



**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
--	--	---	--	---	--

Zoom Meeting: <https://sjcog.zoom.us/j/89001854448>

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

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

**Third Floor – Cornerstone Conference Room
AGENDA**

1. Call to Order / Introductions
2. Minutes: Approve Minutes of February 11, 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 Dry Creek Rd Bridge Rehab Project, Plan Participation and Habitat Classification Change
 - b. Approve Recommendation of the SJ River Club Monopole Project, Plan Participation
 - c.
5. Public Hearing for the Cerri Undine Road Preserve Acquisition **Action**
6. 2025 SJMSCP Annual Report Release **Action**
7. Other Matters of Business: **Information/Discussion**
 - a. Quarterly Reports
 - b. November HTAC Meeting
8. 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.

The San Joaquin Council of Governments is in compliance with the Americans with Disabilities Act and will make all reasonable accommodations for persons with disabilities to participate in employment, programs, and access facilities. Persons requiring assistance or auxiliary aid in order to participate should contact Vanessa Gallegos at (209) 235-0577 at least 24 hours prior to the meeting. Board Meetings, Committee Meetings and all Workshops are audio/video recorded by The San Joaquin Council of Governments.

San Joaquin Multi-Species Habitat Conservation and Open Space Plan
Habitat Technical Advisory Committee
San Joaquin Council of Governments
February 11, 2026

MINUTES

I. Call to Order/Introductions:

Mr. Beckman called the meeting to order at 9:43 am introductions were made.

Committee Members Present or Conference Call:

Alisa Goulart	San Joaquin County
James Michaels	City of Lathrop
Tim Kohaya	City of Lodi
Sol Jobrack	City of Manteca
Michael Winters	City of Ripon
Kenny Lipich	City of Tracy
Diana Trejo	City of Escalon
John Beckman	BIA
Hailey Donaldson	CDFW, Region 2
Michelle Leinfelder-Miles	UCCE
James Jones	EBMUD
Dan Gifford	Conservation

Others Present:

Jessica Leal	San Joaquin County
Matthew Nelson	USFWS
Diane Moore	Moore Biological
Sangeeta Lewis	Project Proponent
Gary Wiman	Project Proponent
K. Kent	Project Proponent

SJCOG Staff/Consultants Present:

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

II. Minutes of January 14, 2026:

It was moved/seconded (**Goulart/Donaldson**) to approve the January 14, 2026, Minutes. Motion passed 12/0.

III. **Consent Calendar:**

- a. Approve Recommendation of the Lodi Police 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, 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 Park and Repair Project, Plan Participation

It was moved/second (**Goulart/Donaldson**) to approve the Consent Calendar. Motion passed 12/0.

IV. **Draft 2025 SJMSCP Annual Report**

Mr. Mayo stated attached to the staff report is the Draft 2025 Annual Report for information/discussion. SJCOG, Inc. staff will be bringing the 2025 Annual Report for approval in March 2026. The Final 2025 Annual Report is due to the permitting agencies on April 1, 2026.

Mr. Mayo continued to review the Draft 2025 Annual Report:

- Table 1 shows all the projects that came to SJCOG, Inc. for participation and mitigation in the Habitat Plan, divided by quarters.
- Table 2 illustrates a running list since the inception of the Plan (2001) of all the acres that mitigated per year.
- Table 3 further illustrates what zone those fees assessed acres fell into.
- Table 4 shows the various habitat types, the authorized take allowed, cumulative acres of take from the previous year (2024), 2025's total acres of take, and the remaining acres of take.
- Table 5 is a static table showing the Contingency Acre Utilization, which is no longer used by the HCP.
- Page 17, under Conservation, in 2025 SJCOG, Inc. acquired 491.18 acres with 4 land transactions. The conserved land consisted of 17.3 acres of grasslands 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 acres of row and field crop habitat in the Central and Delta Zones. The map on page 17 shows the SJCOG preserves in red and other conservation lands in yellow. The solid green and purple, black and green hatched properties are those acquired in 2025.

- Table 6 shows a running list of preserves acquired from the inception of the Plan with a more legible section for the preserves acquired in 2025.
- Tables 7 through 8 illustrate the compensation ratios for each habitat type/category and the rules for cross-zone mitigation respectively.
- Table 9 is Table 13 from 2024, which illustrates mitigation carried over from the previous year.
- Table 10 consists of land consumed by development in 2023. The Plan has a two-year commitment to conserve lands. Tables 9 and 10 are added together to get Table 11.
- Table 11 (Table 9 - 2024 plus Table 10 - 2023) is the overall mitigation due in 2025 by each zone and habitat category.
- Table 12 is all the land or acreage allowed to be used for mitigation from SJCOG, Inc. preserves.
- Table 13 shows the resulting balances of mitigation and preserve lands by categories and zones. 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 the Natural categories across zones running a deficit.
- Table 14 illustrates a running number of projects that have impacted the Valley Elderberry shrub and the required mitigation and restoration plantings. Currently staff has 1,141 plantings required for the Valley Elderberry Shrub.
- Table 15 shows the preserves that were monitored in 2025. A separate attachment, consisting of the photo stations, will be uploaded for review next month.
- Table 16 consists of the revenues and expenditures that occurred in 2025.
- Table 17 consists of funding practices and changes to accounting. Due to an error on staff's behalf, the Land Management/Enhancement funds account received Category C funds when Category C shouldn't have been moved to that account. Table 17 now shows the end of the calendar year balances of the three funding silos under the habitat plan with all the recommended adopted changes from the financial analysis, such as
 - SJCOG, Inc. fund balance of \$25,426,436.74 with Category C funds transferred back into this account or silo; and
 - Land Management/Enhancement Funds of \$68,929,705.88; and
 - Post permit funds of \$6,748,851.03.
- Table 18 shows both the 2025 and the 2026 fees which were adopted through the HTAC and Board.
- Table 19 lists the projects that came through the committee.

The remainder of the document includes attachments to the work conducted by SJCOG, Inc. staff throughout the calendar year of 2025.

This item was for information and discussion only. No action was taken.

V. Other Matters of Business:

a. Quarterly Reports:

Mr. Mayo stated Habitat staff will start work on the 2026 Annual Report. As a reminder, from the end of March 2026 to mid-April 2026, staff will ask for the first quarterly reports. SJCOG, Inc. staff continues to work on the annual report throughout the year, it is important to get this information into SJCOG, Inc. in a timely manner.

b. November HTAC – Veteran’s Day:

Mr. Mayo stated the November HTAC falls on Veteran’s Day. This is a floating holiday for SJCOG; however, it is a holiday for many other agencies. Staff will likely move the meeting to the week before or after. If members of HTAC could email staff directly as to which date works best for them, it would be greatly appreciated.

c. Calendar Invite:

Mr. Mayo stated it was requested that staff send a calendar invite to the HTAC to remind them to log into the HTAC meeting.

This item was for information and discussion only; no action was taken.

VI. Summary and Adjournment: At 10:02 am the meeting was adjourned until March 11, 2026.

STAFF REPORT

- SUBJECT:** Approval of the Dry Creek Road Bridge Rehabilitation Project, Plan Participation and Habitat Classification Change
- RECOMMENDED ACTION:** Motion to Approve Recommendation to SJCOG, Inc. to 1) Allow the Dry Creek Road Bridge Rehabilitation Project to Participate in the SJMSCP; and 2) Allow an Alteration to the Habitat Type Coverage from Agriculture (C34) to Urban (U2) Habitat Land

DISCUSSION:

SUMMARY:



The project applicant, San Joaquin County Department of Public Works, is requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP or Plan) 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 north of Liberty Road and east of Elliot Road, north of the Community of Clements in the Vernal Pool 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 Dry Creek Road Bridge Rehabilitation Project to participate in the SJMSCP to provide biological coverage for the project impacts to the habitat types under the federal and state permits; and
- 2) Allow an alteration to the habitat type coverage from Agriculture (C34) to Urban (U2) habitat land.

FISCAL IMPACT:

If this project is approved, including the habitat type coverage alteration, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP for approximately 0.93 acres. The impacts for this project would consist of 0.93 acres of Urban (U2) habitat impacts. Should the project mitigate for project impacts by paying the 2026 fee, the project would be responsible for mitigating the following fee calculation:

Original Habitat Classification:

Habitat Type	Total Acres	2026 Fee/Acre	2026 Total Fee
Agriculture (C34)	0.93	\$17,868	\$16,617.24
Total:	0.93		\$16,617.24

Recommended Habitat Classification Change:

Habitat Type	Total Acres	2026 Fee/Acre	2026 Total Fee
Urban (U2)	0.93	\$0.00	\$0.00
Total:	0.93		\$0.00

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 replacing the existing Dry Creek Road Bridge along Dry Creek Road. The County will remove the existing 21' timber structure over the North Fork of Coyote Creek. The replacement bridge will have three Reinforced Concrete Pipes (RCPs). Three rows of 60" RCP, each 32 feet long and composed of 8-foot segments, will be installed in the channel. RSP will be placed at the upstream and downstream ends of the RCPs with native material and aggregate base on top of the pipes. These RCPs will be reinforced with RSP to reduce flow velocity and prevent excessive erosion within the existing drainage during large storm events. Any timber elements of the existing bridge in good condition will be salvaged.

Access across the Dry Creek Road bridge will be closed during construction. A detour along Jack Tone Road (one mile west of the project) will be available to accommodate access to Dry Creek Road north of the bridge rehabilitation site. The project will be staging construction along Dry Creek Road (attachment 3).



The Dry Creek Road Bridge Rehabilitation project will seek outside permitting needs for impacts within Coyote Creek 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
- United States Fish and Wildlife Service – Section 7 Consultation

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 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 (U2) consisting of the existing road – Dry Creek Road.

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 (U2) habitat consisting of the existing road – Dry Creek Road. The original SJMSCP habitat classification for this specific area would be re-classified from 0.93 acres of Agriculture (C34) habitat land to 0.93 acres of Urban (U2) habitat land.

Original Classification	Original Acres	Reclassified Acres
Agriculture (C34)	0.93	0.00
Urban (U2)	0.00	0.93
Total		0.93

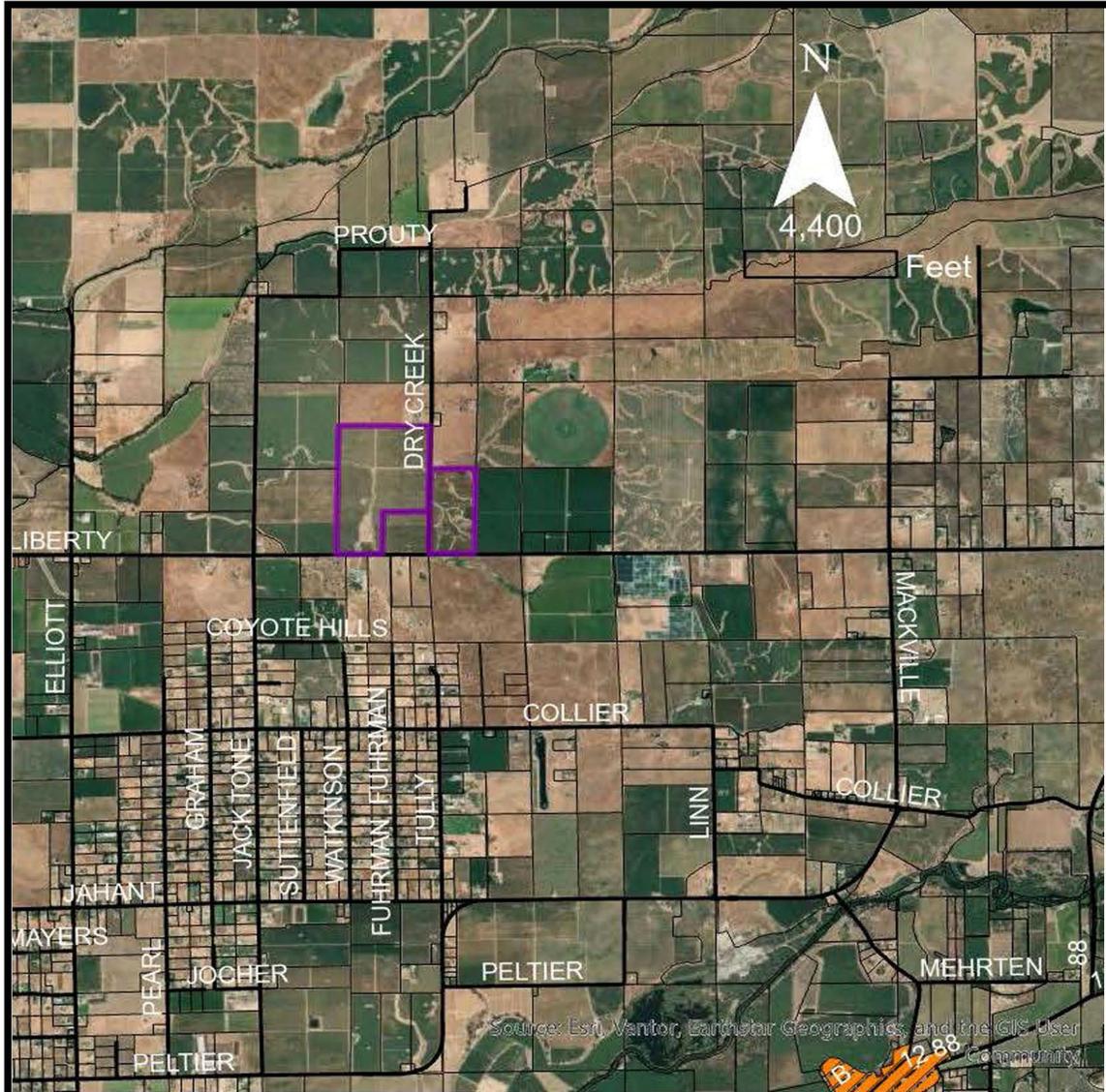
NEXT STEPS:

Should the staff recommendation be approved by the SJCOG, Inc. Board at the March 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

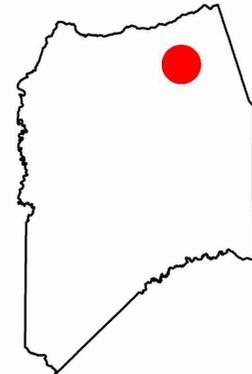
Prepared by: Laurel Boyd, Associate Habitat Planner

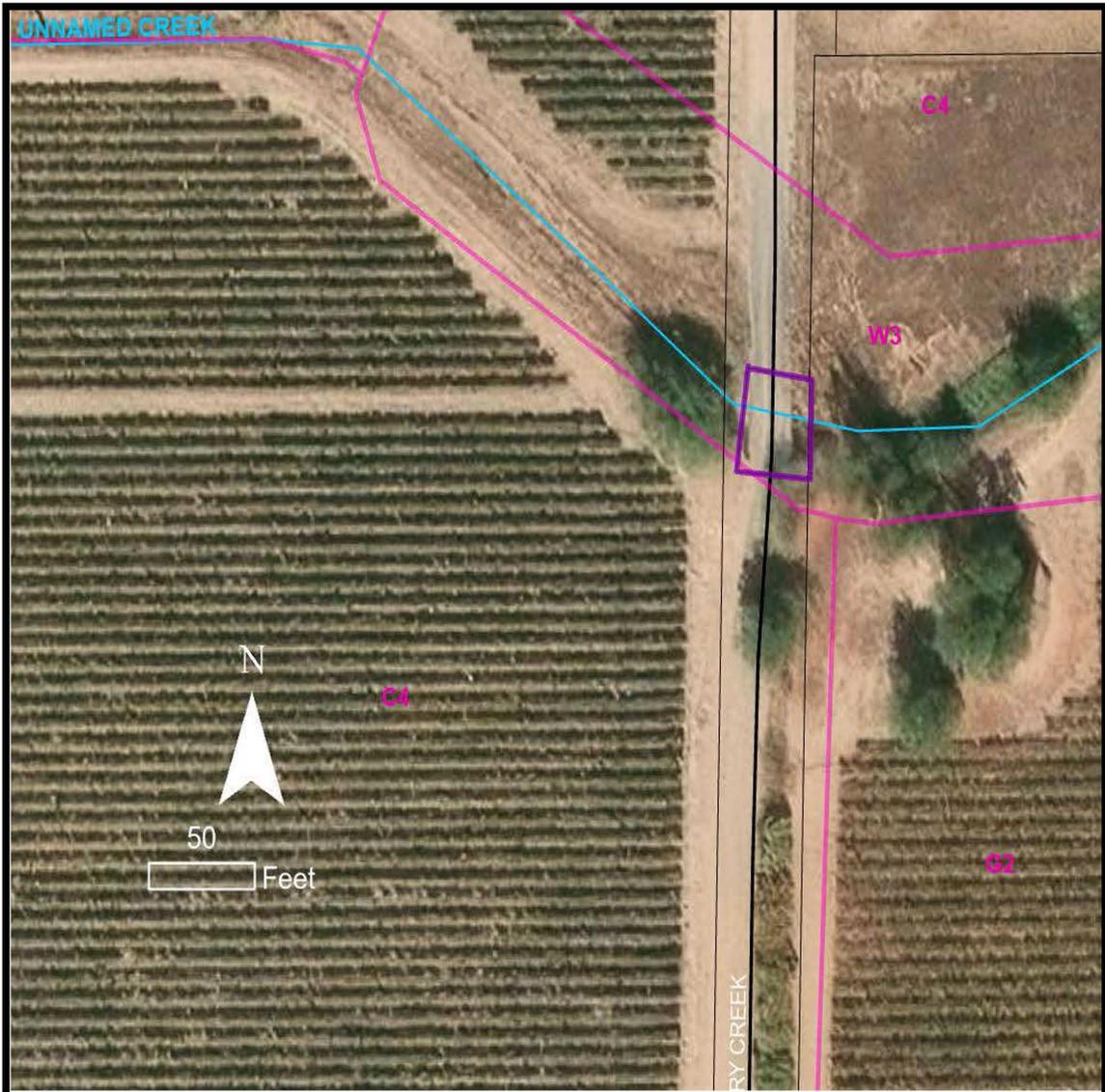


Dry Creek Road Bridge Replacement Project

Legend

-  Dry Creek Road Bridge Replacement Project
-  CLEMENS

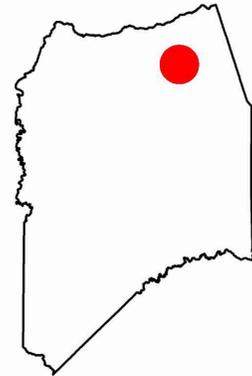


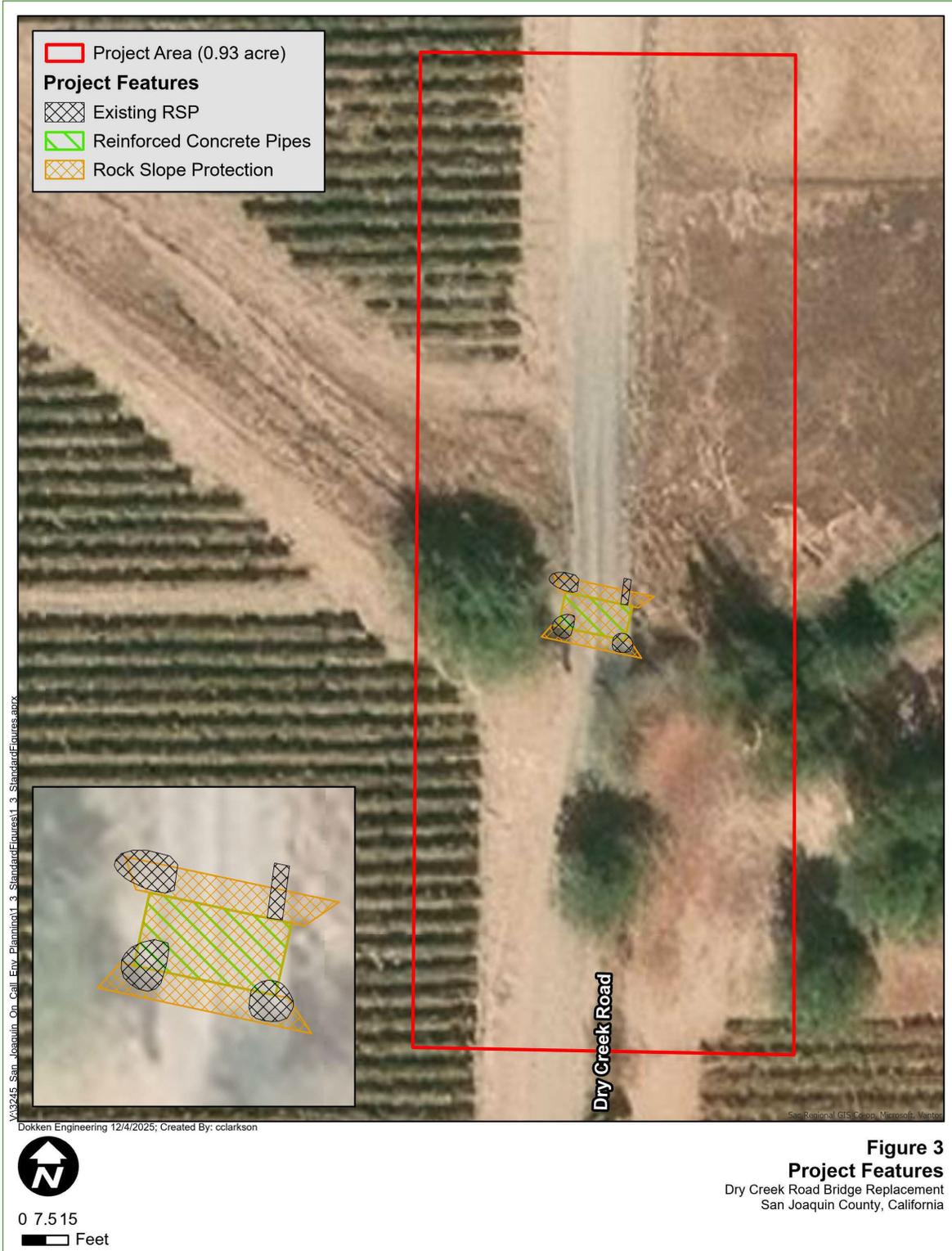


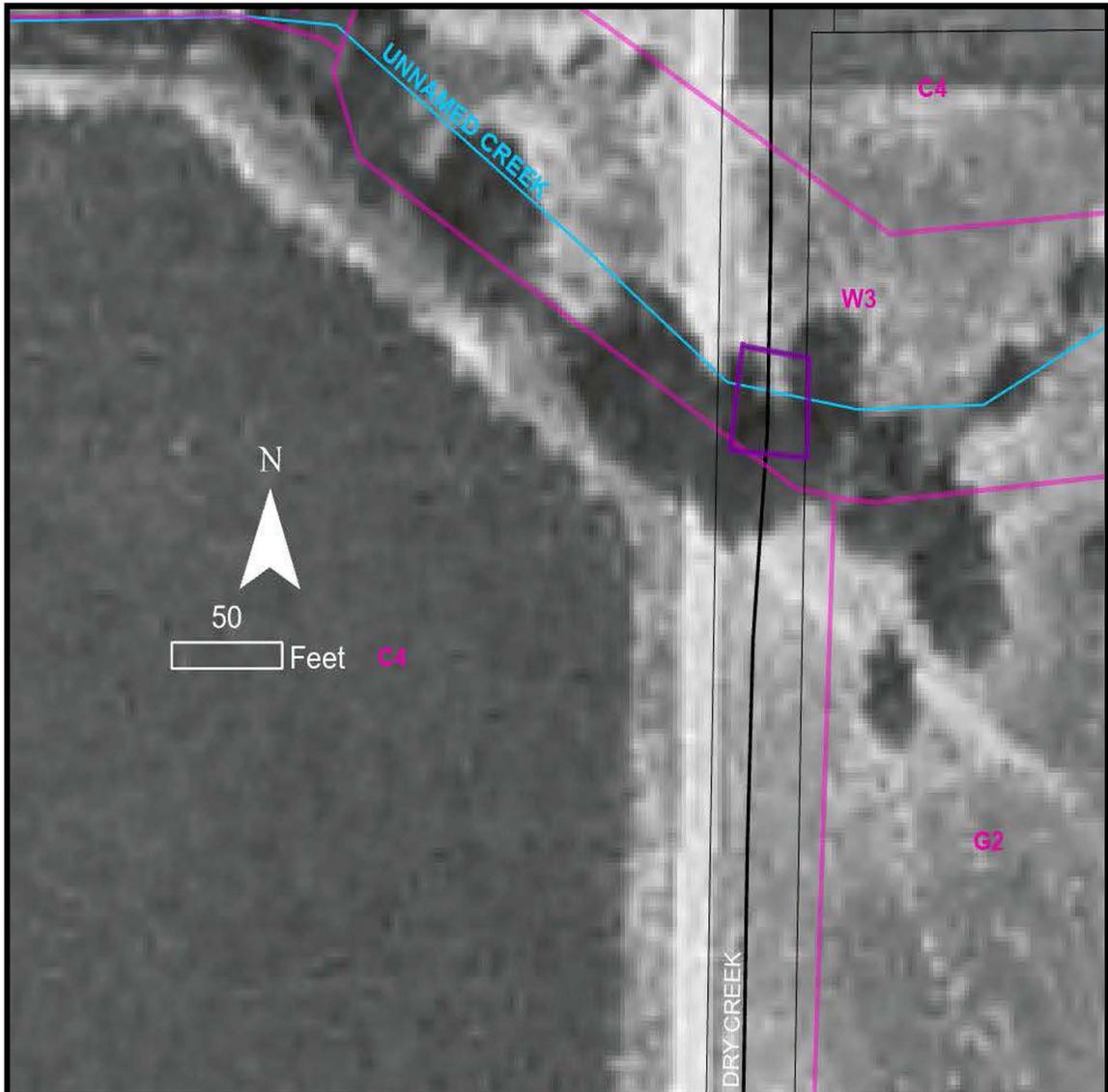
Dry Creek Road Bridge Replacement Project

Legend

-  Project Location
-  Habitat Classification
-  Waterways



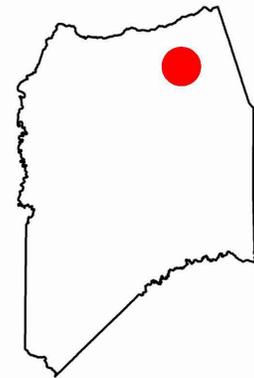




Dry Creek Road Bridge Replacement Project

Legend

-  Project Location
-  Habitat Classification
-  Waterways



STAFF REPORT

SUBJECT: Approval of the SJ River Club Monopole Project Plan Participation

RECOMMENDED ACTION: Motion to Approve Recommendation to SJCOG, Inc. to Allow the SJ River Club Monopole Project to Participate in the SJMSCP

DISCUSSION:

SUMMARY:



The project applicant, Vertical Bridge, 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 site is located at the northeast corner of Kasson Road and E. Durham Ferry Road, east of the City of Tracy in the Central Zone (attachments 1 & 2).

RECOMMENDATION:

SJCOG, Inc. staff and the Habitat Technical Advisory Committee (HTAC) make the recommendation to the SJCOG, Inc. Board to allow the SJ River Club Monopole 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 with mitigation for the project impacts as required under the SJMSCP for approximately 0.50 acres. The impacts for this project would consist of 0.50 acres of Urban (U) habitat impacts. There are no fees for Urban (U) impacts.

Habitat Classification:

Habitat Type	Total Acres	2026 Fee/Acre	2026 Total Fee
Urban (U)	0.50	\$0.00	\$0.00
Total:	0.00		\$0.00

BACKGROUND:

This project consists of an administrative use permit application for a 100-foot monopole telecommunications tower with related equipment with a 2,046 square foot lease area (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 0.50 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. There are no fees for Urban (U) impacts.



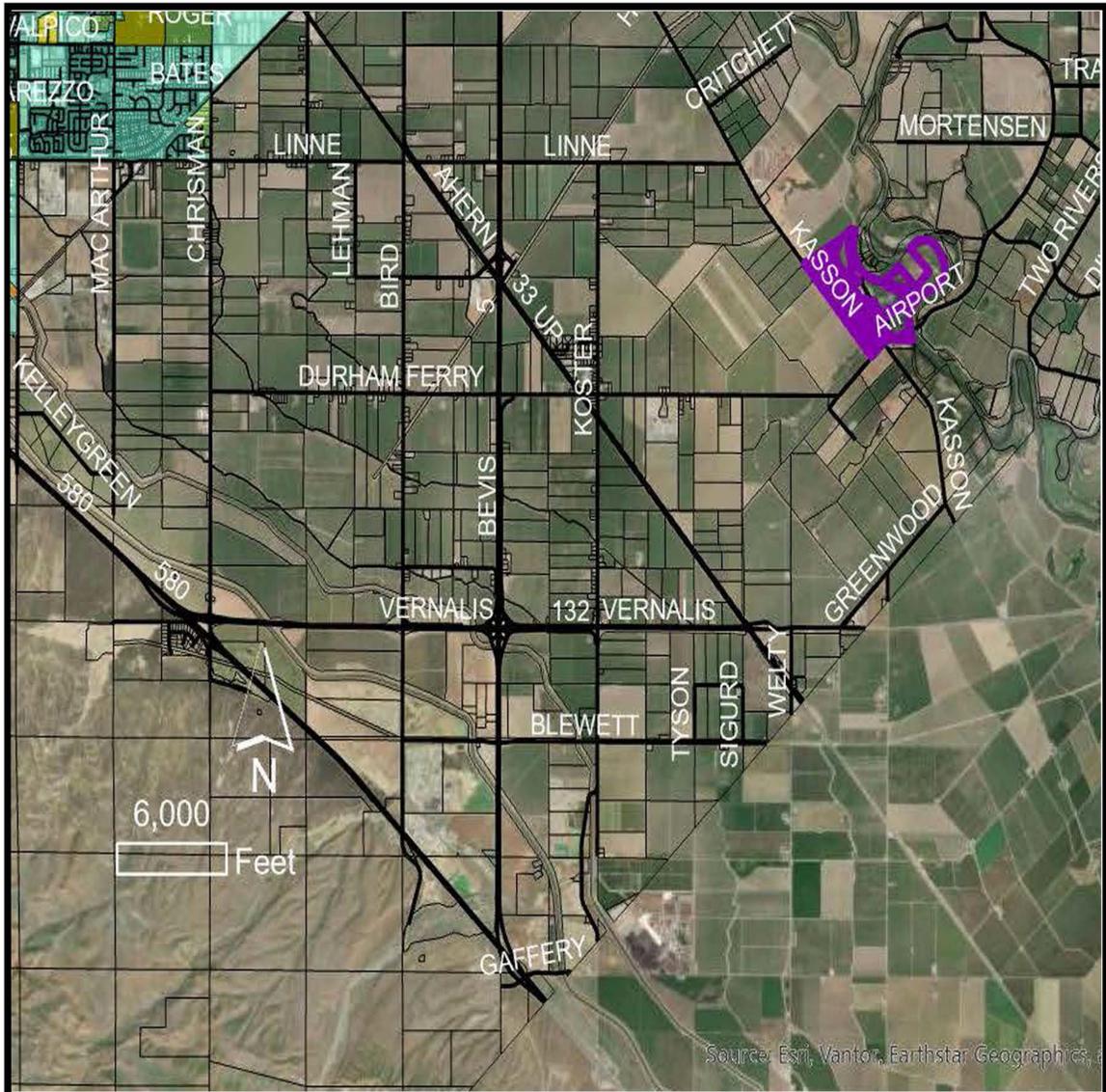
NEXT STEPS:

Should the staff recommendations be approved by the SJCOG, Inc. Board at the February 11th 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

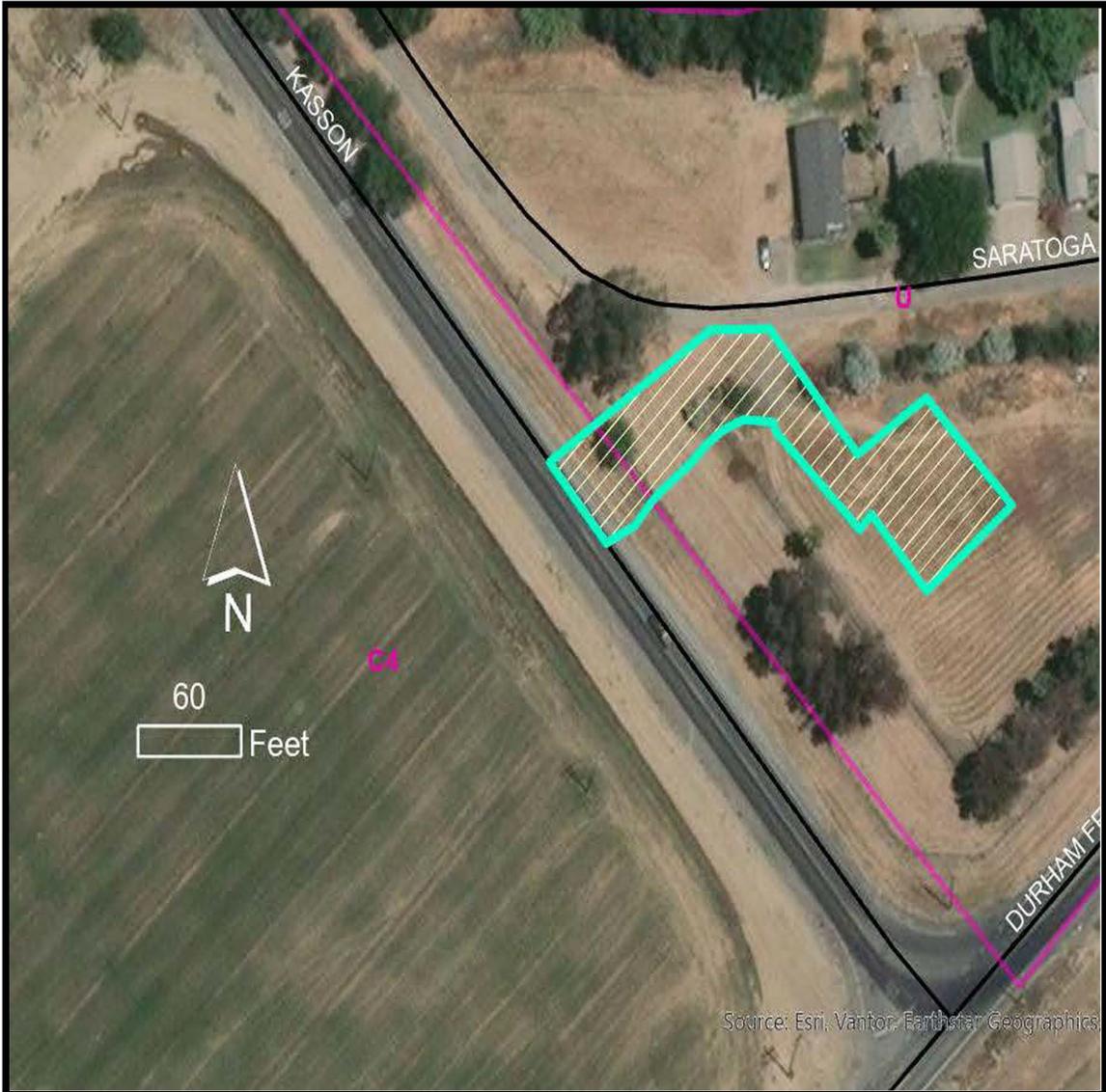


SJ River Club Monopole Project

Legend

-  SJ River Club Monopole Project
- TracyCompMap**
- Land_Type**
-  Agriculture
-  Multi-Purpose Open Space
-  Natural
-  Urban



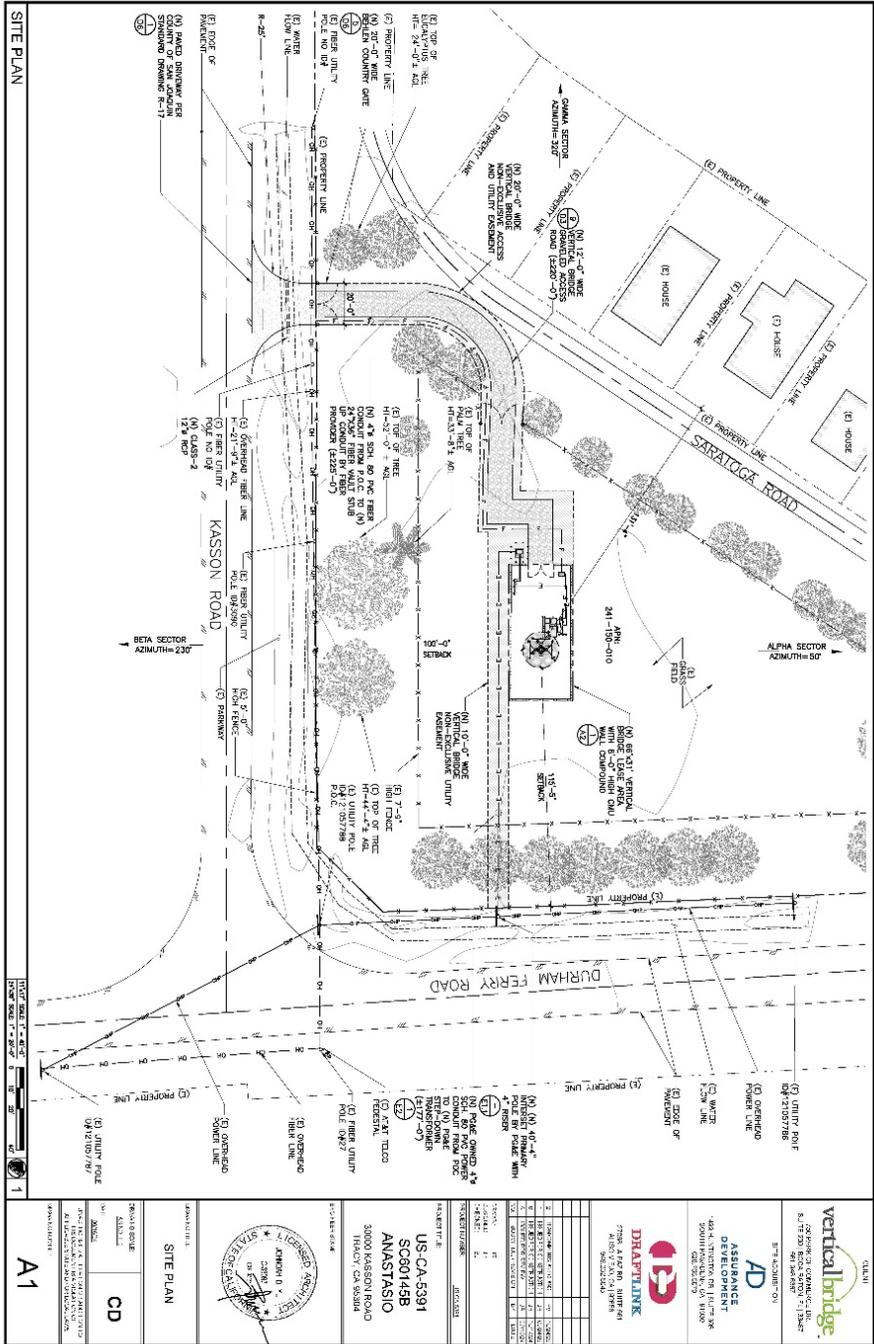


SJ River Club Monopole Project

Legend

-  Project Location
-  Habitat Classification
-  Roads
-  Waterways





SITE PLAN

SCALE: 1" = 40'-0"

<p>VERTICAL BRIDGE 5250 WILSON AVENUE, SUITE 100 SAN JOSE, CA 95128 TEL: 415.436.1000 WWW.VERTICALBRIDGE.COM</p>		<p>AD ASSOCIATED DESIGNERS 454 N. VICTORIA DR., SUITE 100 SAN JOSE, CA 95128 TEL: 415.436.1000</p>		<p>DRAFTLINK 7700 ALVARADO BLVD., SUITE 404 SAN JOSE, CA 95120 TEL: 415.436.1000</p>	
<p>LIBERTY ARCHITECTS 1000 CALIFORNIA STREET, SUITE 100 SAN JOSE, CA 95128 TEL: 415.436.1000</p>		<p>PROJECT NO. US-CA-4391 SHEET NO. SC00145B ANASTASIO</p>		<p>DATE: 11/15/2011 TIME: 10:00 AM DRAWN BY: J. J. JONES CHECKED BY: J. J. JONES APPROVED BY: J. J. JONES</p>	
<p>DATE: 11/15/2011 TIME: 10:00 AM DRAWN BY: J. J. JONES CHECKED BY: J. J. JONES APPROVED BY: J. J. JONES</p>		<p>DATE: 11/15/2011 TIME: 10:00 AM DRAWN BY: J. J. JONES CHECKED BY: J. J. JONES APPROVED BY: J. J. JONES</p>		<p>DATE: 11/15/2011 TIME: 10:00 AM DRAWN BY: J. J. JONES CHECKED BY: J. J. JONES APPROVED BY: J. J. JONES</p>	

A1

STAFF REPORT

SUBJECT: Public Hearing for the Cerri Undine Rd
Preserve Acquisition

RECOMMENDED ACTION: (1) Open a Public Hearing for
Comments on the Preserve and (2)
Close the Public Hearing after
Receiving Comments

DISCUSSION:

SUMMARY:

As required under the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), public notice and hearings are required on all acquisitions and dedications.



SJCOG, Inc. staff are currently working with the landowner of the Cerri Undine Rd property for a potential habitat easement of 130 +/- acres. The location of the property is along Undine Road near Old River to the northwest of the City of Lathrop in the Delta Zone. The property has an elevation of 6-9 feet above sea level according to the USGS Topo Map. The potential preserve is adjacent to existing SJCOG, Inc. preserves shown in attachment 1. Today's public hearing is the first to be held during the required 30-day public comment period.

RECOMMENDATION:

SJCOG, Inc. staff recommends conducting the public hearing.

FISCAL IMPACT:

No current fiscal impact. Should an easement be negotiated and approved by the SJCOG Inc. Board, there will be an expenditure of collected SJMSCP habitat fees for the easement acquisition.

BACKGROUND:

For preserve acquisitions, the SJMSCP requires notices and hearing procedures to be followed:

1. A 30-day public comment period for jurisdictional review prior to SJCOG, Inc. action. The 30-day comment period commenced February 5, 2026.
2. Public hearing at the Habitat Technical Advisory Committee noticed 30 days before recommendation to SJCOG, Inc.
3. Public hearing at the SJCOG, Inc. Board prior to a decision.

Notice is hereby given regarding the following properties: (see Attachment 1 Map)

1. Those certain properties described as 3601 W. Undine Road, Stockton CA (APN: 191-080-05)
2. Vendor: Marc Cerri
3. Price: Not to exceed \$7,500 per acre

The Cerri Undine Rd property has a total of 135 +/- acres overall. The landowner and SJCOG, Inc. are collaborating on an easement of 130 +/- acres under the habitat plan. The location of the property is along Undine Road northwest of the City of Lathrop in the Delta Zone with an elevation of 6-9 feet above sea level. The potential preserve is adjacent to existing SJCOG, Inc. preserves shown in attachment 1.

If acquired, SJCOG, Inc. staff intend to create the Preserve Management Plan (PMP) to reflect the existing Preserve Management Plans (PMP) for economy of scale as row crop habitat for species under the SJMSCP. There will be minor restoration planned on the properties.

NEXT STEPS:

Hold a second public hearing at the SJCOG, Inc. Board meeting this month. Should the acquisition move forward, the acquisition will be brought for HTAC and SJCOG, Inc. Board approval later.

ATTACHMENTS:

1. Overview Preserve Location Map

Prepared by Steven Mayo, Program Manager

STAFF REPORT

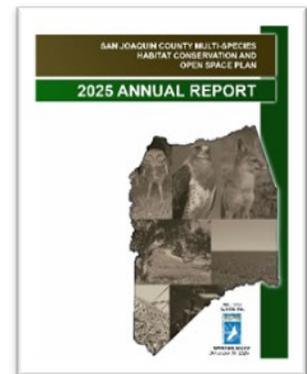
SUBJECT: 2025 SJMSCP Annual Report Release

RECOMMENDED ACTION: Recommend Approval to Release the 2025 SJMSCP Annual Report to Permitting Agencies

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. Through a clerical change in the SJMSCP in May 2006, the report must be submitted by April 1st of the year succeeding the calendar year in which the activities were conducted. The *2025 SJMSCP Annual Report* is a draft document which covers activities from January 1, 2025, to December 31, 2025.



RECOMMENDATION:

Recommend approval to the SJCOG, Inc. Board to release the 2025 SJMSCP Annual Report to the permitting agencies.

FISCAL IMPACT:

None.

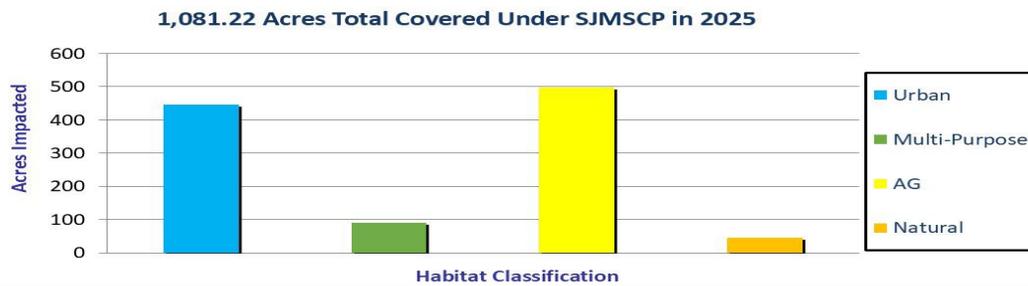
BACKGROUND:

An executive summary of the 2025 SJMSCP Annual Report is provided as an attachment to the staff report. The entirety of the 2025 SJMSCP Annual Report and preserve monitoring photo station can be requested in electronic format or found on the SJCOG website Habitat Plan Documents page (<https://www.sjcoq.org/173/Plan-Documents>) under the Plan Documents & Resources section. The report is complete including all the reported calendar year acreage counts from the jurisdictions. The

information in this report reflects accounting and activity that has been reported to staff through December 31, 2025.

There were minimal comments provided to staff on the initial draft reviewed by HTAC from the February 2026 meeting to include in the final version for the March 2026 HTAC meeting.

The following graphic is a summary of the various tables and important matters discussed in the annual report comprised of current year development impacts, carry-over mitigation, current mitigation due in 2025 from 2023 projects, acquisitions of mitigation land, and funding.



491.18 acres acquired

- 466.18 acres Agricultural Habitat**
- 17.3 acres Grassland Habitat**
- 4.2 acres Canal Habitat**
- 3.5 acres Ditch Habitat**

SJMSCP conserved lands = 24,776.58 acres







Habitat Acreage Impacts (Tables 9 – 13)

- Agricultural: 988.631 acres for future mitigation (Delta and Central Zones)
- Grasslands: 389.17 acres for future mitigation (Central and Southwest Zones)
- Natural Riparian: 51.25 acres for future mitigation (Central Zone)
- Vernal Pool Grasslands: 71.65 acres for future mitigation (VP Zone)
- Misc. Habitat Types: 200 +/- acres – Deferred Mitigation (All Zones)
*Deferred Mitigation = mitigation acres still owed



2025 SJMSCP Funding (Table 16 and 17)

\$25,426,436.74 General Fund Available

\$68,929,705.88 Preserve Endowment

\$6,748,851.03 Post Permit Funds

If recommended to SJCOG, Inc. Board to approve the release to the permitting agencies, staff would expect a joint comment response from USFWS and CDFW in July or August 2026. Those comments will be addressed in the yearly meeting with USFWS and CDFW to be scheduled after the review is complete.

NEXT STEPS:

Should the staff recommendation be approved by the SJCOG, Inc. Board at the March 2026 Board meeting, the report will be sent to both permitting agencies.

ATTACHMENTS:

1. Executive Summary 2025 SJMSCP Annual Report

Prepared by: Steven Mayo, Program Manager

Attachment 1

2025 SJMSCP Annual Report - 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 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 will discuss preserve acquisitions in 2025 and provides 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.

1. Conversions (Development Activity)

In 2025, the total number of acres covered overall by the SJMSCP was **1,081.22 acres**. Of the overall impacts covered, **446.51 acres** were urban habitat, which required biological compliance but were exempt from mitigation requirements (fees or land dedication). The total number of acres subject to fee assessment covered by the SJMSCP was **634.71 acres** broken down into the following habitat classifications: **90.89 acres** of multi-purpose habitat, **497.22 acres** of agricultural habitat, and **46.60 acres** of natural habitat. The agricultural habitat category was the largest habitat type converted for development during the year.

The total of **497.22 acres** of agricultural habitat land represents approximately **45.99%** of the overall cumulative SJMSCP coverage for all habitat types in 2024 and approximately **78.33%** of the impact acres that required fees associated under the plan. The predominant covered projects participating in the SJMSCP for 2025 were residential and commercial development projects.

2. Conservation (Preserves)

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 over the reporting period was three (3) easement purchases and one (1) dedication. The conserved land consisted of **17.3 acres** of grassland 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 acres** of row and field crop habitat in the Central Zone and Delta Zone.

Overall, the SJMSCP preserve system consists of **24,776.58 acres** including carried-over surplus mitigation holdings and unfulfilled mitigation in some categories which will be addressed in the future.

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

3. Funding

The revenues and expenditures that occurred for the Calendar Year 2025 include payments of SJMSCP mitigation fees, other revenues (e.g., accumulated interest remitted and SJCOG, Inc. account accumulated interest) and expenditures related to the plan. At the end of 2025, the revenues were **\$15,265,502** (consisting 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) while the overall disbursements were **\$4,991,425** in 2025.

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 end of calendar year balances the three funding silos under the habitat plan with all the recommended changes adopted 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**

4. Implementation

In the 2025 calendar year, SJCOG, Inc. staff worked on various matters under the SJMSCP including:

1. SJMSCP CDFW CEQA Fees
2. Project Compliance Issues
3. San Joaquin County Agricultural Building Permit Processing
4. Bay Delta Conservation Plan (BDCP) and Delta Stewardship Council
5. Fee Collection for the City of Stockton
6. Date-Certain Mitigation / 500 Acre Cap Calculations
7. Project permitting by Jurisdictions Outside the SJMSCP