in compliance with the SJMSCP that sufficient minimize or avoid impacts to the species consistent with the SJMSCP and Biological Opinion as determined by the TAC</p>				X	Y	
E. Corridors/Species Movement (All Unmapped Projects)	Not Applicable	Undetermined	No	Yes	Peer Review	SJMSCP Staff
<p>1. San Joaquin kit fox. The project does not disrupt a continuous corridor for the San Joaquin kit fox defined as follows:</p> <p>Continuous corridor of less than 15% slope with a length to width ratio of no more than 4:1 and no narrower than 0.35 mile connecting the kit fox range from Stanislaus Co. to Alameda Co. through the Southwest Zone with highest priority to land within 3 miles of the Delta Mendota Canal.</p> <p>Development in low slope occupied SJ kit fox habitat sw of I-580 is configured to provide a continuous corridor to support resident kit fox.</p> <p>In SW/Central Transition Zones, development is situated to allow stepping stone refugia west of the Delta Mendota Canal between that canal and the CA aqueduct.</p> <p>AND maintain an east-west dispersal habitat through the kit fox corridor such as along transmission lines and RR tracks west of the Delta Mendota Canal where practicable. (SJMSCP Section 5.5.3)</p>				X	Y	
<p>2. The project does not interfere with the 1200' San Joaquin River Wildlife Corridor: 600 feet from the mean high water mark of the San Joaquin River on both sides of the river from Stewart Tract to the Stanislaus/San Joaquin County line except as follows:</p> <p>A. For the area west of the river bordering Stewart Tract, the corridor extends west from the river to the top of the levee on the water side of the levee and excludes Stewart Tract itself.</p> <p>B. For the area east of the river bordering land in Lathrop and Mirreous as indicated on the SJMSCP Planned Land Use Map, setbacks to be determined based on surveys for riparian brush habitat. (SJMSCP Section 5.5.2.3)</p>				X	Y	

Project Title: Hat Ranch						
Findings	Not Applicable	Undetermined	No	Yes	Peer Review	SJMSCP Staff
3. Giant Garter Snake. The project will not impact land between the Mid-Valley GGS recovery unit and the San Joaquin Recovery Unit nor disrupt connectivity of this habitat. (BO, pg. 109)				X	Y	
4. The project does not include installation of a linear barrier to species dispersal as defined in SJMSCP Section 5.5.8 (e.g., median barriers along a highway)				X	Y	
G. Species Specific (All Unmapped Projects)	Not Applicable	Undetermined	No	Yes	Peer Review	SJMSCP Staff
1. Plants. The project will not result in the loss of individual plants or conversion of occupied habitat for the large-flowered fiddleneck, succulent owl's clover, Greene's tuckermia, Delta button celery, diamond-petaled California poppy, showy madia, slough thistle, legumere, Hospital Canyon larkspur or Stanford's arrowweed or the provisions of Section 5.5.2.1 have been implemented and limited take has been authorized pursuant to that section and the findings contained in 5.5.2.1 (B) have been made by the TAC. The project will not result in conversion of occupied habitat for California bicusis (BO, p. 151), Delta mudwort (BO, p. 152), Delta tule pea (BO p. 153), Mason's blueopsis (BO, p. 154), Suisun Marsh Aster (BO, p. 156).				X	Y	
2. Burrowing Owl. The project will not result in exceeding 15,533 acres of conversion of potential and occupied habitat for the burrowing owl unless the provisions of Section 5.5.2.4 have been met. (SJMSCP Section 5.5.2.4) The project does not encompass known locations of burrowing owls . (BO, p. 145)				X	Y	
3. Giant Garter Snake. The project will not result in mortality or harm of individuals or conversion of occupied habitat for the giant garter snake unless the provisions of Section 5.5.2.2 have been implemented and authorized pursuant to that Section 5.5.2.2 and the findings provided in that Section have been made by the TAC. Occupied habitat is: area west of I-5 on Tommaso Tract, Shin Kee Tract, White Slough Wildlife Area, Rio Blanco Tract, W2, W3, W4 and D habitat surrounding a documented finding of GGS by a qualified person, and the Caldoni Marsh area.				X	Y	
4. Ring-tailed cat. The project will not result in mortality or direct harm to individual ring-tailed cats. (SJMSCP Section 5.5.2.6)				X	Y	
5. Riparian brush rabbit. The project will not result in mortality or direct or indirect harm to individual riparian brush rabbits or conversion of known occupied habitat.				X	Y	

Project Title: Hat Ranch						
Findings	Not Applicable	Undetermined	No	Yes	Per Review	SMSCP staff
<p>unless the provisions of Section 5.5.2.7 have been met (SMSCP 5.2.4.23 as modified by BO).</p> <p>Direct or indirect impacts on occupied habitat are assumed with:</p> <ul style="list-style-type: none"> ✓ Projects with potential to introduce domestic pets on project site ✓ Projects including sewage or other outfall structures discharging into occupied or potential habitat ✓ Projects directly or indirectly introducing human intrusion into occupied or potential habitat (residential and recreational development) <p>Any other project with direct or indirect effects exceeding the criteria in 5.2.4.23.C. (Biological Opinion)</p>						
<p>6. Riparian woodrat. The project will not result in mortality or direct or indirect harm to individual riparian woodrats or conversion of known occupied habitat unless the provisions of Section 5.5.2.7 have been met (SMSCP 5.2.4.24, as modified by Biological Opinion).</p> <p>Direct or indirect impacts on occupied habitat are assumed with:</p> <ul style="list-style-type: none"> ✓ Projects with potential to introduce domestic pets on project site ✓ Projects including sewage or other outfall structures discharging into occupied or potential habitat ✓ Projects directly or indirectly introducing human intrusion into occupied or potential habitat (residential and recreational development) ✓ Any other project with direct or indirect effects exceeding the criteria in 5.2.4.24.C. (Biological Opinion) 				X	Y	
<p>7. Conservancy/Longhorn Fairy Shrimp. The project will not result in mortality or harm to individual conservancy and/or longhorn fairy shrimp (SMSCP Section 5.5.2.7)</p>				X	Y	
<p>8. Yellow-legged frog. The project does not encompass occupied foothill yellow-legged frog habitat. (BO, p. 128)</p>				X	Y	
<p>9. Spadefoot toad. The project does not encompass occupied spadefoot toad habitat. (BO, p. 130)</p>				X	Y	
<p>10. Tricolored Blackbird. The project does not increase the distance between tricolored blackbird nesting colonies and the closest suitable foraging habitat (BO, p. 135)</p>				X	Y	
<p>11. Swainson's hawk. The project does not impact any of the five primary population centers for the Swainson's hawk (BO, pg. 129).</p>				X	Y	
<p>12. California tiger salamander. The project does not encompass any known breeding ponds for the California tiger salamander (BO, pg. 125)</p>				X	Y	

Project Title: Hat Ranch						
Findings	Not Applicable	Undetermined	No	Yes	Peer Review	GIS/SCP Staff
II. Unmapped Land Use Projects (Unmapped Land Use Projects)	Not Applicable	Undetermined	No	Yes	Peer Review	GIS/SCP Staff
1. The project meets at least one of the following criteria: <ul style="list-style-type: none"> ✓ is adjacent to existing city limits, ✓ is adjacent to the boundaries of defined communities (as defined in the San Joaquin County General Plan), ✓ is adjacent to existing airport facilities, ✓ is within an area designated as Freeway Service Commercial, ✓ is an expansion of an existing industrial area in the unincorporated county [SJMSCP Section 8.2.1(10)]	X				N/A	

EXPLANATION OF "NO" and "UNDETERMINED" ANSWERS PROVIDED IN PRECEDING TABLE:

Checklist item E (1) is checked no, as preconstruction surveys should be conducted for Swainson's Hawk, Cooper's Hawk and other raptor and passerine bird nests within 14 days prior to commencement of ground disturbance.

Checklist item H (1) is marked "Not Applicable" because the project site was adjacent to existing city limits until recently but was annexed into the City of Manteca in June 2024.

I have read, acknowledge, and verified that all the preceding conditions have been filed out to the best of my ability:

Sarah McNamara _____ 05/29/2025 _____
Please Print Name Date

Sarah M. Namon

Signature

Monk & Associates, Inc. _____ (925) 947-4867 ext. 208 _____
Name of Firm: Phone Number:

1136 Saranap Ave, Suite Q _____ smcnamara@monkassocaitos.com _____
Address: E-mail Address:

Walnut Creek, CA 94595 _____
City, State, Zip:

<input type="checkbox"/> Reviewed by the SFCOG, Inc. Staff
<input type="checkbox"/> Attached comment sheet
<input type="checkbox"/> Referred back to project applicant for additional information
> Signed _____ (SFCOG, Inc. Staff) (Date)

Biological Peer Reviewed	
Name: Sarah McNamara	
Firm: Monk & Associates, Inc.	
<input type="checkbox"/> Attached comment sheet	
<input type="checkbox"/> Referred back to project applicant for additional information	
> Signed <i>Sarah M. Namon</i> _____ 05/29/2025 _____ (Signature) (Date)	

SJMSCP TAC Comments:

- Approved by the SJMSCP Technical Advisory Committee based on findings A-H.
- Denied by the SJMSCP Technical Advisory Committee based on finding _____.
- Referred back to staff for additional information by SJMSCP TAC.

➤ Signed _____
(Chair, SJMSCP TAC) (Date)

STAFF REPORT

SUBJECT: Approve the Liberty Christian Academy Project

RECOMMENDED ACTION: Motion to Approve Recommendation to SJCOG, Inc. to Allow the Liberty Christian Academy Project to Participate in the SJMSCP

DISCUSSION:

SUMMARY:



The project applicant, Liberty Christian Academy, 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 northeast corner of West Armstrong Road and North De Vries Road west of the City of Lodi in the Central Zone

(attachments 1 2).

RECOMMENDATION:

SJCOG, Inc. staff recommends the Habitat Technical Advisory Committee (HTAC) make the recommendation to the SJCOG, Inc. Board to allow the Liberty Christian Academy Project to participate in the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) to provide biological coverage for the project impacts to the habitat types under the federal and state permits.

FISCAL IMPACT:

If the project is approved, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP for approximately 30.30 acres. The impacts for this project would consist of 30.30 acres of Urban (U) habitat impacts. There are no fees associated with Urban (U) habitat impacts.

Habitat Impacts:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Urban (U)	30.30	\$0.00	\$0.00
Total Fee			\$0.00

BACKGROUND:



This project consists of a Conditional Use Permit application to establish a private religious school. The development will include 12,690 square feet of modular classroom buildings, a 1,200 square foot modular restroom building, a 600 square foot modular office building, a 4,000 square foot shade structure, with a play area and new parking lot. The existing 1,600-square-foot residence will be converted into an office. Phase 2 is to include a 6,000 square foot multi-purpose building. The existing buildings are to remain. The facility will utilize private water, wastewater, and drainage systems (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 30.30 acres of Urban (U) impacts. There are no fees for Urban (U) habitat impacts.



NEXT STEPS:

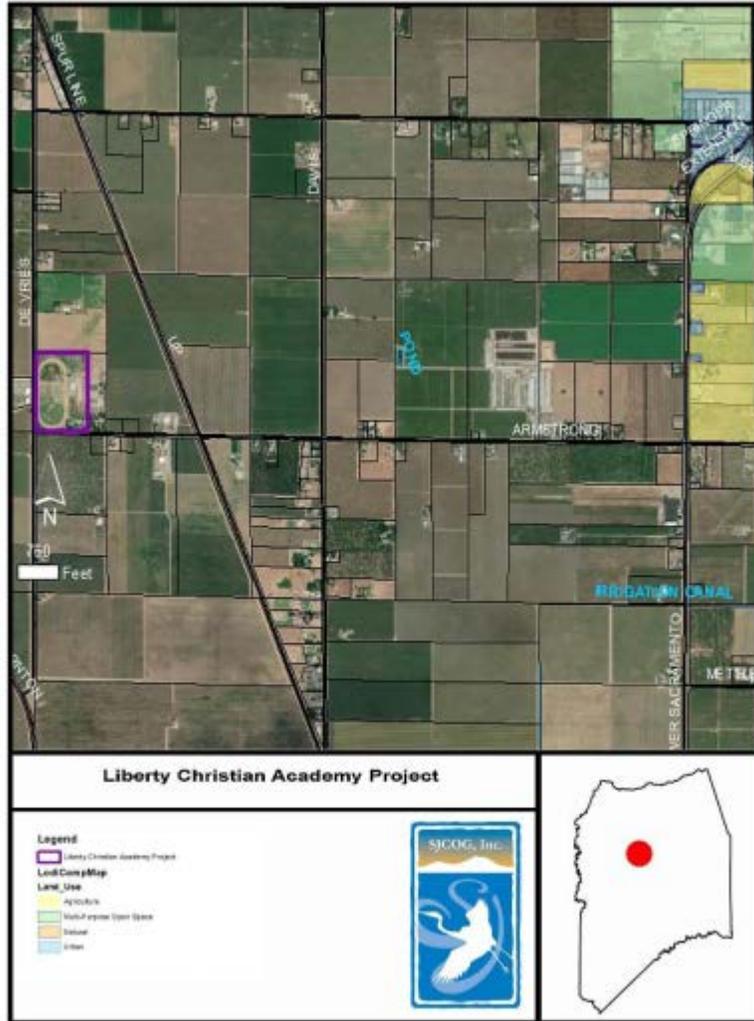
Should the staff recommendation be approved by the SJCOG, Inc. Board at the June 26th Board meeting, the project will proceed forward under the Plan.

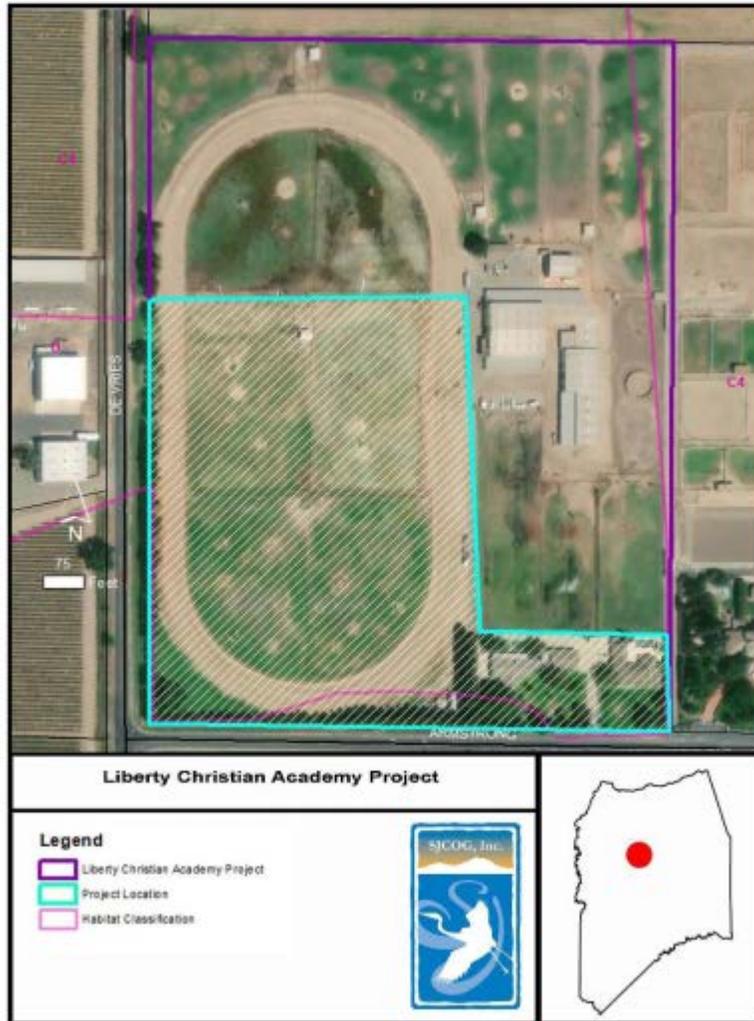
ATTACHMENTS:

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

Prepared by: Laurel Boyd, Associate Habitat Planner

ATTACHMENT 1





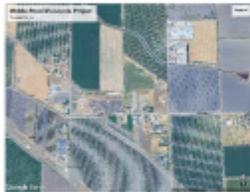
STAFF REPORT

SUBJECT: Approval of the Middle Road Monopole Project Habitat Participation

RECOMMENDED ACTION: Motion to Approve Recommendation to SJCOG, Inc. to Allow the Middle Road Monopole Project to Participate in the SJMSCP

DISCUSSION:

SUMMARY:



The project applicant, MET3 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. The project site is located at the northeast corner of W. Middle Road and S. Reeve Road, north of the City of Tracy in the Central Zone (attachments 1 & 2).

RECOMMENDATION:

The approval of the SJCOG, Inc. staff recommended action will allow the Middle Road Monopole Project to participate in the SJMSCP to provide biological coverage for the project impacts to the habitat types under the Plan's federal and state permits.

FISCAL IMPACT:

If the project is approved, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP for approximately 0.18 acres. The impacts for this project would consist of 0.18 acres of Agricultural (C34) habitat impacts.

Habitat Impacts:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Agricultural (C34)	0.18	\$16,492	\$2,968.56
Total Fee			\$2,968.56

BACKGROUND:

This project consists of an Administrative Use Permit for a new telecommunications facility that includes a 130-foot monopole and associated tower equipment (attachment 3).

The SJMSCP Geographic Information System (GIS) vegetation map portrays the project site as Agriculture (C34) habitat land.



If allowed to participate in the SJMSCP, the total disturbed areas will consist of 0.18 acres of Agricultural (C34) impacts.

NEXT STEPS:

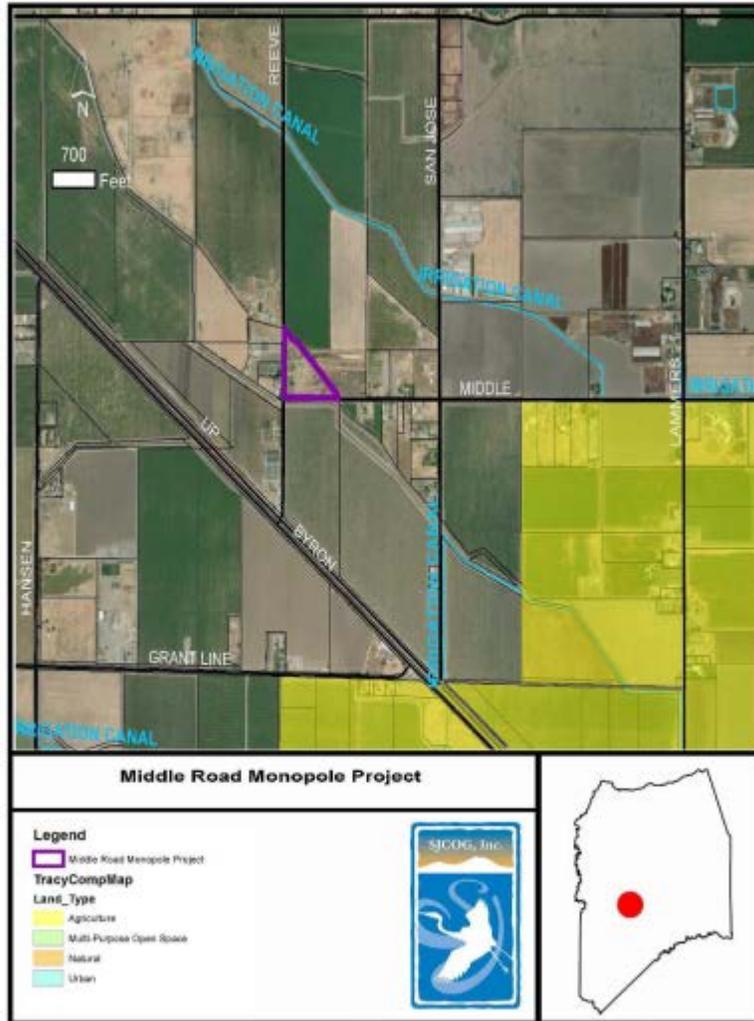
Should the staff recommendation be approved by the SJCOG, Inc. Board at the June 26th Board meeting, the project will proceed forward under the Plan.

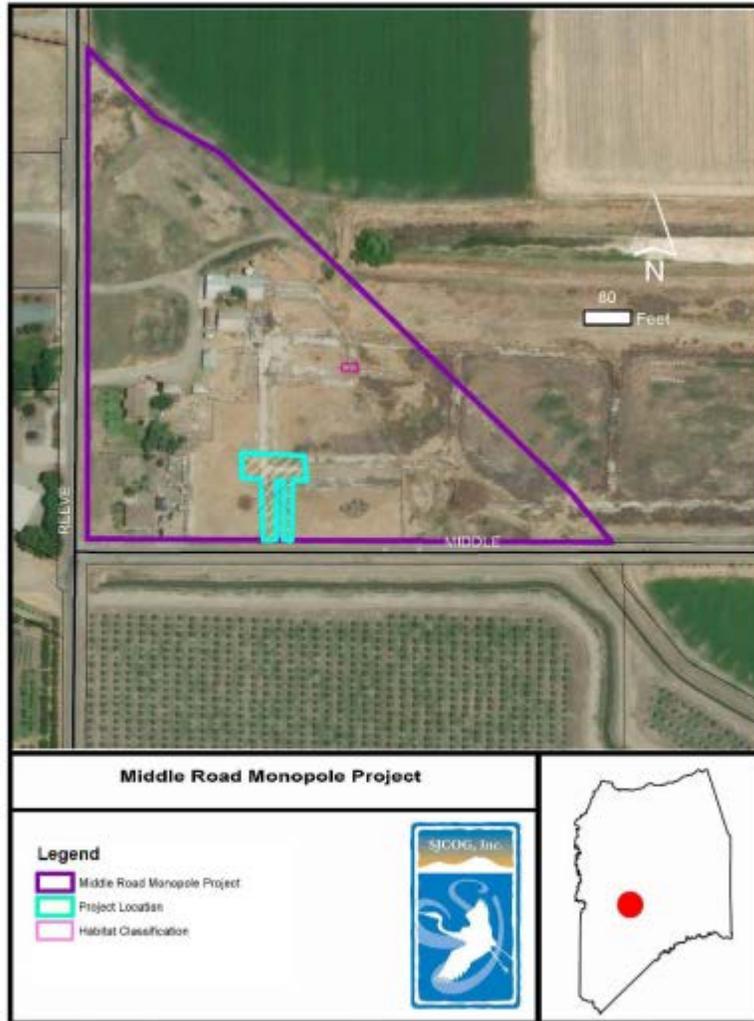
ATTACHMENTS:

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

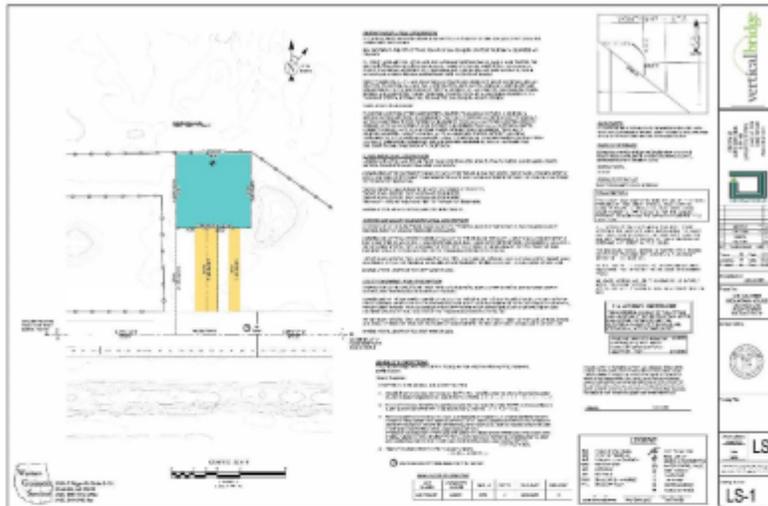


Prepared by: Laurel Boyd, Associate Habitat Planner





ATTACHMENT 3



STAFF REPORT

SUBJECT: Approve the Murray Ranch Project, Plan Participation and Buffer Reduction

RECOMMENDED ACTION: Motion to Approve Recommendation to SJCOG, Inc. to 1) Allow the Murray Ranch Project to Participate in the SJMSCP; and 2) Allow a Revision to the Incidental Take Minimization Measures (ITMM) for Western Pond Turtle (WPT) and Giant Garter Snake (GGS) Buffers

DISCUSSION:

SUMMARY:



The project applicant, Tim Lewis Group, is requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP or Plan) through the City of Stockton Community Development Department. Although the project is in a mapped area of the Plan, the project is coming to the committee to request the need for a buffer reduction to construct near a protected waterway. The project site is located west of State Route 99 and south of Dr. Martin Luther King Jr. Boulevard in the City of Stockton in the Central Zone (attachments 1 & 2).

RECOMMENDATION:

SJCOG, Inc. staff recommends the Habitat Technical Advisory Committee (HTAC) make the recommendation to the SJCOG, Inc. Board to:

1. Allow the project to participate under the SJMSCP to provide biological coverage for the project impacts to the habitat types under the federal and state permits; and
2. Allow a revision of the Incidental Take Minimization Measures (ITMM) for Western Pond Turtle (WPT) and Giant Garter Snake (GGS) buffers.

FISCAL IMPACT:

If the project is approved, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP, for approximately 37.50 acres. The impacts for this project would consist of 37.50 acres of Agricultural (C34) habitat impacts. Should the project mitigate for project impacts by paying the 2025 fee, the project would be responsible for mitigating the following fee calculation:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Agricultural (C34)	37.50	\$16,492	\$618,450.00
Total:	37.50		\$618,450.00

BACKGROUND:

This project consists of a 217-lot residential subdivision that is primarily farmed as row crops, along with a home and outbuildings.



An intermittent tributary to the Mormon Slough flows generally southeast to northwest through the site. The portion of the creek parallel to the west edge of the site will be filled; there will be a small area of ground disturbance related to utilities further upstream of this tributary (attachment 3).

Filling the intermittent tributary will trigger the need for outside permitting from the following agencies:

- United States Army Corps of Engineers (USACOE) – Section 404 Permit; and
- United States Fish and Wildlife Service (USFWS) – Section 7 Consultation; and
- Regional Water Quality Control Board (RWQCB) – Section 401 Permit; and
- California Department Fish and Wildlife (CDFW) – 1600 Streambed Alteration Agreement.

Buffer Reduction



To fill the intermittent tributary to the Mormon Slough, the project will potentially impact GGS habitat within the suggested 200-foot buffer and WPT within the 300-foot buffer. As identified in Section 5.5.9 of the Plan, HTAC, on a case-by-case review, can establish a setback and buffer zone to be used by the project in place of the 200 and 300 feet suggested.

Because the project will be filling the tributary to Mormon Slough and will be within the 200-foot and 300-foot buffer areas, the project proponent has requested a reduction in the buffer to a 0-foot setback for the potential impacts to the tributary of Mormon Slough. The reduction of these buffers is necessary for the construction of this project, but the buffer reduction will only be permitted during the active period for GGS. AI

other ITMMs for GGS (e.g. construction window between May 1 and October 1 and required survey work) and WPT will remain standard.

Giant Garter Snake burrow within the banks of waterways within San Joaquin County from October 2 – April 30 which is called the GGS inactive period. Additionally, the same habitat for GGS is also suitable habitat for Western Pond Turtle nesting sites. These waterways have buffer zones of 200-feet and 300-feet for GGS and WPT respectively. Projects are not permitted to construct within the established buffers in the inactive season (October 2 – April 30). Heavy machinery used to construct these projects can potentially crush these burrowing species resulting in 'take'. This staff report is recommending approval from the HTAC and the SJCOG, Inc. Board to allow the Murray Ranch Project to construct their project or infill the Mormon Slough intermittent tributary within the 200-foot and 300 foot buffer area during the active seasons (May 1 to October 1) when these protected species are not actively burrowing or nesting within the banks of the intermittent tributary to Mormon Slough or any other protected waterway within San Joaquin County. This request cannot be made administratively but by the recommending bodies of the Habitat Plan.



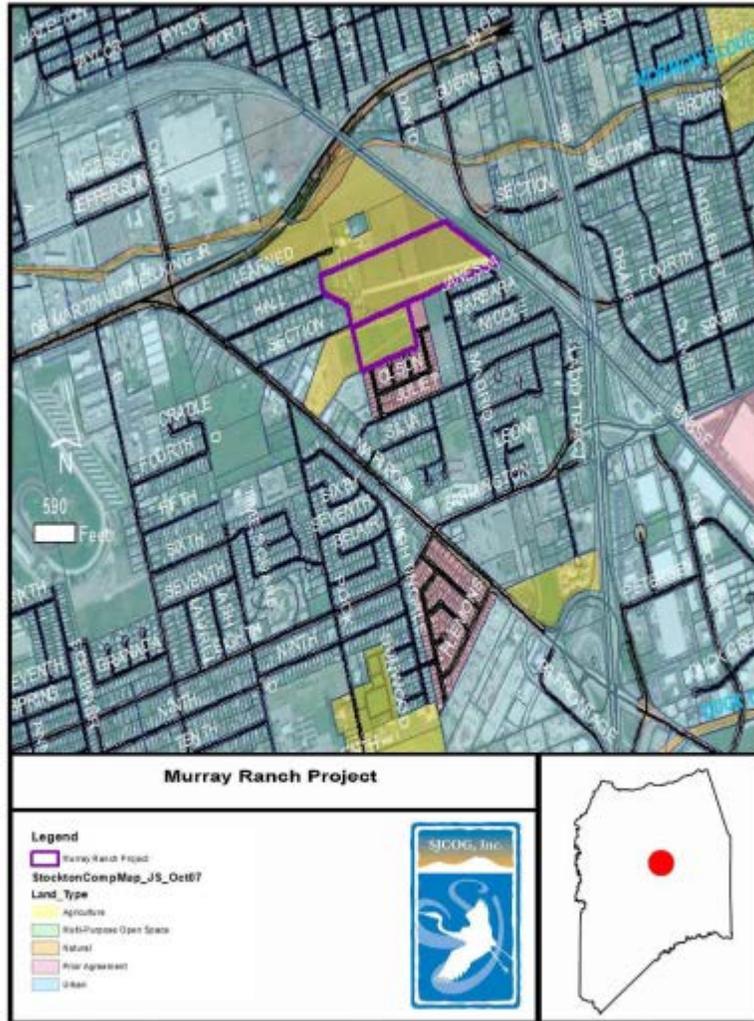
NEXT STEPS:

Should the staff recommendation be approved by the SJCOG, Inc. Board at the June 26th 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



STAFF REPORT

SUBJECT: Approval of the Victor Subdivision
Project Habitat Plan Participation

RECOMMENDED ACTION: Motion to Approve Recommendation to
SJCOG, Inc. to Allow the Victor
Subdivision Project to Participate in the
SJMSCP

DISCUSSION:



SUMMARY:

The project applicant, Dillon & Murphy, 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 E. State Route 12, 1,565 feet west of Locust Tree Road east of the City of Lodi in the

Central Zone (attachments 1 &2).

RECOMMENDATION:

SJCOG, Inc. staff recommends the Habitat Technical Advisory Committee (HTAC) make the recommendation to the SJCOG, Inc. Board to allow the Victor Subdivision 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 the project is approved, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP for approximately 14.60 acres. The impacts for this project would consist of 14.60 acres of Multi-Purpose Open Space (C2) habitat impacts.

Habitat Impacts:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Multi-Purpose Open Space (C2)	14.60	\$8,246	\$120,391.60
Total Fee			\$120,391.60

BACKGROUND:



This project consists of a Major Subdivision application to divide a 4.60-acre parcel zoned Rural Residential (R-R) into 7 parcels with a 2-acre lot minimum. The resulting parcels will utilize on site private wells and septic systems for residential development. Storm water drainage will be natural. A cul-de-sac is proposed to access three of the parcels. A 25-foot-wide access easement is proposed for the benefit of the remaining four parcels (attachment 3).

The SJMSCP Geographic Information System (GIS) vegetation map portrays the project site as Multi-Purpose Open Space (C2) habitat land.

If allowed to participate in the SJMSCP, the total disturbed area will consist of 14.60 acres of Multi-Purpose Open Space (C2) 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.



NEXT STEPS:

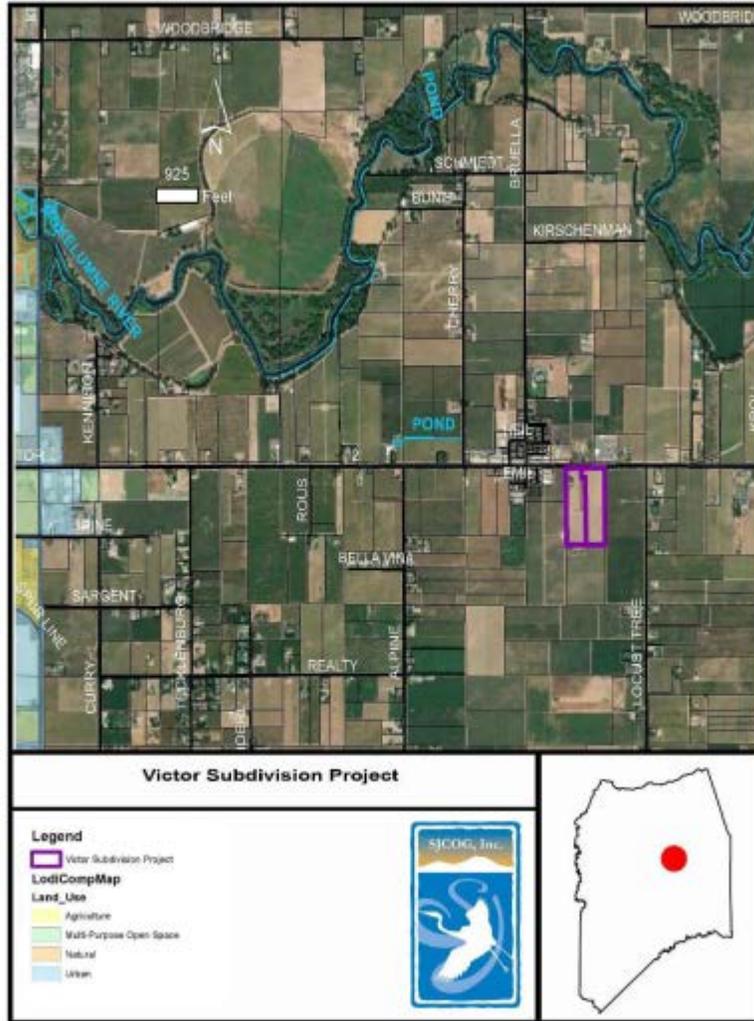
Should the staff recommendation be approved by the SJCOG, Inc. Board at the June 26th Board meeting, the project will proceed forward under the Plan.

ATTACHMENTS:

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

Prepared by: Laurel Boyd, Associate Habitat Planner

ATTACHMENT 1



ATTACHMENT 2



STAFF REPORT

SUBJECT: Approve the Religious Assembly Project
Plan Participation

RECOMMENDED ACTION: Motion to Approve Recommendation to
SJCOG, Inc. to Allow the Religious
Assembly Project to Participate in the
SJMSCP

DISCUSSION:

SUMMARY:



in the Southwest Transition Zone (attachments 1 & 2).

The project applicant, NOAA Group, 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 southeast corner of South Lammers Road and South Nancy Emilia Court northwest of the City of Tracy

RECOMMENDATION:

SJCOG, Inc. staff recommends the Habitat Technical Advisory Committee (HTAC) make the recommendation to the SJCOG, Inc. Board to allow the Religious Assembly Project to participate in the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) to provide biological coverage for the project impacts to the habitat types under the federal and state permits.

FISCAL IMPACT:

If the project is approved, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP for approximately 0.32 acres. The impacts for this project would consist of 0.32 acres of Agricultural (C34) habitat impacts.

Habitat Impacts:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Agricultural (C34)	0.32	\$16,492.00	\$5,277.44
Total Fee			\$5,277.44

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

BACKGROUND:



This project consists of a Conditional Use Permit application for a religious assembly. The project includes the conversion of an existing 4,765 square foot agricultural building to a temple, and the conversion of an existing 2,642 square foot agricultural building to an assembly building. The project will be served by existing onsite

well for water, onsite septic system for wastewater disposal, and onsite storm drainage. Access is proposed from an existing driveway on South Nancy Emilia Court and another driveway on West Lammers Road. The SJMSCP will only be covering the new parking areas (attachment 3).



The SJMSCP Geographic Information System (GIS) vegetation map portrays the project site as Agricultural (C34) habitat land.

If allowed to participate in the SJMSCP, the total disturbed area will consist of 0.32 acres of Agricultural (C34) 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 by dedicating land in lieu of a fee at the appropriate SJMSCP ratio.

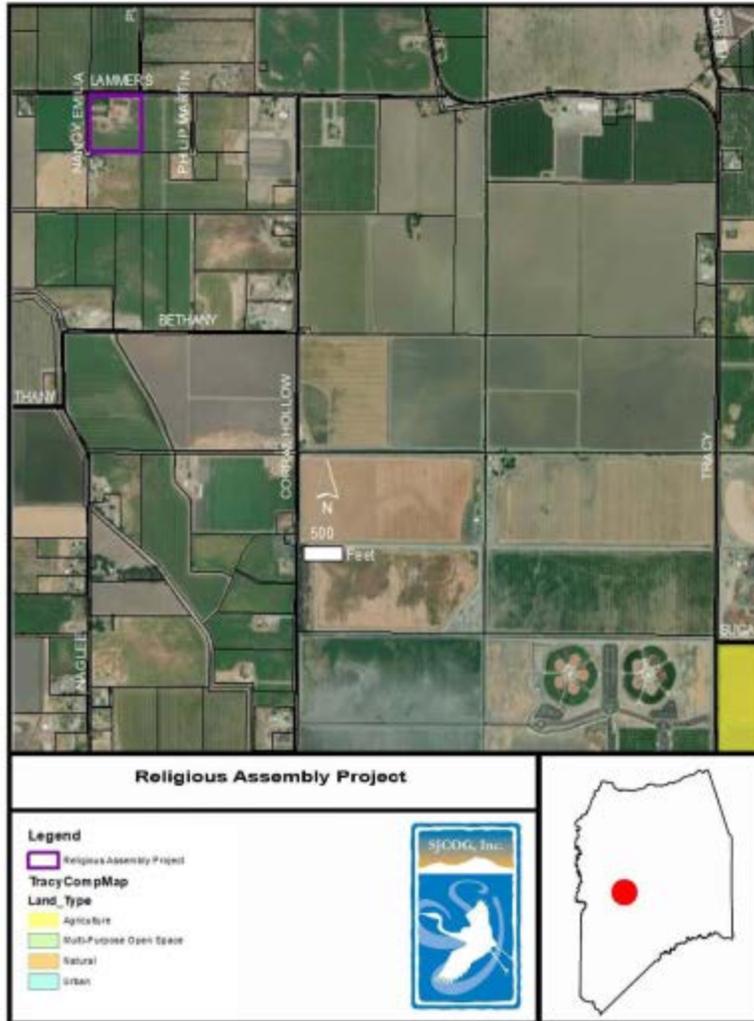
NEXT STEPS:

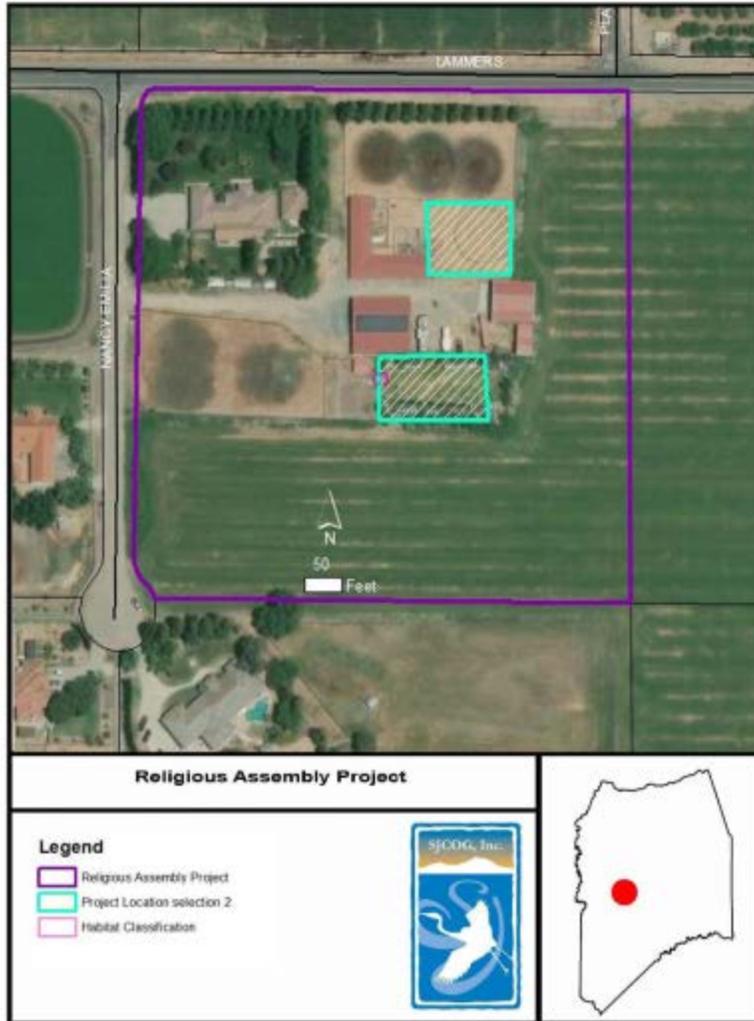
Should the staff recommendation be approved by the SJCOG, Inc. Board at the August 28th Board meeting, the project will proceed forward under the Plan.

ATTACHMENTS:

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

Prepared by: Laurel Boyd, Associate Habitat Planner





STAFF REPORT

SUBJECT: Approve the Bird Road Homesite Expansion Project Plan Participation

RECOMMENDED ACTION: Motion to Approve Recommendation to SJCOG, Inc. to Allow the Bird Road Homesite Expansion Project to Participate in the SJMSCP

DISCUSSION:

SUMMARY:



The project applicant, Victor Rodriguez, 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 of W. Durham Ferry Road and west of Interstate 5 southeast of the City of Tracy in the Southwest Transition Zone

(attachments 1 & 2).

RECOMMENDATION:

SJCOG, Inc. staff recommends the Habitat Technical Advisory Committee (HTAC) make the recommendation to the SJCOG, Inc. Board to allow the Bird Road Homesite Expansion Project to participate in the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) to provide biological coverage for the project impacts to the habitat types under the federal and state permits.

FISCAL IMPACT:

If the project is approved, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP for approximately 0.0041 acres. The impacts for this project would consist of 0.0041 acres of Agricultural (C34) habitat impacts.

Habitat Impacts:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Agricultural (C34)	0.0041	\$16,492.00	\$67.62
Total Fee			\$67.62

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

BACKGROUND:



This project consists of adding 180 square feet of livable area by extending eight feet to the rear of the existing home. The project will also include the remodeling of the existing home (attachment 3).

The SJMSCP Geographic Information System (GIS) vegetation map portrays the project site as Agricultural (C34) habitat land.

If allowed to participate in the SJMSCP, the total disturbed area will consist of 0.0041 acres of Agricultural (C34) 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 by dedicating land in lieu of a fee at the appropriate SJMSCP ratio.



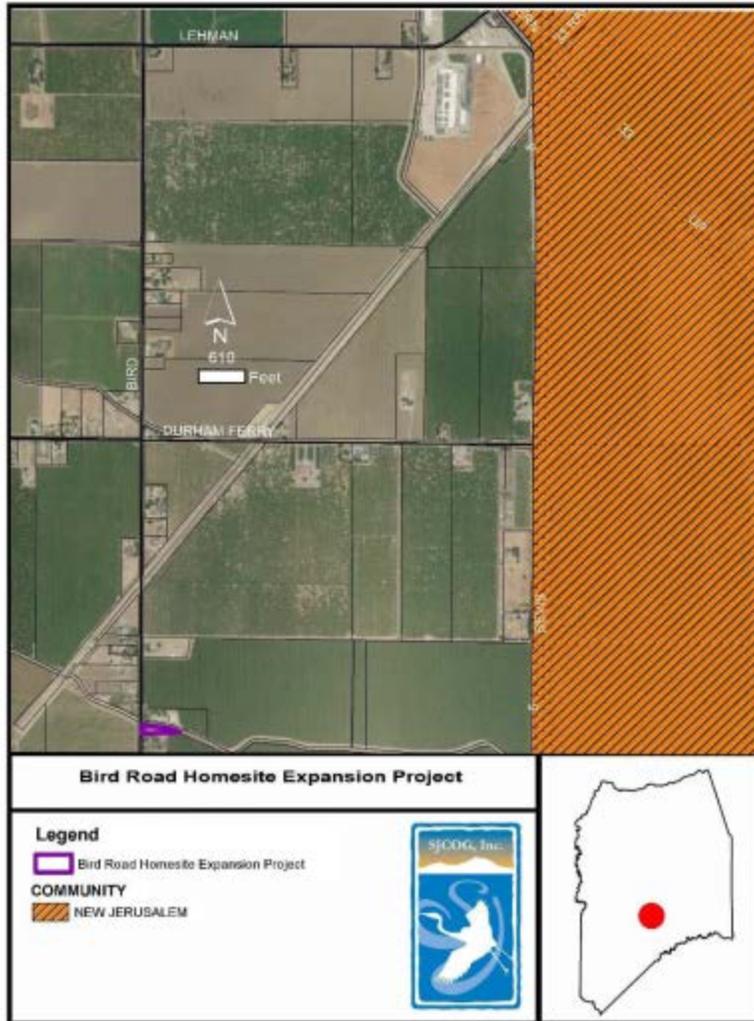
NEXT STEPS:

Should the staff recommendation be approved by the SJCOG, Inc. Board at the August 28th Board meeting, the project will proceed forward under the Plan.

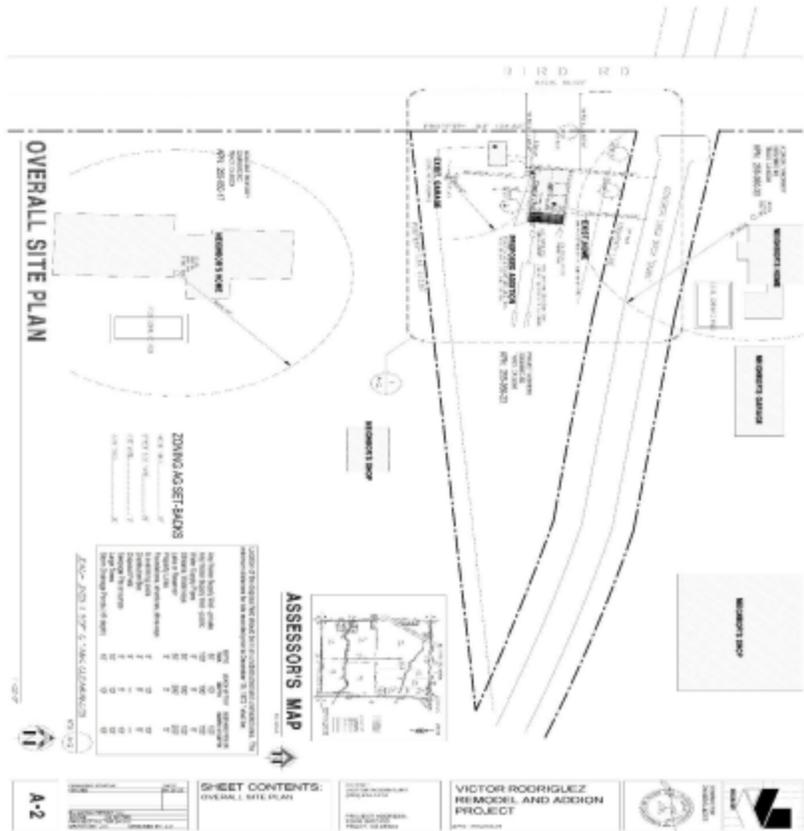
ATTACHMENTS:

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

Prepared by: Laurel Boyd, Associate Habitat Planner







STAFF REPORT

- SUBJECT:** Approve the KRC Clements Mine Expansion Project, Plan Participation and Buffer Reduction
- RECOMMENDED ACTION:** Approve Recommendation to SJCOG, Inc. to 1) Allow the KRC Clements Mine Expansion Project to Participate in the SJMSCP; and 2) Allow a Revision to the Incidental Take Minimization Measures for California Tiger Salamander (CTS), Spadefoot Toad, Vernal Pool Fairy Shrimp and Tadpole Shrimp, and Western Pond Turtle (WPT) Buffers for this Project

DISCUSSION:

SUMMARY:



The project applicant, Knife River Aggregate, Inc. 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 a buffer reduction for California Tiger Salamander, Spadefoot Toad, Vernal Pool Fairy Shrimp, Vernal Pool Tadpole Shrimp and Western Pond Turtle type species and habitat. The project site is located on the south side of East State Route 12 and north of the Mokelumne Aqueduct in the Vernal Pool and Central Zone (attachments 1 & 2).

RECOMMENDATION:

SJCOG, Inc. staff recommends the Habitat Technical Advisory Committee (HTAC) make the recommendation to the SJCOG, Inc. Board to:

- 1) Allow the project to participate under the SJMSCP to provide biological coverage for the project impacts to the habitat types under the federal and state permits; and

- 2) Allow a revision of the Incidental Take Minimization Measures (ITMM) for California Tiger Salamander, Spadefoot Toad, Vernal Pool Fairy Shrimp and Tadpole Shrimp, and Western Pond Turtle (WPT) for this project.

FISCAL IMPACT:

If the project is approved, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP for approximately 220.70 acres. The impacts for this project would consist of 0.50 acres of Natural (W8), 53.4 acres of Natural (G2), 0.3 acres of Natural (BL), 71.8 acres of Natural (BL3), 0.70 acres of Natural (R2), and 94.0 acres of Vernal Pool (G3) habitat land.

Habitat Impacts:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Natural (W8)	0.50	\$16,492	\$8,246
Natural (G2)	53.40	\$16,492	\$880,672.80
Natural (BL)	0.30	\$16,492	\$5,442.36
Natural (BL3)	71.80	\$16,492	\$1,184,125.60
Natural (R2)	0.70	\$16,492	\$11,544.40
Vernal Pool (G3)	94.0	\$65,490	\$6,156,060.00
Total Fee			\$8,246,091.16

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

BACKGROUND:



This project consists of an aggregate mining operation on approximately 215.2 acres and approximately 5.5 acres of haul roads to and from an existing quarry. The aggregate will provide a reliable source of construction aggregate for ready mix concrete and asphalt to local markets within San Joaquin County (attachment 3).

This project is currently seeking outside permitting for portions of the project with the following agencies:

- Section 404 permit from the United States Army Corps of Engineers (USACE),
- 1600 permit from the California Department of Fish and Wildlife; and
- Consultation with United States Fish and Wildlife Service

Buffer Reduction:

To mine within the requested project footprint, the project will impact seasonal wetlands, swales and intermittent streams. Impacts to these wetland features could potentially

impact California Tiger Salamander, Spadefoot Toad, Vernal Pool Fairy Shrimp, Vernal Pool Tadpole Shrimp, and Western Pond Turtle (WPT). As identified in Section 5.59 of the Plan, HTAC, on a case-by-case review, can establish a setback and buffer zone to be used by the project.

A protocol-level California Tiger Salamander sampling has been completed and determined that there are breeding ponds outside of the project site but within 100 feet of the project site. In addition, the project will fill approximately 0.25 acres of seasonal wetlands, swales, and intermittent streams, which is habitat to California Tiger Salamander, Spadefoot Toad, Vernal Pool Fairy Shrimp, Vernal Pool Tadpole Shrimp, and Western Pond Turtle. The project is seeking a buffer reduction to all aquatic habitats and for all the species listed to be 0 feet.

If allowed to participate in the SJMSCP, the total disturbed area will consist of 126.70 acres of Natural (G, G2, BL, BL3, R2, and W8) and 94.0 acres of Vernal Pool (G3) habitat impacts. The project applicant will be responsible for mitigating the habitat impacts for 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.

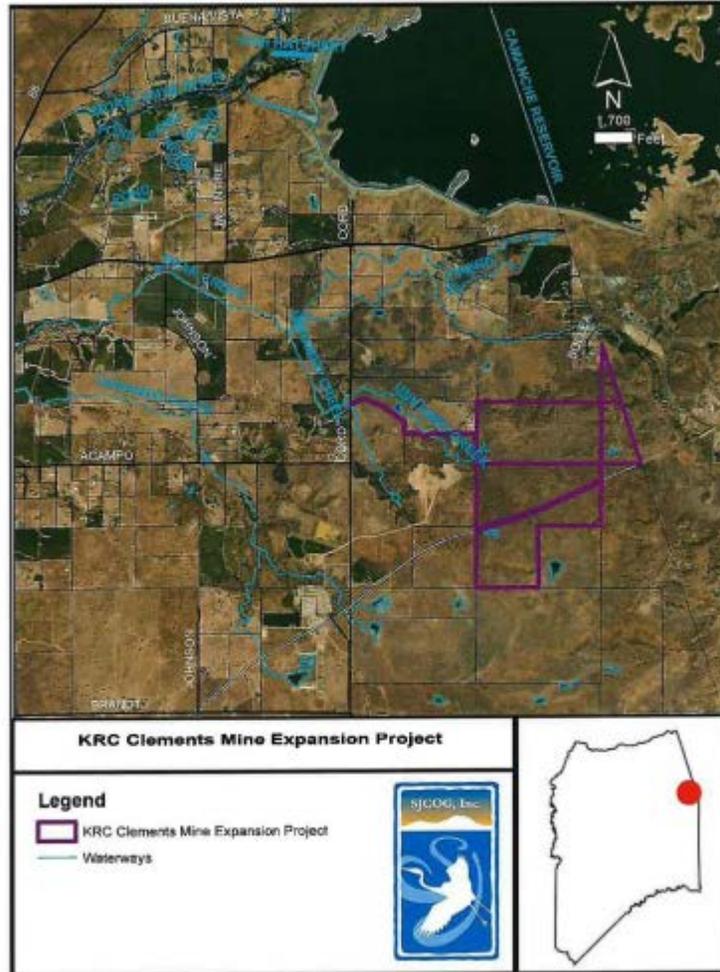
NEXT STEPS:

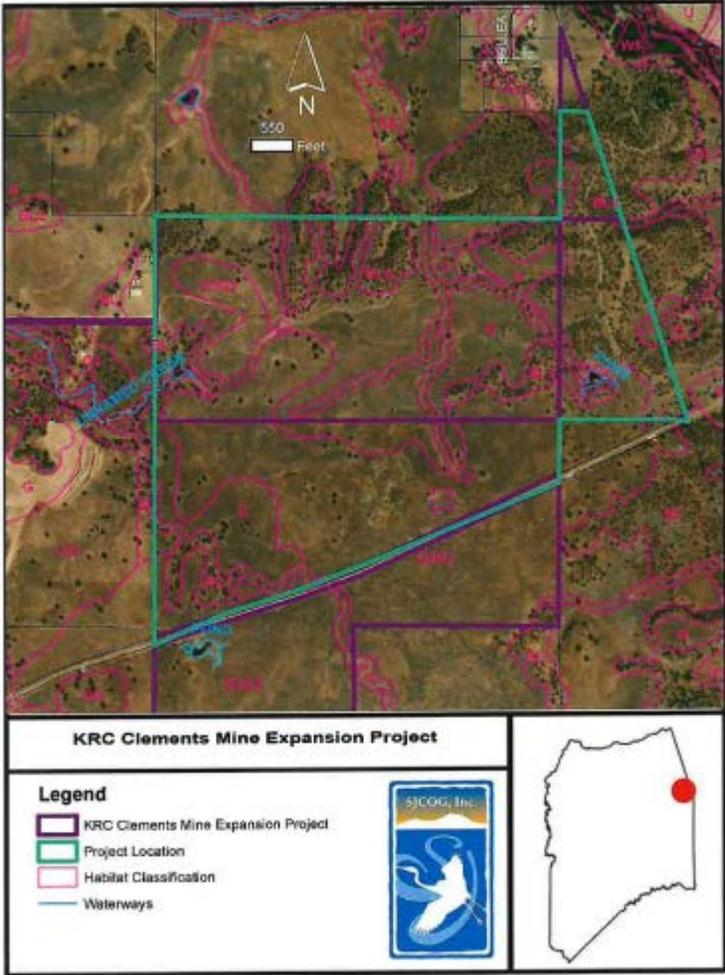
Should the staff recommendation be approved by the SJCOG, Inc. Board at the September 25th Board meeting, the project will proceed forward.

ATTACHMENTS:

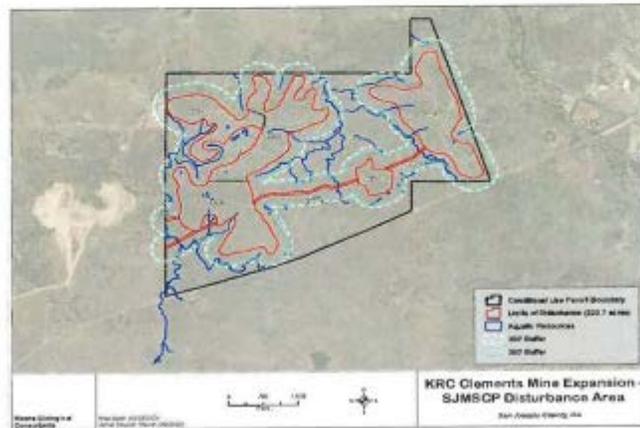
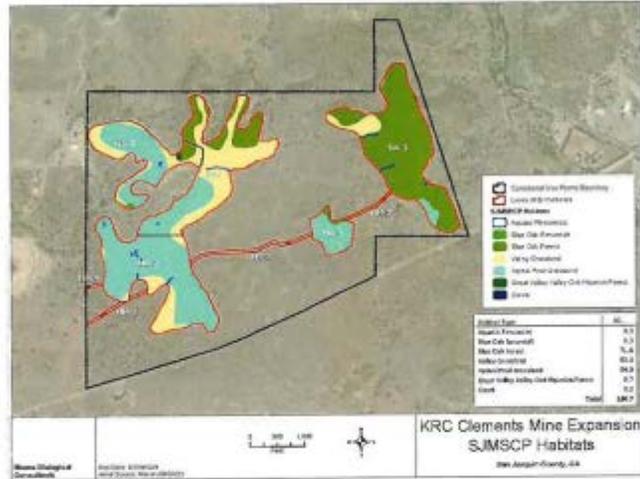
1. General Location Map
2. Project Location Map
3. Project Site Map

Prepared by: Laurel Boyd, Associate Habitat Planner





ATTACHMENT 3



STAFF REPORT

SUBJECT: Approval of the Stockton Bridges Rehabilitation Project Plan Participation and Buffer Reduction

RECOMMENDED ACTION: Motion to Approve Recommendation to SJCOG, Inc. to 1) Allow the Stockton Bridges Rehabilitation Project to Participate in the SJMSCP; and 2) Allow a Revision to the Incidental Take Minimization Measures (ITMM) for Western Pond Turtle (WPT) and Giant Garter Snake (GGS) Buffers

DISCUSSION:

SUMMARY:



The project applicant, City of Stockton Public Works, is requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP or Plan) through the City of Stockton Community Development Department. The project areas are in a mapped area of the Plan and certain bridges will need outside permitting in addition to SJMSCP coverage. Concurrently, the project applicant is requesting the need for a buffer reduction to construct near protected waterways for certain bridges. There are seven bridge locations in total. The project sites are located throughout the City of Stockton, in the Central Zone (attachments 1 & 2).

RECOMMENDATION:

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

- 1) Allow the project to participate under the SJMSCP to provide biological coverage for the project impacts to the habitat types under the federal and state permits; and
- 2) Allow a revision of the Incidental Take Minimization Measures (ITMM) for Western Pond Turtle (WPT) and Giant Garter Snake (GGS) buffers.

FISCAL IMPACT:

If the project is approved, SJCOG, Inc. will be provided mitigation for the project impacts as required under the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) for approximately 5.16 acres. The impacts for this project would consist of 2.79 acres of Urban (U2) and 2.37 acres of Natural (W) habitat impacts. Should the project mitigate for project impacts by paying the 2025 fee, the project would be responsible for mitigating the following fee calculation:

Original Habitat Classification (overall impacts of all seven bridges):

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Urban (U2)	2.79	\$0.00	\$0.00
Natural (W)	2.37	\$16,492	\$39,086.04
Total:	5.16		\$39,086.04

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

BACKGROUND:



The overall project consists of rehabilitating seven bridges within the City of Stockton for a total of 5.16 acres (2.79 acres of Urban (U2) and 2.37 acres of Natural (W)). Each bridge will have varying degrees of rehabilitation, with some bridges needing in-water work, which will trigger the need for outside permitting needs. The bridges and the work needed for each bridge are listed below.

Bridges with Surface Rehabilitation (No In-Water Work)

Pershing Avenue over the Calaveras River

The City of Stockton Public Works proposes to treat the bridge deck with methacrylate, replace the seals at specific abutments, bents, replace missing bridge railing, and repair the spalled barrier railing. The improvements at this bridge involve above-deck work only. Project staging will occur along Pershing Avenue, Stockton, CA.

Habitat Classification:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Urban (U2)	1.36	\$0.00	\$0.00
Total:	1.36	\$0.00	\$0.00

Santa Paula Way over Mosher Slough

The City of Stockton Public Works proposes to clean and treat the bridge deck with methacrylate. The improvements at this bridge involve above-deck work only. Project staging will occur along Santa Paula Way, Stockton, CA.

Habitat Classification:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Urban (U2)	0.15	\$0.00	\$0.00
Total:	0.15	\$0.00	\$0.00

Turnpike Road over Walker Slough

The City of Stockton Public Works proposes to clean and treat the bridge deck with methacrylate. The improvements at this bridge involve above-deck work only. Project staging will occur along Turnpike Road, Stockton, CA.

Habitat Classification:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Urban (U2)	0.24	\$0.00	\$0.00
Total:	0.24	\$0.00	\$0.00

Bridges with In-Water Work (Additional Permitting Outside of SJMSCP Needed)

West Lane over the Calaveras River (2 Bridges)

The West Lane bridge over the Calaveras River consists of two parallel structures that carry opposite directions of traffic.

The City of Stockton Public Works proposes to clean and treat the bridge deck with methacrylate, repair sidewalk spalling, and install scour countermeasures at various bents in the bridge. The installation of the scour protection will require excavations of up to 3.5 feet below grade. Rock Slope Protection (RSP) will be placed to fill the excavation. The scour protection will reestablish the existing grade of the channel. The scour protection will not change the channel hydraulic capacity. Project staging will occur along West Lane, Stockton, CA.

Habitat Classification:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Urban (U2)	0.61	\$0.00	\$0.00
Natural (W)	1.50	\$16,492	\$24,738.00
Total:	2.11	\$0.00	\$0.00

Diamond Street over Mormon Slough

The City of Stockton Public Works proposes to treat the bridge deck with methacrylate, repair deck delamination, reconstruct the roadway approaches, install concreted RSP at both abutments, abutment erosion countermeasures, and replace the existing concrete sidewalk and barrier railings. Minor excavation will be required to remove undermined asphalt and correct the embankment erosion. RSP will be placed to fill the excavation. The scour protection will reestablish the existing grade of the channel (Mormon Slough). Project staging will occur along Diamond Street, Stockton, CA.

Habitat Classification:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Urban (U2)	0.27	\$0.00	\$0.00
Natural (W)	0.39	\$16,492	\$6,431.88
Total:	0.66		\$6,431.88

Aurora Street over Mormon Slough

The City of Stockton Public Works proposes to clean and treat the bridge deck with methacrylate, install concreted RSP at both abutments, and repair spalled areas at one of the bent columns. Installation of steel column casings may require excavations of up to 3 feet below grade. Minor excavation will be required to remove loose concrete and install concreted RSP at abutment embankments. RSP will be placed to fill the excavation. The scour protection will reestablish the existing grade of the channel (Mormon Slough). Project staging will occur along Aurora Street, Stockton, CA.

Habitat Classification:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Urban (U2)	0.16	\$0.00	\$0.00
Natural (W)	0.48	\$16,492	\$7,916.16
Total:	0.64		\$7,916.16

The bridges needing in-water work will seek outside permitting needs with the following agencies:

- California Fish and Wildlife Department - Section 1602 Streambed Alteration Agreement
- Central Valley Regional Water Quality Control Board - Section 401 Permit
- Army Corps of Engineers - Section 404 permit Nationwide Permit
- National Marine Fisheries Service Letter of Concurrence
- United States Fish and Wildlife Service – Section 7 Consultation
- Central Valley Flood Protection Board Encroachment Permit

Buffer Reduction



To rehabilitate four of the seven bridges (West Lane – 2, Diamond Street, and Aurora Street), the project will potentially impact Giant Garter Snake habitat within the suggested 200-foot buffer and Western Pond Turtle within the 300-foot buffer. As identified in Section 5.5.9 of the Plan, HTAC, on a case-by-case review, can establish a setback and buffer zone to be used by the project in place of the 200 and 300 feet suggested.

Because the bridge rehabilitation for the bridges listed under "in-water" work will be within the suggested 200-foot and 300-foot buffer areas, the project proponent has requested a reduction in the buffer to a 0-foot setback for the potential impacts to the Calaveras River (West Lane bridges), and Mormon Slough (Diamond Street and Aurora Street). The reduction of these buffers is necessary for the construction of this project, but the buffer reduction will only be permitted during the active period for GGS. All other ITMMs for GGS (e.g. construction window between May 1 and October 1 and required survey work) and WPT will remain standard.

GGG burrow within the banks of waterways within San Joaquin County from October 2 – April 30 which is called the GGS inactive period. Additionally, the same habitat for GGS is also suitable habitat for WPT nesting sites. These waterways have buffer zones of 200-feet and 300-feet for GGS and WPT respectively. Projects are not permitted to construct within the established buffers in the inactive season (October 2 – April 30). Heavy machinery used to construct these projects can potentially crush these burrowing species resulting in 'take'.



This staff report is recommending approval from the HTAC and the SJCOG, Inc. Board to allow the Bridge Rehabilitation Project – 4 of 7 bridges to construct their project within the 200-foot and 300-foot buffer area of the Calaveras River and Mormon Slough during the active seasons (May 1 to October 1) when these protected species are not actively burrowing or nesting within the banks of the Calaveras River or Mormon Slough or any other protected waterway within San Joaquin County. This request cannot be made administratively but by the recommending bodies of the Habitat Plan.

NEXT STEPS:

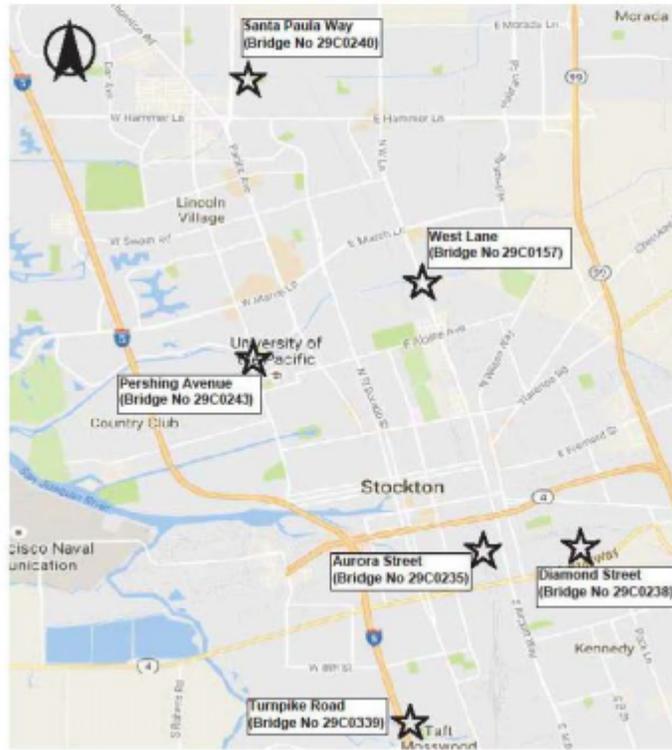
Should the staff recommendation be approved by the SJCOG, Inc. Board at the October 23rd Board meeting, the project will proceed forward under the plan.

ATTACHMENTS:

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

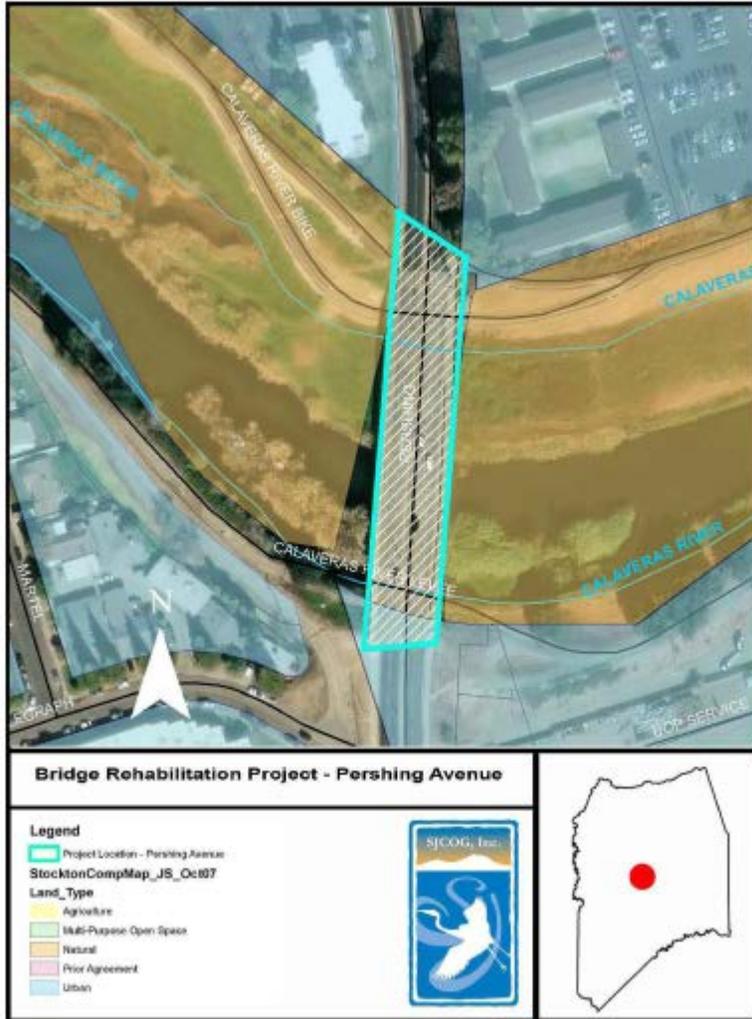
Prepared by: Laurel Boyd, Associate Habitat Planner

Attachment A - Vicinity Map



No.	Revised	By	Bridge Rehabilitation Project	Approved by
Drawn by: <i>EM</i>				City Engineer
Checked by: <i>JW</i>				Date:
Scale: <i>NTS</i>			CITY OF STOCKTON DEPARTMENT OF PUBLIC WORKS	Drawing No.

Surface Rehab Bridges Only – No In-Water Work Project Location Maps





**Stockton Bridge Rehabilitation Project -
Santa Paula Way**

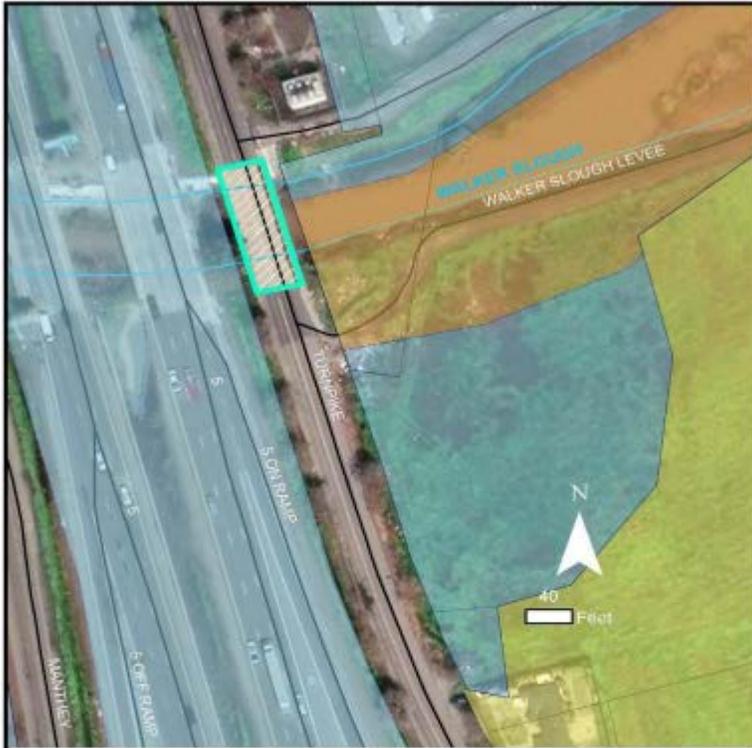
Legend

Project Location - Santa Paula
StocktonCompMap_JS_Oct07

Land_Type

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





**Stockton Bridge Rehabilitation Project -
Turnpike Road**

Legend

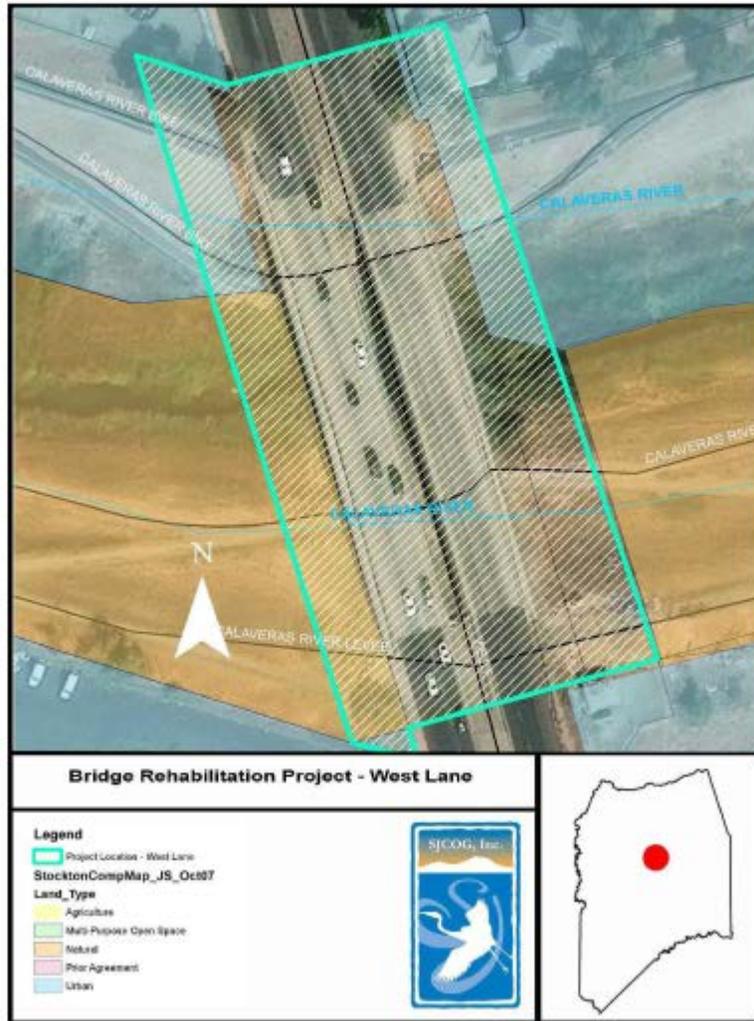
Project Location - Turnpike Road
StocktonCompMap_JS_Oct07

Land_Type

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



Surface and In-Water Work Bridges Only Project Location Maps





Bridge Rehabilitation Project - Diamond Street

- Legend**
-  Project Location - Diamond Street
 - StocktonCompMap_JS_Oct07
 - Land_Type**
 -  Agriculture
 -  Multi-Purpose Open Space
 -  Natural
 -  Prior Agreement
 -  Urban



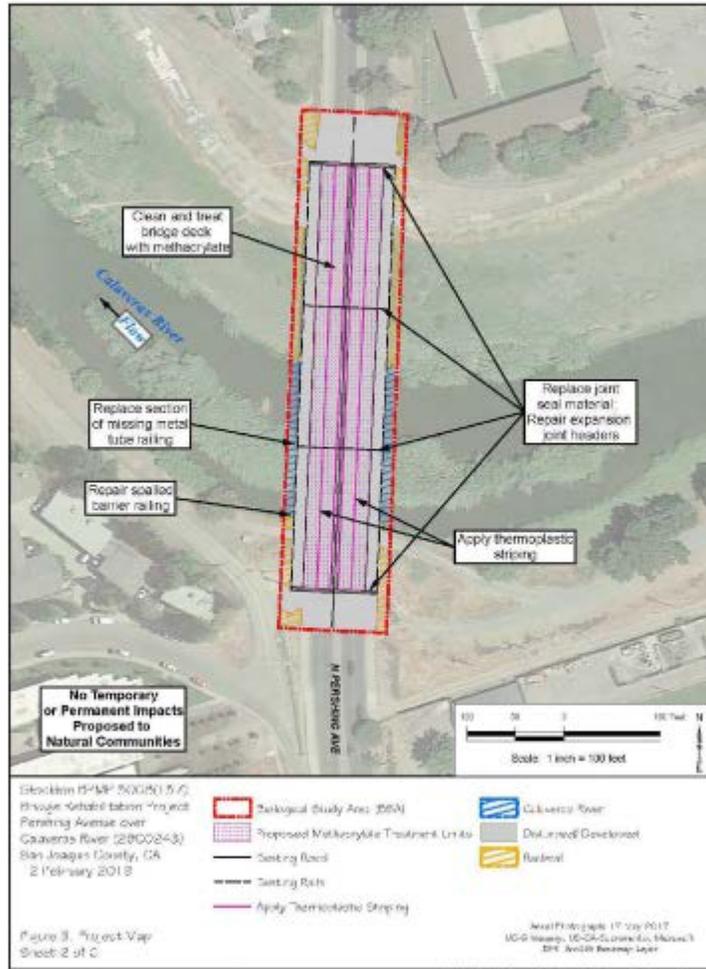


**Stockton Bridge Rehabilitation Project -
Aurora Street**

- Legend**
-  Project Location - Aurora Street
 -  StocktonCompMap_JS_Dec07
 - Land_Type**
 -  Agriculture
 -  Multi Purpose Open Space
 -  Natural
 -  Prior Agreement
 -  Urban



Surface Rehab Bridges Only – No In-Water Work Site Plans



142976.ctb\bridgeplans\BHE Permitting\Project\chapters

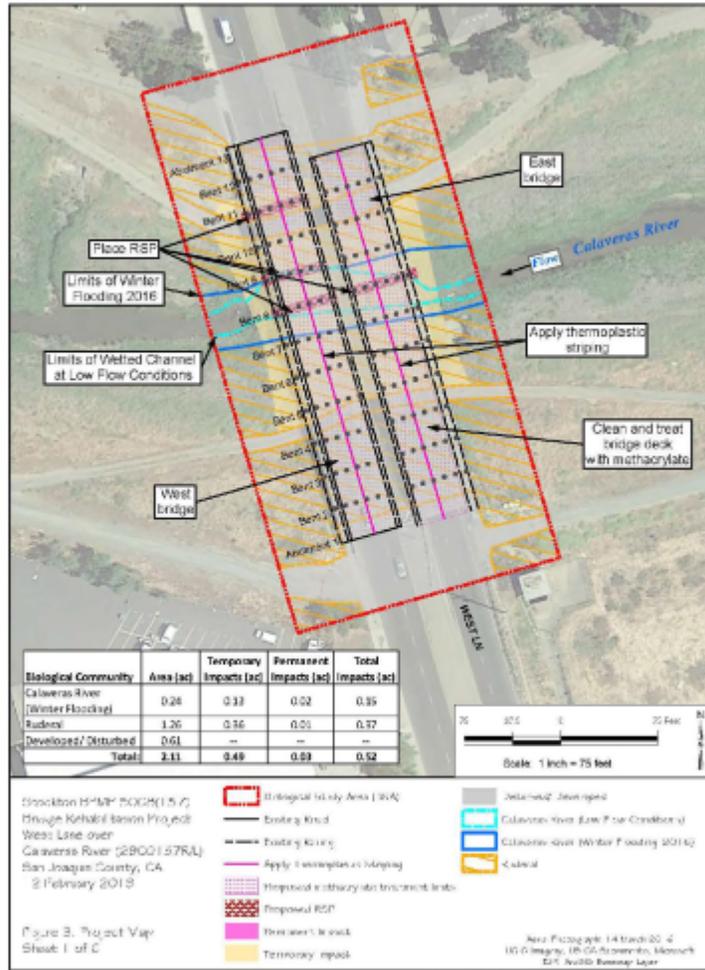


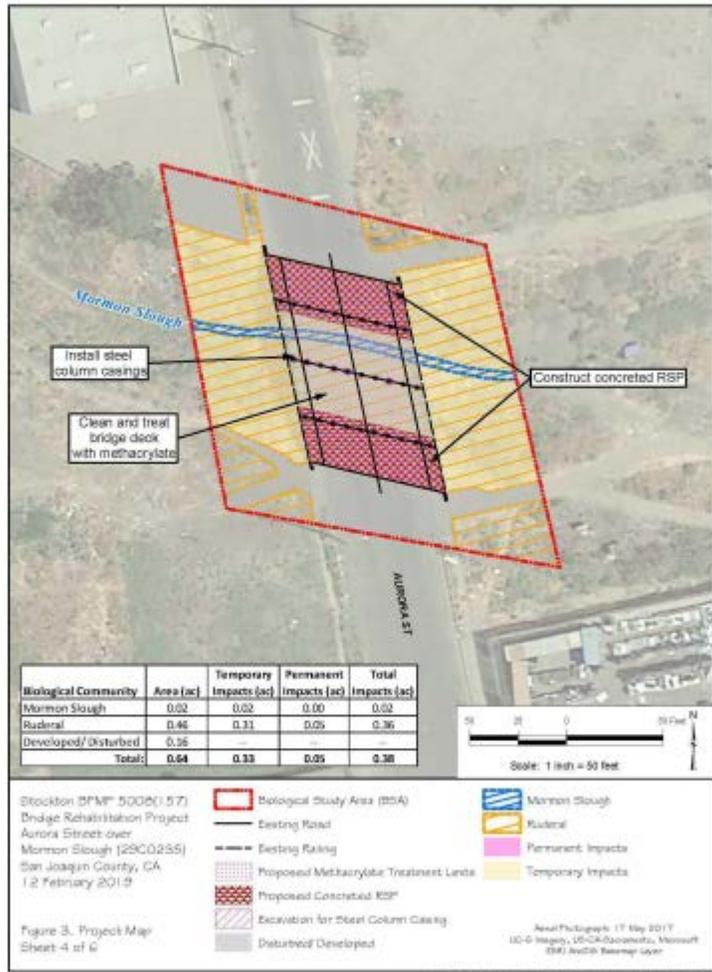
Figure 3. Project Map
 Sheet 5 of 6

\\s01\c0\arcgis\project\SPMP_5008\fig_03\projmap_05.tiff



Surface and In-Water Work Bridges Only Site Plans





STAFF REPORT

SUBJECT: Approval of the Tra Vigne Development Project Plan Participation and Buffer Reduction

RECOMMENDED ACTION: Motion to Approve Recommendation to SJCOG, Inc. to 1) Allow the Tra Vigne Development Project to Participate in the SJMSCP; and 2) Allow a Revision to the Incidental Take Minimization Measures for Giant Garter Snake (GGS) and Western Pond Turtle (WPT) Buffers for this Project

DISCUSSION:

SUMMARY:



The project applicant, MCD-North Stockton, LLC is requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP or Plan) through the City of Stockton's Community Development Department. Concurrently, the project applicant is requesting a buffer reduction for Giant Garter Snake and Western Pond Turtle type species and habitat. The project site is located at the southeast corner of West Lane and Eight Mile Road on the northern side of Stockton in Central Zone (attachments 1 & 2).

RECOMMENDATION:

SJCOG, Inc. staff recommends the Habitat Technical Advisory Committee (HTAC) make the recommendation to the SJCOG, Inc. Board to:

- 1) Allow the project to participate under the SJMSCP to provide biological coverage for the project impacts to the habitat types under the federal and state permits; and
- 2) Allow a revision of the Incidental Take Minimization Measures (ITMM) for Giant Garter Snake (GGS) and Western Pond Turtle (WPT) for this project.

FISCAL IMPACT:

If the project is approved, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP for approximately 318.82 acres. The impacts for this project would consist of 15.57 acres of Urban (U) and 303.25 acres of Agricultural (C34) habitat land.

Habitat Impacts:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Urban (U)	15.57	\$0.00	\$0.00
Agriculture (C34)	303.25	\$16,492	\$5,001,199.00
Total:	318.82		\$5,001,199.00

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

BACKGROUND:



This project consists of developing approximately 318.82 acres of land, which will include commercial, low- and high-density residential housing, a K-8 school site, and open space parkland. The project site has been designed with two sub-planning areas (Tra Vigne West and Tra Vigne East).

The disposal of storm water collected by detention basins would be handled by a new onsite storm water pump station and discharge outfall to Bear Creek. The pump station is expected to consist of a concrete sump, trash screen, and two or more pumps that would deliver storm water flow over or through the Bear Creek levee to an outfall facility (attachment 3).

This project is currently seeking outside permitting for the disposal of storm water to Bear Creek via an outfall with the following agencies:

- Section 401 permit from the Central Valley Regional Water Quality Control Board,
- Section 404 permit from the United States Army Corps of Engineers (USACE),
- 1602 permit from the California Department of Fish and Wildlife; and
- Consultation with United States Fish and Wildlife Service

Buffer Reduction:



To build an outfall structure within the requested project footprint, the project will impact Bear Creek, the project will potentially impact Giant Garter Snake habitat within the suggested 200-foot buffer and Western Pond Turtle within the 300-foot buffer. As identified in Section 5.5.9 of the Plan, HTAC, on a case-by-case review, can establish a setback and

buffer zone to be used by the project in place of the 200 and 300 feet suggested.

Because construction of the outfall facility will be within the suggested 200-foot and 300-foot buffer areas, the project proponent has requested a reduction in the buffer to a 0-foot setback for the potential impacts to Bear Creek. The reduction of these buffers is necessary for the construction of this project, but the buffer reduction will only be permitted during the active period of GGS. All other ITMMs for GGS (e.g. construction window between May 1 and October 1 and required survey work) and WPT will remain standard.

GGS burrow within the banks of waterways within San Joaquin County from October 2 – April 30 which is called the GGS inactive period. Additionally, the same habitat for GGS is also suitable habitat for WPT nesting sites. These waterways have buffer zones of 200-feet and 300-feet for GGS and WPT respectively. Projects are not permitted to construct within the established buffers in the inactive season (October 2 – April 30). Heavy machinery used to construct these projects can potentially crush these burrowing species resulting in 'take'.



This staff report is recommending approval from the HTAC and the SJCOG, Inc. Board to allow the Tra Vigne Development Project to construct their project within the 200-foot and 300-foot buffer area of Bear Creek during the active seasons (May 1 to October 1) when these protected species are not actively burrowing or nesting within the banks of Bear Creek or any other protected waterway within San Joaquin County. This request cannot be made administratively but by the recommending bodies of the Habitat Plan.

If allowed to participate in the SJMSCP, the total disturbed area will consist of 15.57 acres of Urban (U) and 303.25 acres of Agriculture (C34) habitat impacts. The project applicant will be responsible for mitigating the habitat impacts 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.

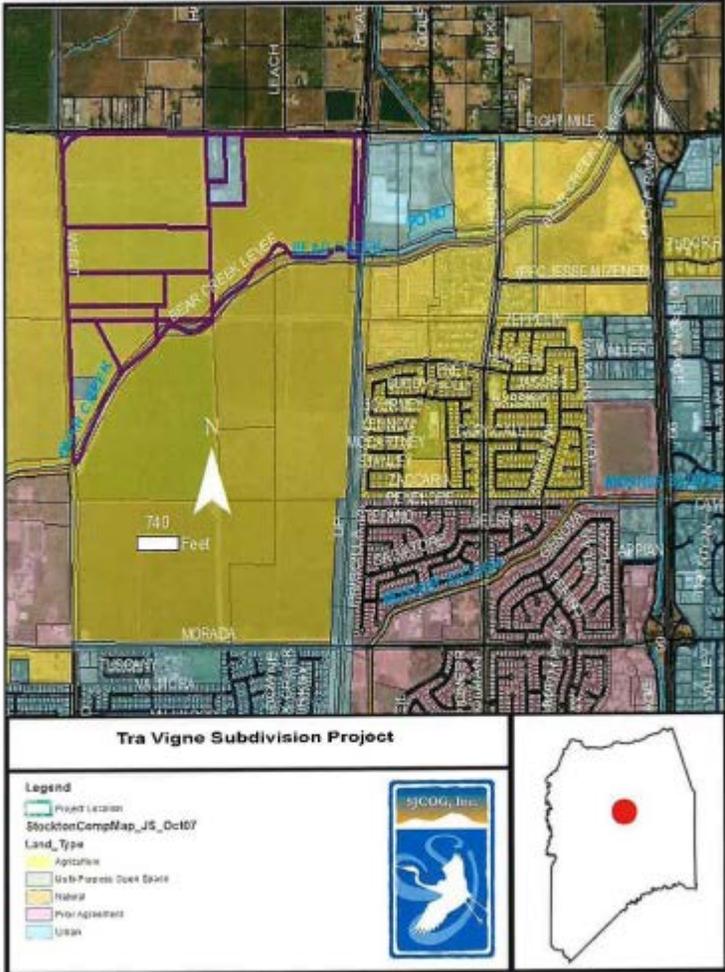
NEXT STEPS:

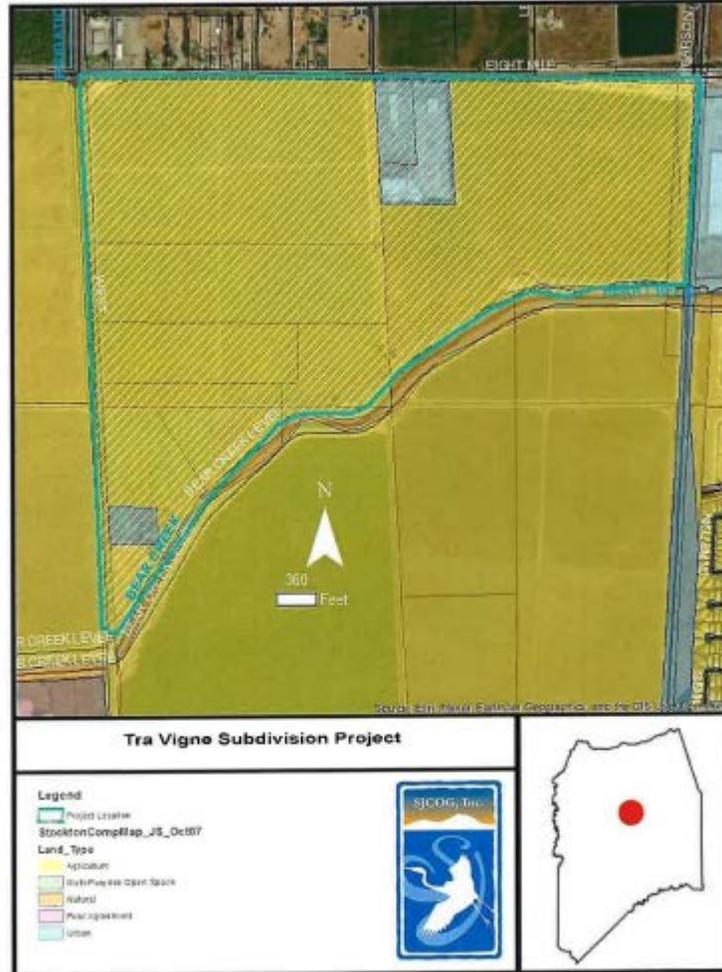
Should the staff recommendation be approved by the SJCOG, Inc. Board at the October 23rd Board meeting, the project will proceed forward.

ATTACHMENTS:

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

Prepared by: Laurel Boyd, Associate Habitat Planner





STAFF REPORT

- SUBJECT:** Approval of the Brady Road Dairy Digester Project, Plan Participation and Habitat Classification Change
- RECOMMENDED ACTION:** Motion to Approve Recommendation to SJCOG, Inc. to 1) Allow the Brady Road Dairy Digester Project to Participate in the SJMSCP; and 2) Allow to an Alteration to the Habitat Type Coverage from Agriculture (C34) to Agriculture (C34) and Urban (U) Habitat Land

DISCUSSION:

SUMMARY:



The project applicant, Frederick Tornatore, TSS Consultants, is requesting coverage through San Joaquin County Community Development Department because the site 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 San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP or Plan) 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 (2001-02) to reclassify or correct the project's habitat classification. The project site is on the south side of East Brady Road, east of South Manteca Boulevard, south of the City of Manteca in the Central Zone (attachments 1 & 2).

RECOMMENDATION:

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

- 1) Allow the Brady Road Dairy Digester Project to participate in the SJMSCP; and
- 2) Allow an alteration to the habitat type coverage from Agriculture (C34) to Agriculture (C34) and Urban (U) habitat land.

FISCAL IMPACT:

If the 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 26.88 acres. The impacts for this project would consist of 2.0 acres of Agricultural (C34) and 24.88 acres of Urban (U) habitat impacts. Should the project mitigate for project impacts by paying the 2025 fee, the project would be responsible for mitigating the following fee calculation:

Original Habitat Classification:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Agriculture (C34)	26.88	\$16,492	\$443,304.96
Total:	26.88		\$443,304.96

Recommended Habitat Classification Change:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Agriculture (C34)	2.0	\$16,492	\$32,984.00
Urban (U)	24.88	\$0.00	\$0.00
Total:	24.88		\$32,984.00

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 a Conditional Use Permit application to establish an anaerobic digestion facility by configuring two above-ground cow manure "digesters" that work in a 'plug and flow' fashion. These digesters are intended to capture and contain methane from the dairy cow manure currently stored in the regulatory compliant excrement ponds on the existing dairy property. The resulting biomethane will then be shipped offsite in tube trailers for consumption by product off takers. The new digester will consist of two 7,200 square foot digester buildings on a two-acre project footprint. The proposed anaerobic digesters produce methane from cow manure. The parcel has direct access

from East Brady Road. The project site is currently served by an on-site well for water, an on-site septic system for wastewater, and natural storm drainage (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 Urban (U) consisting of an existing dairy operation and Agricultural (C34) habitat land.

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 Urban (U) habitat consisting of an existing dairy operation on a portion of a parcel. The original SJMSCP habitat classification for this specific area would be re-classified from 26.88 acres of Agriculture (C34) habitat land to 2.0 acres of Agriculture (C34), and 24.88 acres of Urban (U) habitat land.

Original Classification	Original Acres	Reclassified Acres
Agriculture (C34)	26.88	2.0
Urban (U)	0.00	24.88

NEXT STEPS:

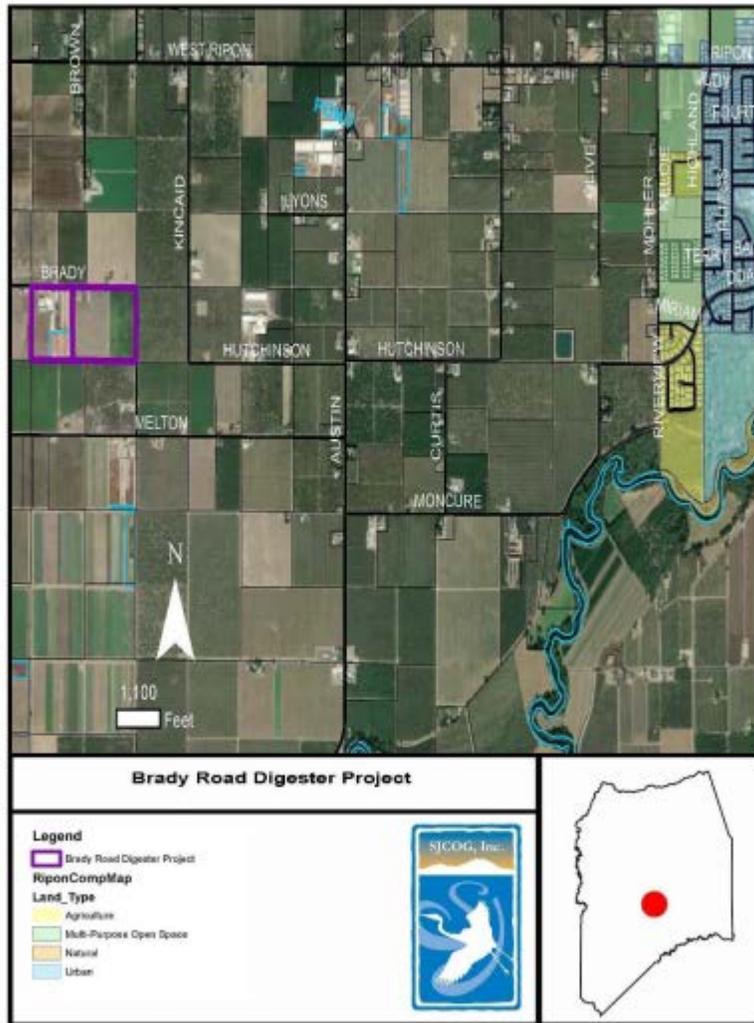
Should the staff recommendation be approved by the SJCOG, Inc. Board at the December 4th Board meeting, the project will proceed forward under the plan.

ATTACHMENTS:

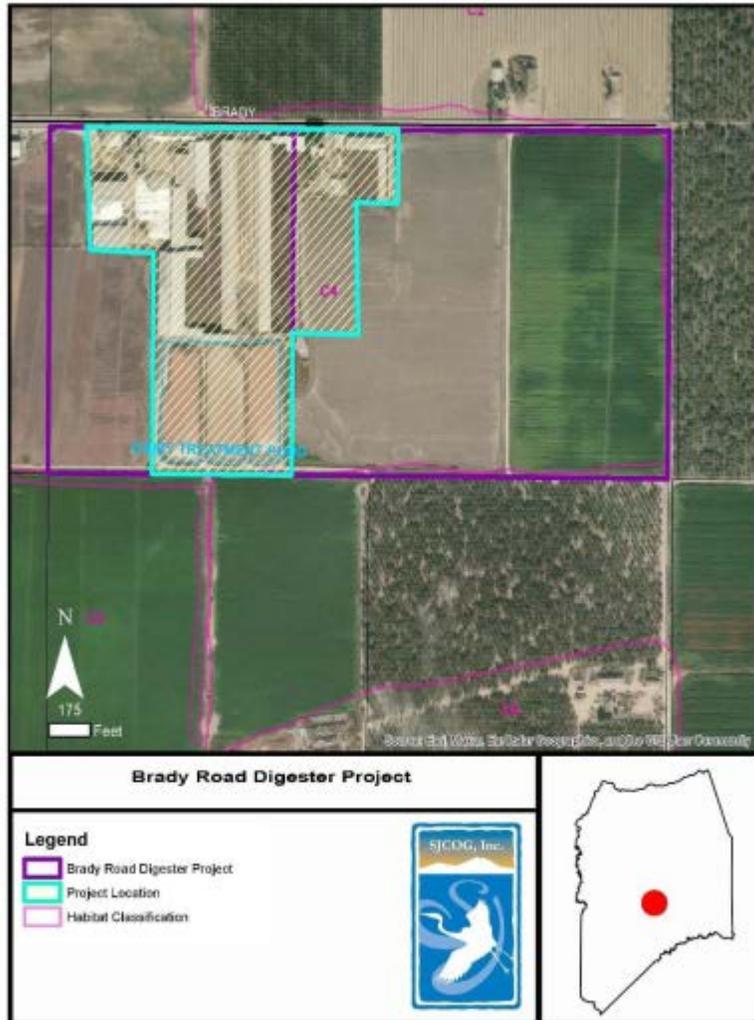
1. General Location Map
2. Project Location Map
3. Project Site Map
4. 2001 Aerial Map

Prepared by: Laurel Boyd, Associate Habitat Planner

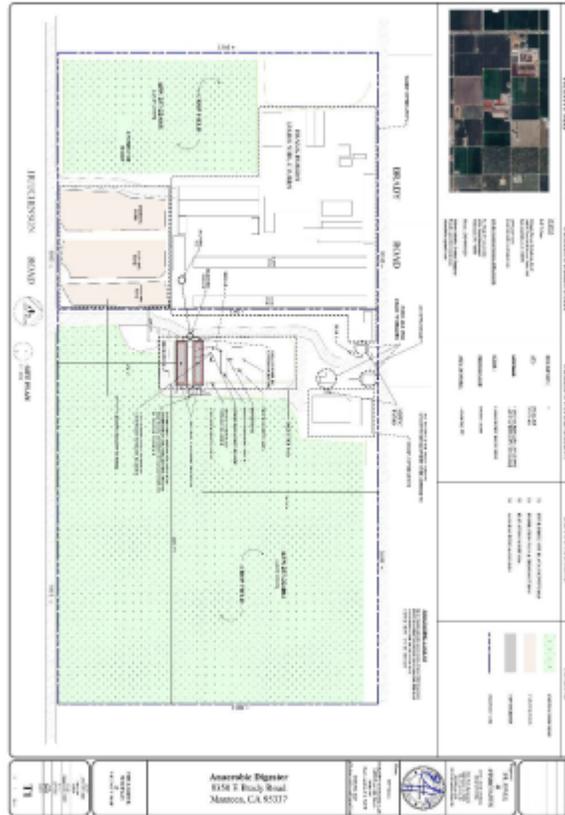
ATTACHMENT 1



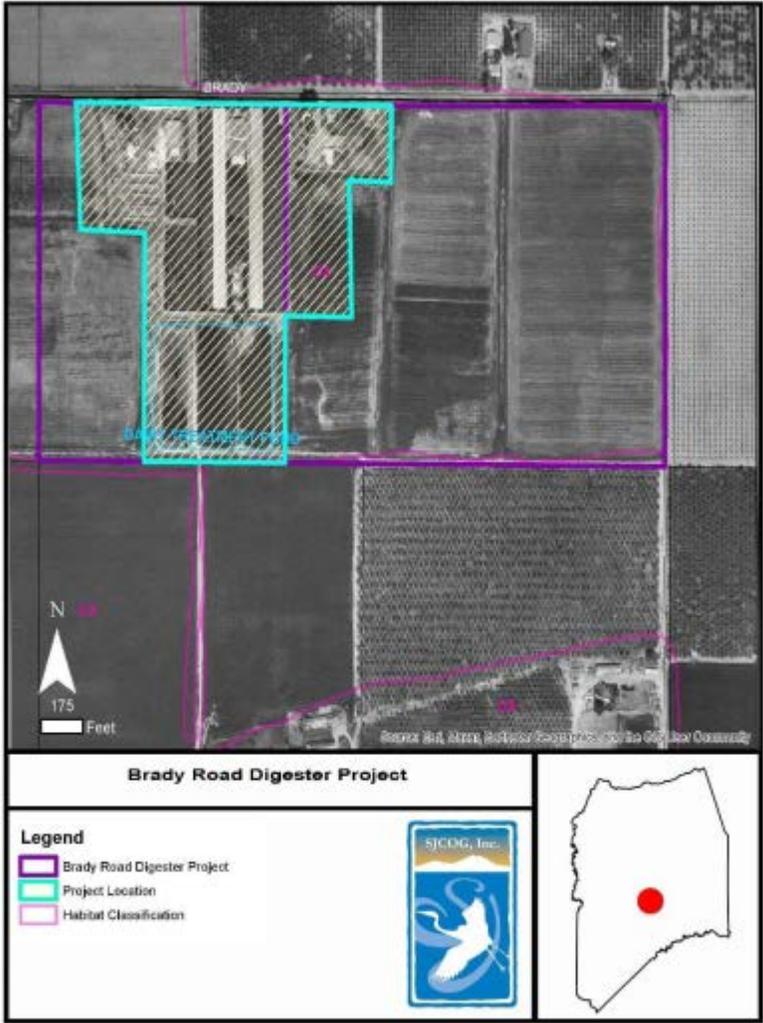
ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



STAFF REPORT

- SUBJECT:** Approval of the Bishop Tract Pipe Replacement Project Plan Participation and Buffer Reduction
- RECOMMENDED ACTION:** Motion to Approve Recommendation to SJCOG, Inc. to 1) Allow the Bishop Tract Pipe Replacement Project to Participate in the SJMSCP; and 2) Allow a Revision to the Incidental Take Minimization Measures for Giant Garter Snake (GGS) and Western Pond Turtle (WPT) Buffers for this Project

DISCUSSION:

SUMMARY:



The project applicant, Reclamation District 2042, is requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP or Plan). Concurrently, the project applicant is requesting a buffer reduction for Giant Garter Snake (GGS) and Western Pond Turtle (WPT) type species and habitat. The project site is located west of Interstate 5 and north of Eight Mile Road on the northern side of Stockton in Central Zone (attachments 1 & 2).

RECOMMENDATION:

SJCOG, Inc. staff recommends the Habitat Technical Advisory Committee (HTAC) make the recommendation to the SJCOG, Inc. Board to:

- 1) Allow the project to participate under the SJMSCP to provide biological coverage for the project impacts to the habitat types under the federal and state permits; and
- 2) Allow a revision of the Incidental Take Minimization Measures (ITMM) for Giant Garter Snake and Western Pond Turtle for this project.

FISCAL IMPACT:

If the project is approved, SJCOG Inc. will be provided with mitigation for the project impacts as required under the SJMSCP for approximately 0.34 acres. The impacts for this project would consist of 0.34 acres of Urban (U2) habitat land. There are no fees for Urban (U2) habitat impacts.

Habitat Impacts:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Urban (U)	0.34	\$0.00	\$0.00
Total:	0.34		\$0.00

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

BACKGROUND:



This project consists of replacing approximately 108 feet of existing 48-inch diameter reinforced concrete pipeline with combination flap gates on both ends, accessible only by wooden platforms at the existing Station 195+41. The SJMSCP will only cover project impacts above the mean water line or landside project impacts (attachment 3).

This project is currently seeking outside permitting for impacts within Telephone Cut or impacts below the mean water line with the following agencies:

- Section 401 permit from the Central Valley Regional Water Quality Control Board,
- Section 404 permit from the United States Army Corps of Engineers (USACE),
- Central Valley Flood Protection Board,
- 1602 permit from the California Department of Fish and Wildlife; and
- Consultation with United States Fish and Wildlife Service

Buffer Reduction:



To replace the pipe at Bishop Tract, which is within the requested project footprint, the project will impact Telephone Cut, and potentially impact Giant Garter Snake habitat within the suggested 200-foot buffer and Western Pond Turtle within the 300-foot buffer. As identified in Section 5.5.9 of the Plan, HTAC, on a case-by-case review, can establish a setback and buffer zone to be used by the project in place of the 200 and 300 feet suggested.

Because replacement of the existing pipe crossing will be within the suggested 200-foot and 300-foot buffer areas, the project proponent has requested a reduction in the buffer to a 0-foot setback for the potential impacts to Telephone Cut. The reduction of these

buffers is necessary for the construction of this project, but the buffer reduction will only be permitted during the active period of GGS. All other ITMMs for GGS (e.g. construction window between May 1 and October 1 and required survey work) and WPT will remain standard.

Giant Garter Snakes burrow within the banks of waterways within San Joaquin County from October 2 – April 30 which is called the GGS inactive period. Additionally, the same habitat for GGS is also suitable habitat for Western Pond Turtle nesting sites. These waterways have buffer zones of 200-feet and 300-feet for GGS and WPT respectively. Projects are not permitted to construct within the established buffers in the inactive season (October 2 – April 30). Heavy machinery used to construct these projects can potentially crush these burrowing and nesting species resulting in 'take'.



This staff report is recommending approval from the HTAC and the SJCOG, Inc. Board to allow the Bishop Tract Pipe Replacement Project to construct their project within the 200-foot and 300-foot buffer area of Telephone Cut during the active seasons (May 1 to October 1) when these protected species are not actively burrowing or nesting within the banks of Telephone Cut or any other protected waterway within San Joaquin County. This request cannot be made administratively but by the recommending bodies of the Habitat Plan.

If allowed to participate in the SJMSCP, the total disturbed area will consist of 0.34 acres of Urban (U2) habitat impacts. The project applicant will be responsible for mitigating the habitat impacts 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. As noted above, Urban (U2) habitat does not have fees tied to project impacts. The project, however, will be responsible for adhering to the biological timing and measures of the ITMM document.

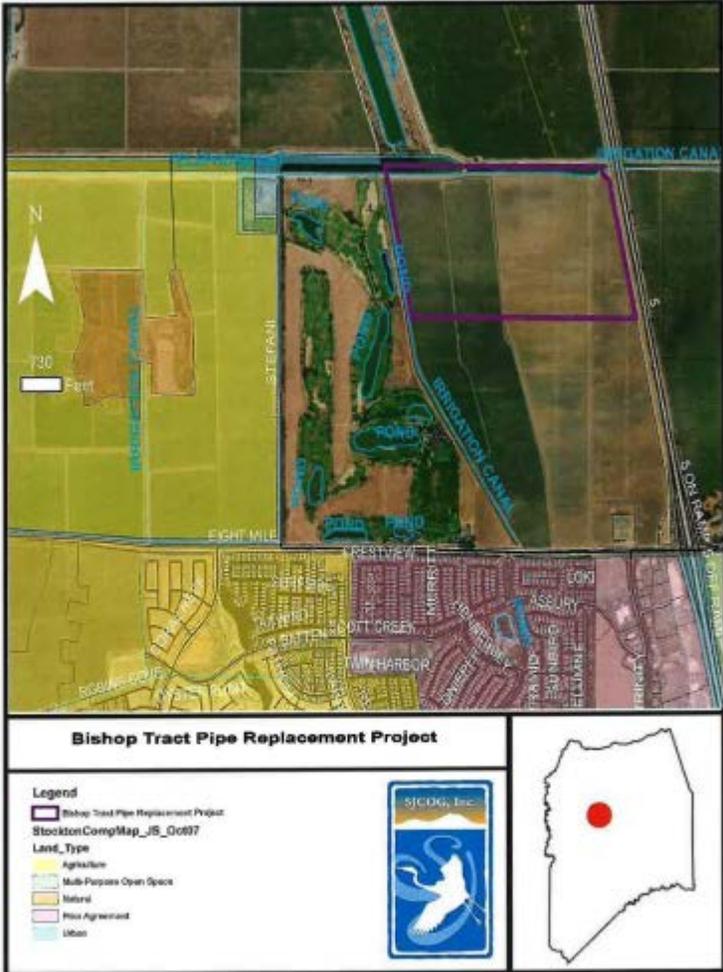
NEXT STEPS:

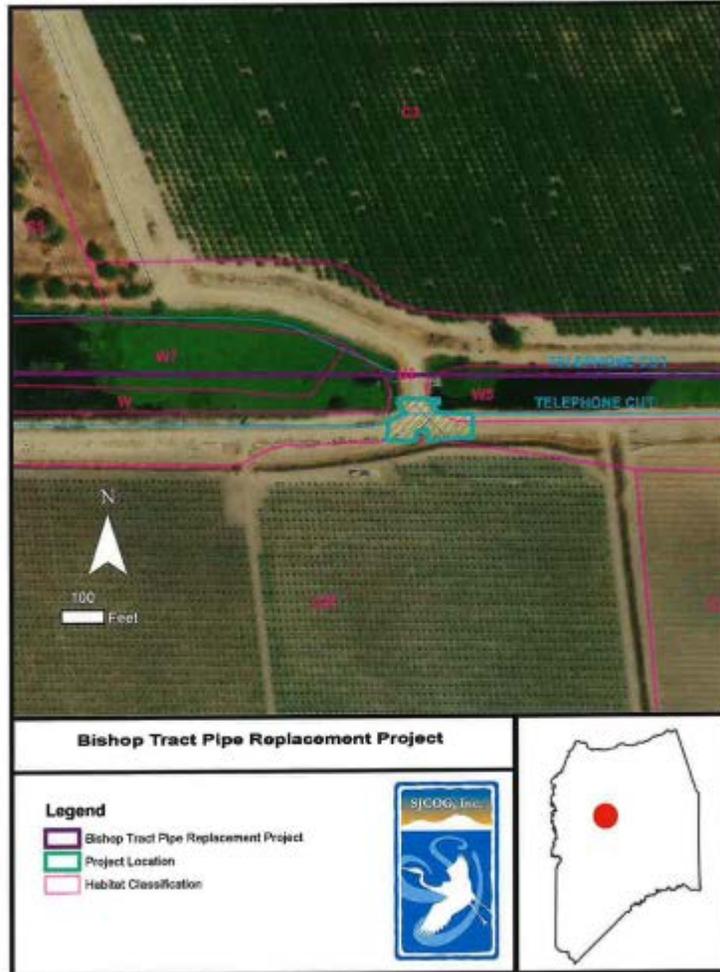
Should the staff recommendation be approved by the SJCOG, Inc. Board at the December 4th Board meeting, the project will proceed forward.

ATTACHMENTS:

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

Prepared by: Laurel Boyd, Associate Habitat Planner





STAFF REPORT

- SUBJECT:** Approval of the Brady Road Dairy Digester Project, Plan Participation and Habitat Classification Change
- RECOMMENDED ACTION:** Motion to Approve Recommendation to SJCOG, Inc. to 1) Allow the Brady Road Dairy Digester Project to Participate in the SJMSCP; and 2) Allow to an Alteration to the Habitat Type Coverage from Agriculture (C34) to Agriculture (C34) and Urban (U) Habitat Land

DISCUSSION:

SUMMARY:



The project applicant, Frederick Tornatore, TSS Consultants, is requesting coverage through San Joaquin County Community Development Department because the site 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 San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP or Plan) 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 (2001-02) to reclassify or correct the project's habitat classification. The project site is on the south side of East Brady Road, east of South Manteca Boulevard, south of the City of Manteca in the Central Zone (attachments 1 & 2).

RECOMMENDATION:

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

- 1) Allow the Brady Road Dairy Digester Project to participate in the SJMSCP; and
- 2) Allow an alteration to the habitat type coverage from Agriculture (C34) to Agriculture (C34) and Urban (U) habitat land.

FISCAL IMPACT:

If the 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 26.88 acres. The impacts for this project would consist of 2.0 acres of Agricultural (C34) and 24.88 acres of Urban (U) habitat impacts. Should the project mitigate for project impacts by paying the 2025 fee, the project would be responsible for mitigating the following fee calculation:

Original Habitat Classification:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Agriculture (C34)	26.88	\$16,492	\$443,304.96
Total:	26.88		\$443,304.96

Recommended Habitat Classification Change:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Agriculture (C34)	2.0	\$16,492	\$32,984.00
Urban (U)	24.88	\$0.00	\$0.00
Total:	24.88		\$32,984.00

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 a Conditional Use Permit application to establish an anaerobic digestion facility by configuring two above-ground cow manure "digesters" that work in a 'plug and flow' fashion. These digesters are intended to capture and contain methane from the dairy cow manure currently stored in the regulatory compliant excrement ponds on the existing dairy property. The resulting biomethane will then be shipped offsite in tube trailers for consumption by product off takers. The new digester will consist of two 7,200 square foot digester buildings on a two-acre project footprint. The proposed anaerobic digesters produce methane from cow manure. The parcel has direct access

from East Brady Road. The project site is currently served by an on-site well for water, an on-site septic system for wastewater, and natural storm drainage (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 Urban (U) consisting of an existing dairy operation and Agricultural (C34) habitat land.

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 Urban (U) habitat consisting of an existing dairy operation on a portion of a parcel. The original SJMSCP habitat classification for this specific area would be re-classified from 26.88 acres of Agriculture (C34) habitat land to 2.0 acres of Agriculture (C34), and 24.88 acres of Urban (U) habitat land.

Original Classification	Original Acres	Reclassified Acres
Agriculture (C34)	26.88	2.0
Urban (U)	0.00	24.88

NEXT STEPS:

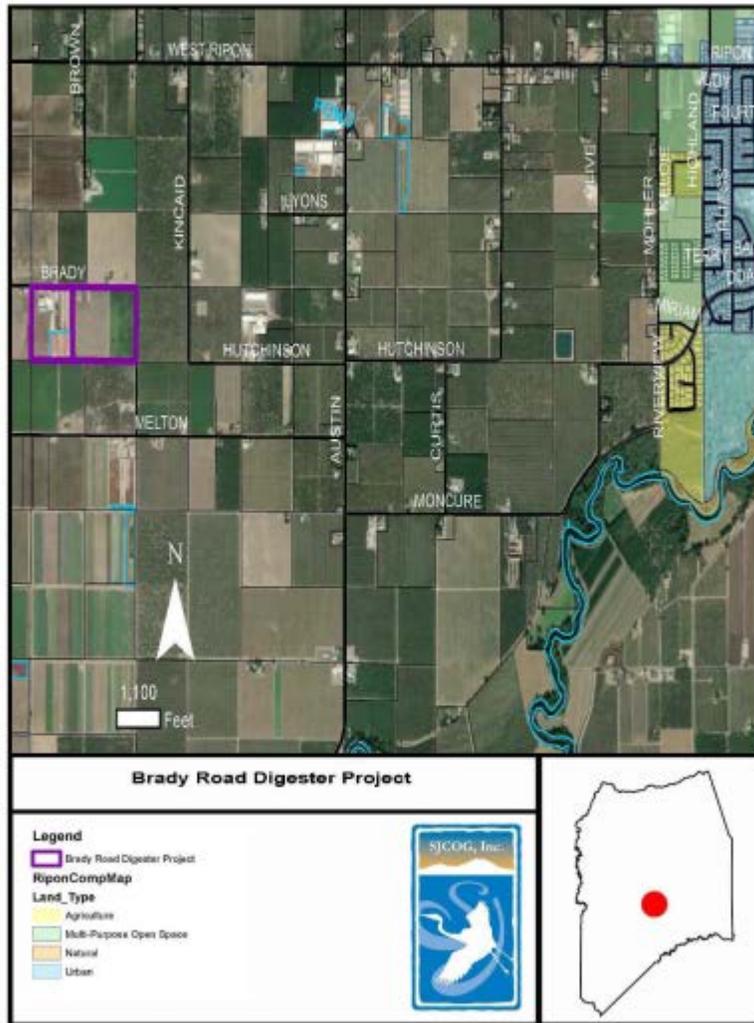
Should the staff recommendation be approved by the SJCOG, Inc. Board at the December 4th Board meeting, the project will proceed forward under the plan.

ATTACHMENTS:

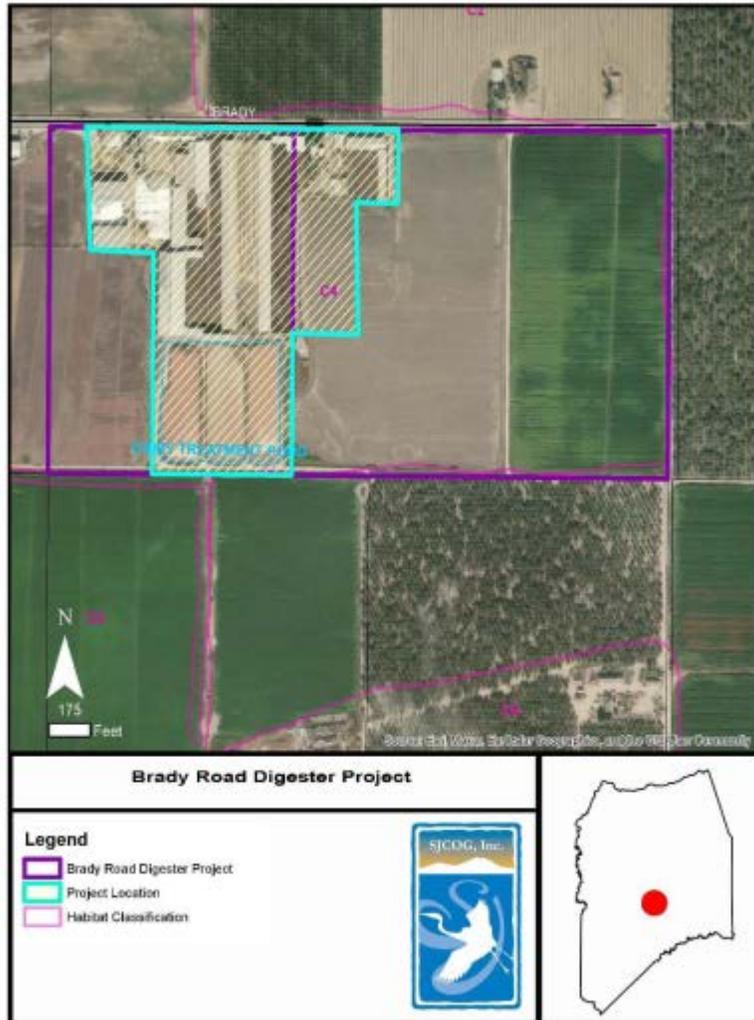
1. General Location Map
2. Project Location Map
3. Project Site Map
4. 2001 Aerial Map

Prepared by: Laurel Boyd, Associate Habitat Planner

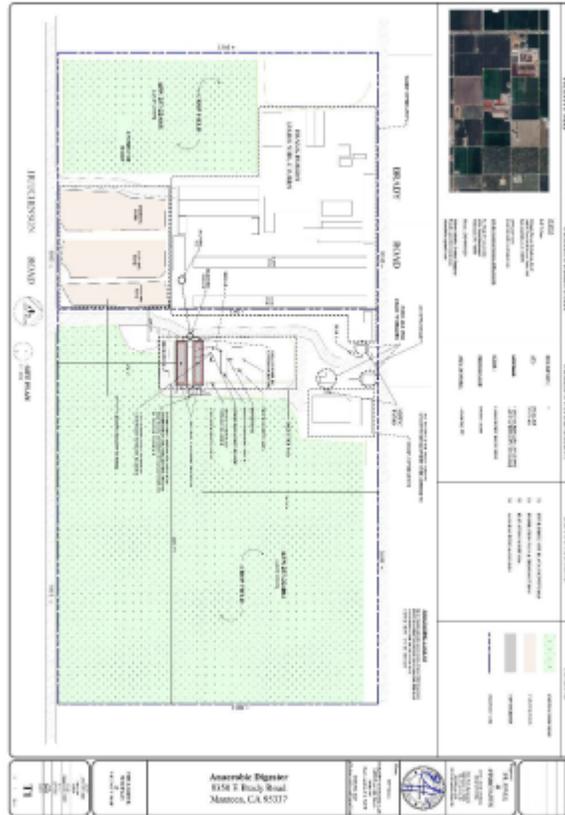
ATTACHMENT 1



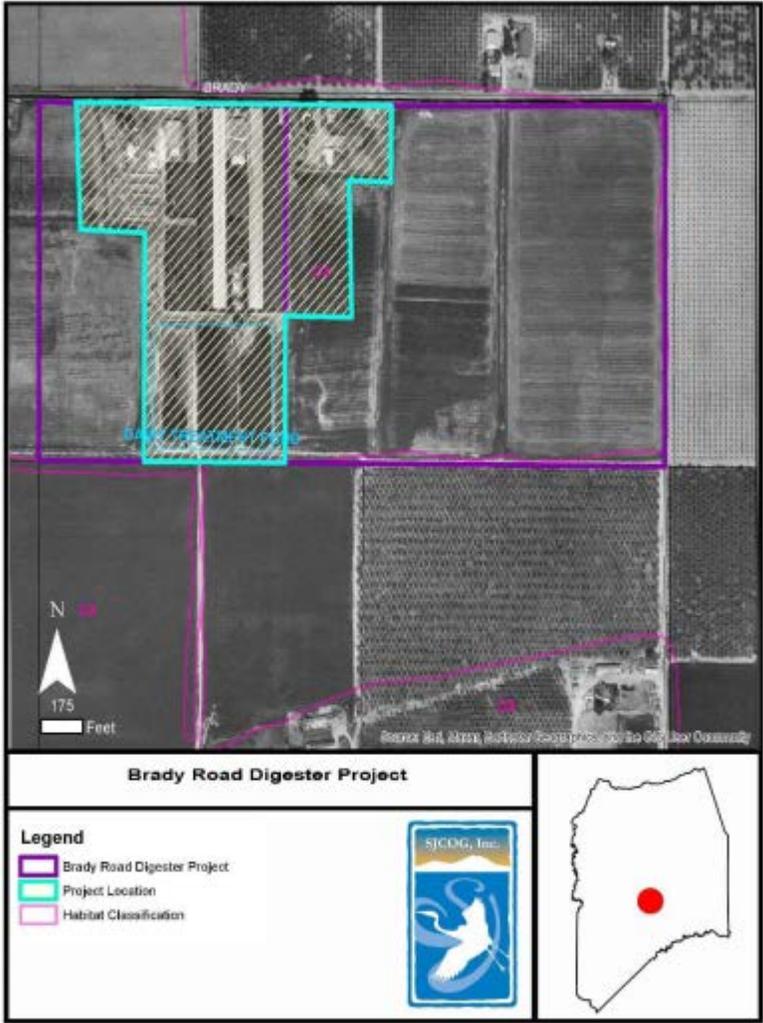
ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



STAFF REPORT

SUBJECT: Approval of the Harney Lane Power Safety Project Habitat Plan Participation

RECOMMENDED ACTION: Motion to Approve Recommendation to SJCOG, Inc. to Allow the Harney Lane Power Safety Project to Participate in the SJMSCP

DISCUSSION:

SUMMARY:



The project applicant, Robert Beadles, 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 E. Harney Lane, 0.6 miles east of State Route 99 east of the City of Lodi in the Central Zone (attachments 1 &2).

RECOMMENDATION:

SJCOG, Inc. staff recommends the Habitat Technical Advisory Committee (HTAC) recommend to the SJCOG, Inc. Board to allow the Harney Lane Power Safety 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 the project is approved, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP for approximately 1.01 acres. The impacts for this project would consist of 1.01 acres of Urban (U) habitat impacts. There are no fees for Urban (U) habitat impacts.

Habitat Classification:

Habitat Type	Total Acres	2025 Fee/Acre	2025 Total Fee
Urban (U)	1.01	\$0.00	\$0.00
Total:	1.01		\$0.00

BACKGROUND:



This project consists of an Administrative Use Permit to establish a traffic control business. The project will utilize an existing 5,498 square foot building for administrative functions and will construct a 4,000 square foot building for equipment storage and minor repairs. Onsite vehicles will be pickup trucks and passenger cars, and equipment will include occasional light towers or arrow boards. The project will employ 15-20 people. The property utilizes an existing well, septic system, and storm drain basin. The property has direct access from E. Harney Lane (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 1.01 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.

NEXT STEPS:

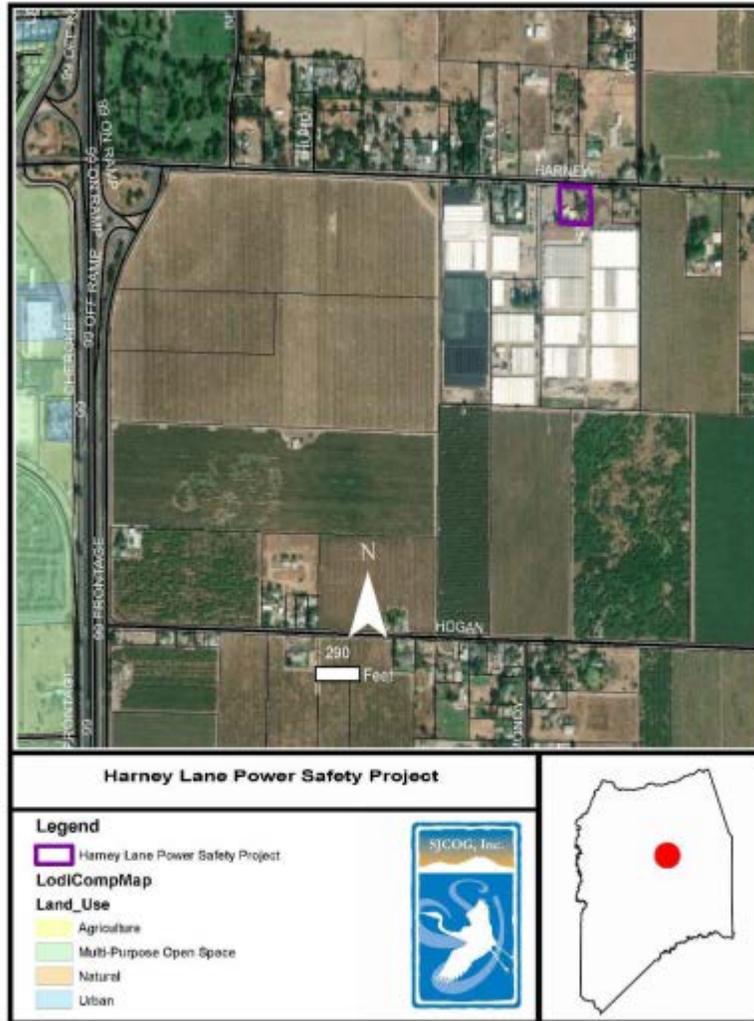
Should the staff recommendation be approved by the SJCOG, Inc. Board at the December 4, 2025 Board meeting, the project will proceed forward under the Plan.

ATTACHMENTS:

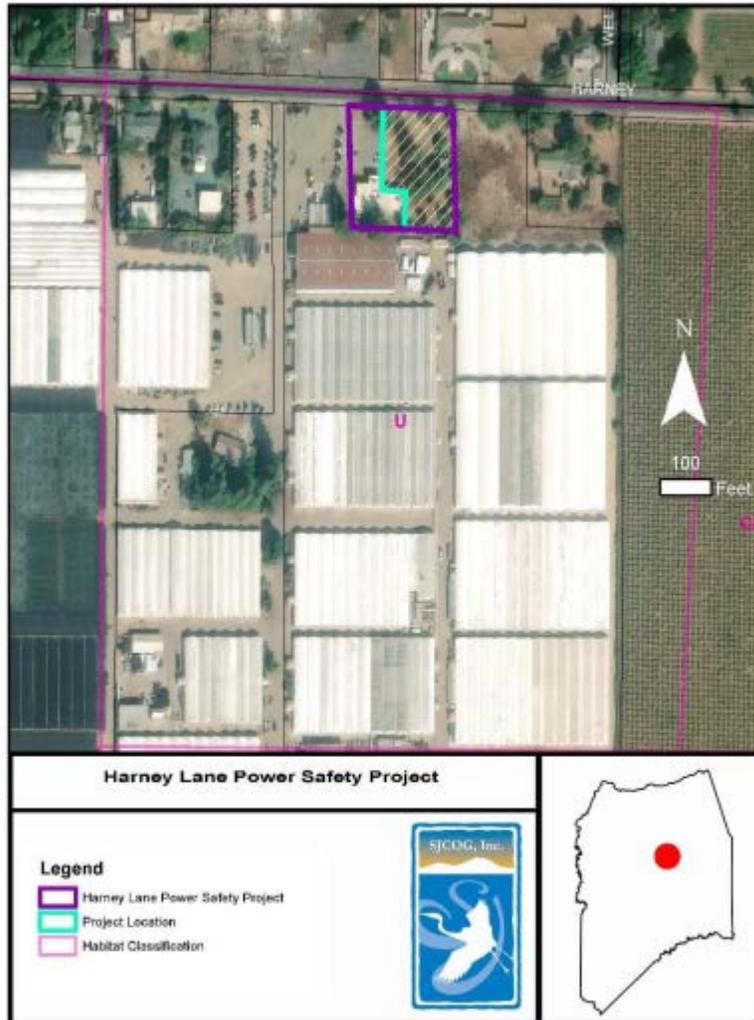
1. General Location Map
2. Project Site Map
3. Project Site Map

Prepared by: Laurel Boyd, Associate Habitat Planner

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3

ATTACHMENT AA

CITY OF STOCKTON QUARTERLY REPORTS

1st Quarter Stockton

Miscellaneous Projects

Fees Collected 1st Quarter 2025

Date	Acreage	Hab Type	Fee	Total
2/19/2025	0.63	Urban	\$ -	\$ -
2/27/2025	0.29	Urban	\$ -	\$ -
2/27/2025	0.08	Urban	\$ -	\$ -
	<u>1.00</u>			<u>\$ -</u>

1st Quarter Stockton	Acreage	Total
Misc. Projects	1	\$ -
	<u>1</u>	<u>\$ -</u>

2nd Quarter Stockton

Miscellaneous Projects

Fees Collected 2nd Quarter 2025

Date	Acreage	Hab Type	Fee	Total
15-Apr-25	0.23	Urban	\$ -	\$ -
24-Apr-25	0.07	Urban	\$ -	\$ -
24-Apr-25	1.97	Urban	\$ -	\$ -
22-May-25	0.24	Urban	\$ -	\$ -
	2.51			\$ -

2nd Quarter Stockton	Acreage	Total
Miscellaneous Projects	2.51	\$ -
	2.51	\$ -

3rd Quarter Stockton

Miscellaneous Projects

Fees Collected 3rd Quarter 2025

Date	Acreage	Hab Type	Fee	Total
2-Jul-25	0.11	Urban	\$ -	\$ -
29-Aug-25	0.12	Urban	\$ -	\$ -
16-Sep-25	0.11	Urban	\$ -	\$ -
	0.34			\$ -

3rd Quarter	Acreage	Total
Miscellaneous	0.34	\$ -
	0.34	\$ -

4th Quarter Stockton

Miscellaneous Projects

Fees Collected 4th Quarter 2025

Date	Acreage	Hab Type	Fee	Total
21-Oct-25	0.13	Urban	\$ -	\$ -
21-Oct-25	0.12	Urban	\$ -	\$ -
21-Oct-25	0.2	Urban	\$ -	\$ -
21-Oct-25	0.14	Urban	\$ -	\$ -
9-Dec-25	0.13	Urban	\$ -	\$ -
	0.72			\$ -

4th Quarter Stockton	Acreage	Total
Miscellaneous Projects	0.72	\$ -
	0.72	\$ -

ATTACHMENT BB

CITY OF LODI QUARTERLY REPORTS

ATTACHMENT CC

CITY OF MANTECA QUARTERLY REPORTS

City of Manteca
 Recap of Habitat Conservation Fees
 Collected via Building Fees
 For the Quarter Ending June 30, 2025

City's #	Date	Name	Project		Acres/Acre	Fees Collected					Daily Total	Monthly Total	Quarterly Total		
			Address	Parcel #		Sq Ft	"A" (38-00) No Pay Zone	"B" (38-01) Pay Zone A	"C" (38-02) Pay Zone B	"D" 38-03 Pay Zone B				"E" 38-04 Pay Zone C	
625-1547	08/12/25	TRUMBARK HOMES	785 CONRAD ST MANTeca, CA 95336	21834028	2173		\$1,424.97	\$951.58							
625-1548	08/12/25	TRUMBARK HOMES	805 CONRAD ST MANTeca, CA 95336	21834110	2827		\$1,424.97	\$951.58							
625-1728	08/20/25	TRUMBARK HOMES	1245 MARCELINE DR MANTeca, CA 95336	21833021	1516		\$1,424.97	\$951.58							
625-1727	08/20/25	TRUMBARK HOMES	1332 MARCELINE DR MANTeca, CA 95336	21833025	1708		\$1,424.97	\$951.58							
625-1726	08/20/25	TRUMBARK HOMES	1338 MARCELINE DR MANTeca, CA 95336	21833048	1287		\$1,424.97	\$951.58							
625-1724	08/20/25	TRUMBARK HOMES	1351 MARCELINE DR MANTeca, CA 95336	21833012	1287		\$1,424.97	\$951.58							
625-1725	08/20/25	TRUMBARK HOMES	1355 MARCELINE DR MANTeca, CA 95336	21833011	1336		\$1,424.97	\$951.58							
625-1723	08/20/25	TRUMBARK HOMES	1365 MARCELINE DR MANTeca, CA 95336	21833010	1728		\$1,424.97	\$951.58							
SUBTOTAL						\$	\$11,399.38	\$7,613.72	\$	\$	\$	\$	\$	\$	
GRAND TOTAL						\$	\$11,399.38	\$7,613.72	\$	\$	\$	\$	\$	\$	\$

Vendor: 3273
Payee: SJ Council of Government

Check No: 433365
Check Date: 07/17/2025

DATE	INVOICE NO.	DESCRIPTION	NET AMOUNT
06/30/2025	HAB 04/25-06/25	April 1 - June 30, 2025 Habitat Fees	19,012.00

RECEIVED
JUL 24 2025
San Joaquin
Council of Governments

Total: \$19,012.00

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW

 **City of Manteca**
1001 West Center Street
Manteca, California 95337

Check No: 433365

Date	Amount
07/17/2025	\$19,012.00

Void after 90 Days

PAY **Nineteen Thousand Twelve and 00/100 Dollars**

TO THE ORDER OF **SJ Council of Government**
555 E. Weber Avenue
STOCKTON, CA 95202

Joni Anderson

REAR SIDE HAS A COLORED BACKGROUND - REAR SIDE CONTAINS MICRO PRINTING

⑆433365⑆ ⑆121042882⑆ 66668⑆ 52840⑆

Vendor: 3273
Payee: SJ Council of Government

Check No: 435813
Check Date: 10/16/2025

DATE	INVOICE NO.	DESCRIPTION	NET AMOUNT
09/30/2025	HAB 07/25-09/25	July 1 - September 30, 2025 Habitat Fees	92,528.38

RECEIVED
OCT 21 2025
San Joaquin
Council of Governments

Total: \$92,528.38

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW

 **City of Manteca**
1001 West Center Street
Manteca, California 95337

Check No: 435813

Date	Amount
10/16/2025	\$92,528.38

Void after 90 Days

PAY **Ninety-Two Thousand Five Hundred Twenty-Eight and 38/100 Dollars**

TO THE ORDER OF **SJ Council of Government
555 E. Weber Avenue
STOCKTON, CA 95202**

Joni Dudgwa

SIGNATURE HAS A COLORED BACKGROUND - OUTSIDE CONTAINS MICROPRINTING

⑈ 4 3 5 8 1 3 ⑈ ⑆ 1 2 1 0 4 2 8 8 2 ⑆ 6 6 6 6 6 ⑈ 5 2 8 4 0 ⑈

City of Manteca
 Recap of Habitat Conservation Fees
 Collected via Building Fees
 for the Quarter Ending December 31, 2025

City's #	Date	Project					Acres	Fees/Acre	Fees Collected					Daily Total	Monthly Total	Quarterly Total
		Name	Address	Parcel #	Sq Ft	Category			"A" (18-00) No Pay Zone	"B" (18-01) Pay Zone A	"C" (18-02) Pay Zone B	"D" 18-03 Pay Zone B	"E" 18-04 Pay Zone C			
825-2859	10/01/25	TH VISA & DAWN SHADOWERS	2287 MCDONALD DR MANTUCA, CA 95238	2183302	1287			\$1,424.91	\$551.59							
825-2960	10/01/25	TH VISA & DAWN SHADOWERS	2288 MCDONALD DR MANTUCA, CA 95238	2183303	1708			\$1,424.91	\$551.59							
825-2863	10/01/25	TH VISA & DAWN SHADOWERS	2287 SHAW DR MANTUCA, CA 95238	2183304	1738			\$1,424.91	\$551.59							
825-2862	10/01/25	TH VISA & DAWN SHADOWERS	2288 SHAW DR MANTUCA, CA 95238	2183305	1708			\$1,424.91	\$551.59							
825-2863	10/01/25	TH VISA & DAWN SHADOWERS	2287 SHAW DR MANTUCA, CA 95238	2183306	1516			\$1,424.91	\$551.59					\$13,867.50		
825-1759	10/14/25	THURMAN HOMES	1388 CHESTNUT AVE MANTUCA, CA 95238	2183001	2462			\$1,424.91	\$551.59							
825-1750	10/14/25	THURMAN HOMES	1314 CHESTNUT AVE MANTUCA, CA 95238	2183012	2275			\$1,424.91	\$551.59							
825-1751	10/14/25	THURMAN HOMES	1383 CHESTNUT AVE MANTUCA, CA 95238	2183013	2275			\$1,424.91	\$551.59							
825-1752	10/14/25	THURMAN HOMES	1371 CHESTNUT AVE MANTUCA, CA 95238	2183014	2214			\$1,424.91	\$551.59							
825-1753	10/14/25	THURMAN HOMES	1382 CHESTNUT AVE MANTUCA, CA 95238	2183015	2275			\$1,424.91	\$551.59					\$11,892.50		
0219-00001281	10/01/25	HERMIT ADVISORS	138 W ATHLETON DR MANTUCA, CA 95237	2180139				\$1,481.90						\$11,451.46		
825-3280	10/01/25	TH VISA & DAWN SHADOWERS LLC	908 Concord St Manteca, CA 95238	2183404	2621			\$1,424.91	\$551.59							
825-3281	10/01/25	TH VISA & DAWN SHADOWERS LLC	909 Concord St Manteca, CA 95238	2183405	2753			\$1,424.91	\$551.59							
825-3282	10/01/25	TH VISA & DAWN SHADOWERS LLC	907 Concord St Manteca, CA 95238	2183413	2533			\$1,424.91	\$551.59							
825-3283	10/01/25	TH VISA & DAWN SHADOWERS LLC	908 Concord St Manteca, CA 95238	2183414	2621			\$1,424.91	\$551.59							
825-3284	10/01/25	TH VISA & DAWN SHADOWERS LLC	911 Concord St Manteca, CA 95238	2183415	2763			\$1,424.91	\$551.59							
825-3285	10/01/25	TH VISA & DAWN SHADOWERS LLC	909 Concord St Manteca, CA 95238	2183416	2621			\$1,424.91	\$551.59					\$14,739.50	\$10,475.40	
825-3286	11/18/25	TH VISA & DAWN SHADOWERS LLC	1042 River Dr Manteca, CA 95238	2183217	9788			\$1,424.91	\$551.59							
825-3287	11/18/25	TH VISA & DAWN SHADOWERS LLC	878 River Dr Manteca, CA 95238	2183218	9578			\$1,424.91	\$551.59							
825-3288	11/18/25	TH VISA & DAWN SHADOWERS LLC	1434 Marquette Dr Manteca, CA 95238	2183219	9572			\$1,424.91	\$551.59							
825-3289	11/18/25	TH VISA & DAWN SHADOWERS LLC	1122 Marquette Dr Manteca, CA 95238	2183220	9788			\$1,424.91	\$551.59							
825-3290	11/18/25	TH VISA & DAWN SHADOWERS LLC	1435 Marquette Dr Manteca, CA 95238	2183221	2483			\$1,424.91	\$551.59							
825-3291	11/18/25	TH VISA & DAWN SHADOWERS LLC	1123 Marquette Dr Manteca, CA 95238	2183222	2275			\$1,424.91	\$551.59							

\\total\finance\ACCOUNTING\Taxes and Fees\Habitat Fee Report\Habitat Fee Report 2025-2026\Habitat Fee Report 2025-2026\OCT-DEC 25

City of Manteca
 Recap of Habitat Conservation Fees
 Collected via Building Fees
 for the Quarter Ending December 31, 2025

City's #	Date	Project					Acres	Fees/Acre	Fees Collected					Daily Total	Monthly Total	Quarterly Total	
		Name	Address	Parcel #	Sq Ft	Category			"A" (18-00) No Pay Zone	"B" (18-01) Pay Zone A	"C" (18-02) Pay Zone B	"D" 18-03 Pay Zone B	"E" 18-04 Pay Zone C				
825-3294	11/18/25	TH VISA & DAWN SHADOWERS LLC	2235 Marquette Dr Manteca, CA 95238	2183306	2462			\$1,424.91	\$551.59								
825-3295	11/18/25	TH VISA & DAWN SHADOWERS LLC	2245 Marquette Dr Manteca, CA 95238	2183307	2275			\$1,424.91	\$551.59								
825-3296	11/18/25	TH VISA & DAWN SHADOWERS LLC	2234 Marquette Dr Manteca, CA 95238	2183308	1578			\$1,424.91	\$551.59								
825-3297	11/18/25	TH VISA & DAWN SHADOWERS LLC	2238 Marquette Dr Manteca, CA 95238	2183309	1247			\$1,424.91	\$551.59								
825-3298	11/18/25	TH VISA & DAWN SHADOWERS LLC	2121 Kiefer Dr Manteca, CA 95238	2183310	1738			\$1,424.91	\$551.59								
825-3299	11/18/25	TH VISA & DAWN SHADOWERS LLC	2030 Kiefer Dr Manteca, CA 95238	2183311	1287			\$1,424.91	\$551.59					\$18,518.00	\$16,118.00		
825-3300	11/18/25	TH VISA & DAWN SHADOWERS LLC	1802 Parkview Ct Manteca, CA 95238	2183312	1738			\$1,424.91	\$551.59								
825-3301	11/18/25	TH VISA & DAWN SHADOWERS LLC	1803 Parkview Ct Manteca, CA 95238	2183313	1516			\$1,424.91	\$551.59								
825-3302	11/18/25	TH VISA & DAWN SHADOWERS LLC	1812 Parkview Ct Manteca, CA 95238	2183314	1738			\$1,424.91	\$551.59								
825-3303	11/18/25	TH VISA & DAWN SHADOWERS LLC	1818 Marquette Dr Manteca, CA 95238	2183315	1578			\$1,424.91	\$551.59					\$14,739.50			
825-3304	11/18/25	TH VISA & DAWN SHADOWERS LLC	1819 Marquette Dr Manteca, CA 95238	2183316	2174			\$1,424.91	\$551.59								
825-3305	11/18/25	TH VISA & DAWN SHADOWERS LLC	1493 Marquette Dr Manteca, CA 95238	2183317	2275			\$1,424.91	\$551.59								
825-3306	11/18/25	TH VISA & DAWN SHADOWERS LLC	1483 Marquette Dr Manteca, CA 95238	2183318	2483			\$1,424.91	\$551.59								
825-3307	11/18/25	TH VISA & DAWN SHADOWERS LLC	1281 Marquette Dr Manteca, CA 95238	2183319	1574			\$1,424.91	\$551.59								
825-3308	11/18/25	TH VISA & DAWN SHADOWERS LLC	1286 Parkview Ct Manteca, CA 95238	2183320	2314			\$1,424.91	\$551.59								
825-3309	11/18/25	TH VISA & DAWN SHADOWERS LLC	1214 Parkview Ct Manteca, CA 95238	2183321	2483			\$1,424.91	\$551.59								
0219-00001282	11/11/25	HERMIT ADVISORS	138 W ATHLETON DR MANTUCA, CA 95237	2180140				\$1,481.90						\$14,739.50			
SUBTOTAL								\$		\$78,810.76	\$18,810.00	\$		\$	\$114,894.82	\$ 114,894.82	\$ 128,894.82
TOTAL								\$		\$78,810.76	\$18,810.00	\$		\$	\$114,894.82	\$ 114,894.82	\$ 128,894.82

\\total\finance\ACCOUNTING\Taxes and Fees\Habitat Fee Report\Habitat Fee Report 2025-2026\Habitat Fee Report 2025-2026\OCT-DEC 25

4th QTR Manteca Check

ATTACHMENT DD

CITY OF RIPON QUARTERLY REPORTS

VENDOR NUMBER		VENDOR NAME		CITY OF RIPON RIPON, CA		77041
24411	SJ COOG					
INVOICE #	CODE	DATE	REFERENCE	INVOICE AMOUNT	DIBOLLAT	AMOUNT PAID
033125		3/31/2025	Habitat Conservation Fees - Jan. thru Mar. 2025 RECEIVED APR 08 2025 San Joaquin Council of Governments	7,256.48		7,256.48
				4/03/2025	\$7,256.48	\$7,256.48

Send and Retain This Statement. The attached check is in payment of the items described above.
 (D = Debit Expense, C = Credit Invoice)

CITY OF RIPON
 259 NORTH WILMA
 RIPON, CA 95386
 (209) 566-2108



W A R N I N G
 DO NOT CASH THIS CHECK UNLESS YOU CAN
 VERIFY THE SIGNATURE AND THE CITY OF RIPON
 TELEPHONICALLY AT 209-566-2108

PAY ***Seven Thousand Two Hundred Fifty-Six and 48/100 Dollars***

TO THE
ORDER OF

SJ COOG
 HABITAT CONSERVATION PLAN
 555 E. WEBER AVE.
 STOCKTON CA 95202

⑆077041⑆ ⑆12101037⑆ 3125661401⑆

RIPON OFFICE
 BANK OF STOCKTON
 204 W. MAIN STREET
 RIPON, CA 95386
 90-007211

77041

CHECK DATE
4/03/2025

PAY EXACTLY

\$ **7,256.48**

CITY OF RIPON - GENERAL FUND

[Signature]

ATTACHMENT EE

CITY OF TRACY
QUARTERLY REPORTS

ATTACHMENT FF

CITY OF LATHROP QUARTERLY REPORTS

ATTACHMENT GG

CITY OF ESCALON QUARTERLY REPORTS

