



**SAN JOAQUIN COUNTY MULTI-SPECIES HABITAT CONSERVATION AND OPEN SPACE PLAN  
SPECIAL HTAC FINANCIAL SUB-COMMITTEE MEETING**

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

**For Special HTAC Financial Subcommittee Meeting:**

**Zoom Meeting ID: <https://sjcog.zoom.us/j/85282534304> / Meeting ID: 852 8253 4304**

**Teleconference Number: / Meeting ID: 669-900 6833 US / Meeting ID: 852 8253 4304**

**Attention Callers: Please mute the call unless speaking**

**NOTICE - Coronavirus COVID-19**

*In accordance with Governor Newsom's Executive Order N-33-20, SJCOG, Inc. and staff will be participating in this meeting via teleconference. In the interest of maintaining appropriate social distancing, members of the public may participate in the meeting electronically and shall have the right to observe and offer public comment at the appropriate time during this special meeting.*

*We have also provided a call-in number, identified on this Agenda, and encourage you to attend by telephone if Zoom is unavailable to you.*

**Wednesday, August 25, 2021**

**11 A.M.**

**AGENDA**

**HTAC FINANCIAL SUBCOMMITTEE MEETING**

1. Call to Order / Introductions
2. Public Comments
3. 2022 SJMSCP Development Fee Analysis
4. Summary and Adjournment

**Action**

*The SJCOG, Inc. is in compliance with the Americans with Disabilities Act of 1990 (42 U.S.C. # 12132) and the Ralph Brown Act (California Government Code # 54954.2) and will make all reasonable accommodations for the disabled to participate in employment, programs and facilities. Person requiring assistance or auxiliary aid in order to participate or persons wishing to store their bicycle safely during the meeting should contact Rebecca Calija at 235-0600 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.*

**FINANCIAL ANALYSIS UPDATE Final Adopted August 27, 2020**

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

This workbook of linked worksheets calculates SIMSCP 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 permits.

- 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 SIMSCP 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 SIMSCP 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 SIMSCP Annual Reports.

- Category C is a fee for **on-going annual costs** for the remainder of the permit term and post-permit in perpetuity.
- Annual updates for this fee Category will apply the California CPI to the prior year fee amount, as established in past 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 SIMSCP fees.
- Updating annually the SIOCG, Inc. fund balance and budget analysis used to estimate costs in this category, as well as 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 Tab A1 - A4 calculate the fees for Category A Acquisition.
3. Category B Tab B1 - B4 calculate the fees for Category B Assessment and Enhancement.
4. Category C Fee tab shows the fees by habitat type calculated in the 2020 Economic Analysis Update, the basis for the subsequent annual fee.
5. Category C Tab C1 - C6 calculate the fees for Category C Monitoring, Management, and Administration. 5-YEAR UPDATE ONLY.
6. Tables 1 - 3 provide background data on preserve acre and land conversion by habitat type, updated annually from the SIMSCP Annual Report; Table 4 showing the preserve monitoring schedule by habitat type and zone is used only in the 5-year update.
7. Tables 5 and B1 Existing/PreserveEnhanceCost provide the fund balance analysis completed every five years as part of the Category C update.

**Fee Summary Comparison**

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

1. *Post values of prior year adopted fees in cells C11:C14.*
2. *Insert updated annual California CPI factor in cell F2.*
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 to other tabs in this workbook.
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.3 Category A Per-Acre Acquisition Cost Factors by Zone

1. *Input results of annual comparables analysis for updated fee title values in Central Zone and Primary Zone of the Delta.*
2. *Update SIOCG, 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 expense 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.1 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 SIMSCP 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 SIMSCP Annual Report).

**Category B Assessment and Enhancement**

B.3 SIMSCP Preserve Land by Habitat Type, Enhancement Analysis, and Enhancement Cost Factors per Preserve Acre

1. 2010 Economic analysis included refinement of natural lands detail and SIMSCP enhancement requirements refined, and update of costs for enhancements and restoration. 2020 Analysis included further cost updates based on actual SIOCG, 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.
2. *Annually, in each shaded cell in table column 5 (Enhancement Cost per Acre), substitute prior year value in the formula. Formula references updated annual California CPI factor in cell C1. Formula calculates 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.*
2. *Annually, in each brown shaded cell in table, substitute prior year value for site assessment, management plans, and enhancement plans in the formula. Formula references updated annual California CPI factor in cell C1. Formula calculates updated annual costs.*
3. *Insert updated annual California CPI factor in cell C1.*
4. Enhancement and restoration cost factors linked from B.1.

B.1 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.
- 1. Assessment and planning costs linked from B.2. Formulas calculate total enhancement and restoration costs from factors in B.2.
- 2. Preserve acres remaining to be acquired linked from Table 2.1 (updated annually based on SIMSCP 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 SIMSCP 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.
- 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.*

**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 SIMSCP Annual Report, supplemented as needed by cost code detail provided by SIOCG, 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 SIMSCP 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 Table 5.

C.5 Category C Monitoring and Project Management/Administration, including endowment for post-permit costs, Cost Allocation by Habitat Type

- No input needed. Links and formulas calculate cost for each habitat type.
- 1. Costs for remainder of permit term linked from C.3 and post-permit costs linked from C.4. Formulas allocate total costs by habitat type.
- 2. Preserve acres remaining to be acquired linked from Table 2 (updated based on SIMSCP 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 SIMSCP Annual Report).

**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 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 SIMSCP Annual Report. Note that as of the 2020 update and going forward, grassland acquired to mitigate agricultural impacts has a new line item in Table 2.1. This amount is deducted from total grassland acquired in cell E1.*

**Table 2.2 Preserve Acres Remaining to be Acquired**  
3. Total Preserve Acres Remaining to be Acquired calculated by worksheet formula; links to cost and fee calculation worksheets.

**Table 2.2 Preserve Habitat Zone 2019 (new in 2020 update) - ONLY USED ON 5-YEAR UPDATE**  
1. Preserve acquisition by habitat type and zone detail used in monitoring cost estimates. Links to Table 4 Preserve Monitoring Schedule.  
2. Update every 5 years. Use Annual Report Tables 6 and 12 to update the Preserve Database, 2019 which assigns each 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. Take Authorizations by habitat type linked from Table 1 and adding multi-purpose open space from SIMSCP Table 1-1 and Table 4.2-2.  
2. *Annually, update the Cumulative Acres of Take through 12/31 from the SIMSCP Annual Report.*  
3. Remaining Acres of Land Conversion calculated by worksheet formula; links to cost and fee calculation worksheets.

**Table 4 Preserve Acquisition Schedule, All Habitat Types, by Index Zone, Remaining Permit Term - ONLY USED IN 5-YEAR 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 SIMSCP Annual Report) and Table 2.2 (updated every 5 years).
2. At five-year update, update the most recent permit year in cell C8 and the years remaining in the permit term in Column C.
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.

**Table 5 Fund Balance Allocations - 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 Existing/PreserveEnhanceCost (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.



**FINANCIAL ANALYSIS UPDATE Final Adopted August 27, 2020**

	Category A	Category B	Category C		
<b>2022 Fees - Proposed</b>	Acquisition	Assessment & Enhancement	Monitoring, Management & Administration, & Post-permit Endowment	Total	Total Rounded
Other Open Space	\$6,797.00	\$2,628.00	\$356.00	\$9,781.00	<b>\$9,781</b>
Natural/Ag Lands	\$13,594.00	\$5,256.00	\$710.96	\$19,560.96	<b>\$19,561</b>
Vernal Pool Grasslands	\$65,307.00	\$13,390.00	\$1,756.01	\$80,453.01	<b>\$80,453</b>
Vernal Pool Wetted	\$64,182.00	\$108,136.00	\$1,721.56	\$174,039.56	<b>\$174,040</b>
	Category A	Category B	Category C		
<b>2021 Fees - Adopted</b>	Acquisition	Assessment & Enhancement	Monitoring, Management & Administration, & Post-permit Endowment	Total	Total Rounded
Other Open Space	\$5,870.00	\$2,471.00	\$341.00	\$8,682.00	<b>\$8,682</b>
Natural/Ag Lands	\$11,740.00	\$4,942.00	\$681.00	\$17,363.00	<b>\$17,363</b>
Vernal Pool Grasslands	\$57,036.00	\$12,826.00	\$1,682.00	\$71,544.00	<b>\$71,544</b>
Vernal Pool Wetted	\$56,057.00	\$103,580.00	\$1,649.00	\$161,286.00	<b>\$161,286</b>

<b>Difference Per Acre (\$)</b>	Acquisition	Assessment & Enhancement	Monitoring, Management & Administration, & Post-permit Endowment	Total	Total Rounded
Other Open Space	\$927	\$157	\$15	\$1,099	<b>\$1,099</b>
Natural/Ag Lands	\$1,854	\$314	\$30	\$2,198	<b>\$2,198</b>
Vernal Pool Grasslands	\$8,271	\$564	\$74	\$8,909	<b>\$8,909</b>
Vernal Pool Wetted	\$8,125	\$4,556	\$73	\$12,754	<b>\$12,754</b>

<b>Percent Difference</b>	Acquisition	Assessment & Enhancement	Monitoring, Management & Administration, & Post-permit Endowment	Total	Total Rounded
Other Open Space	15.8%	6.4%	4.4%	12.7%	12.7%
Natural/Ag Lands	15.8%	6.4%	4.4%	12.7%	12.7%
Vernal Pool Grasslands	14.5%	4.4%	4.4%	12.5%	12.5%
Vernal Pool Wetted	14.5%	4.4%	4.4%	7.9%	7.9%

**TABLE A.1**

**2020 Five-Year Economic Analysis and Fee Update**

**SJMSCP Fee Update - 2021 (for 2022 SJMSCP Development Fee Cycle)**

**Category A Per-Acre Acquisition Cost Factors by Zone (2021 dollars)**

		<b>Central Zone</b>	<b>Primary Zone of the Delta</b>	<b>Southwest Zone<sup>3</sup></b>
Fee title value <sup>1</sup>	a	<b>\$25,532</b>	<b>\$15,373</b>	na
Easement percent of fee title value <sup>2</sup>	b	<b>56%</b>	<b>56%</b>	na
Easement costs	a × b	<b>\$14,298</b>	<b>\$8,609</b>	<b>\$1,000</b>

1. SJCOG, Inc. Fee Study Property List, Table A and Table B

2. SJCOG, Inc. Appraisals as of June 2020

3. Based on standard easement cost in Southwest Zone of \$1,000/acre.

**TABLE A.2**  
**2020 Five-Year Economic Analysis and Fee Update**  
**SJMSCP Fee Update - 2021 (for 2022 SJMSCP Development Fee Cycle)**  
**Per Acre Acquisition Cost by Preserve/Habitat Type (2021 dollars)**

Preserve/Habitat Type		SJMSCP Zone			Total Weighted Acquisition Cost	Transaction Costs <sup>5</sup>	Total Land Acquisition Costs Per Acre
		Central Zone	Primary Zone of the Delta	Southwest Zone			
		A	B	C	A + B + C = D	D × 5% = E	D + E
Easement cost by zone <sup>1</sup>	d	\$14,298	\$8,609	\$1,000			
<b>Agricultural Lands</b>							
Percent in zone <sup>2</sup>	e	98%	2%	0%			
Weighted costs <sup>3</sup>	d × e	\$14,040	\$155	\$0	<b>\$14,195</b>	\$710	<b>\$14,905</b>
<b>Natural Lands</b>							
Non-vernal pool natural lands							
Percent in zone <sup>2</sup>	f	77%	4%	18%			
Weighted costs <sup>3</sup>	d × f	\$11,046	\$382	\$183	<b>\$11,611</b>	\$581	<b>\$12,192</b>
Vernal pool grasslands <sup>4</sup>		n/a	n/a	n/a	<b>\$20,426</b>	\$1,021	<b>\$21,447</b>
Vernal pool wetted <sup>4</sup>		n/a	n/a	n/a	<b>\$20,426</b>	\$1,021	<b>\$21,447</b>

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.

TABLE A.3

2020 Five-Year Economic Analysis and Fee Update

SJMSCP Fee Update - 2021 (for 2022 SJMSCP Development Fee Cycle)

Total Acquisition Costs by Habitat Type, Remainder of Permit Term (2021 dollars)

Preserves by Habitat Type	Land Acquisition Cost Per Acre	Preserve Acres Remaining to be Acquired	Total Costs of Acquisition
Agricultural lands	\$14,905	39,864.48	\$594,180,089
Natural lands			
Non-vernal pool natural lands	\$12,192	24,321.84	\$296,531,873
<b>Total for Non-vernal pool Natural /Ag Land</b>	\$13,877	64,186.32	\$890,711,962
Vernal pool grasslands	\$21,447	15,720.66	\$337,160,888
Vernal pool wetted	\$21,447	2,115.00	\$45,360,405

Sources: SJCOG, Inc., SJMSCP 2020 Annual Report, and Hausrath Economics Group.

**TABLE A.4**  
**2020 Five-Year Economic Analysis and Fee Update**  
**SJMSCP Fee Update - 2021 (for 2022 SJMSCP Development Fee Cycle)**  
**Category A Acquisition**  
**Fee Calculations (2021 dollars)**

Habitat Type	Preserve Land Acquisition
Costs associated with non-vernal pool natural/agricultural lands conversion	\$890,711,962
Natural (non vernal pool)/Agricultural land conversion (acres) , remaining	48,349.32
Multi-purpose open space conversion (acres), remaining <sup>1</sup>	34,349.31
Multiplier for natural/agricultural land conversion	1
Multiplier for multi-ourpose open space conversion <sup>1</sup>	0.5
<b>Acquisition Component of Natural (non vernal pool)/Agricultural Lands</b>	<b>\$13,594</b>
<b>Acquisition Component of Multi-Purpose Open Space Fee<sup>1</sup></b>	<b>\$6,797</b>
Costs associated with vernal pool grasslands	\$337,160,888
Vernal pool grassland conversion (acres), remaining	5,162.74
<b>Acquisition Component of Vernal Pool Grasslands Fee</b>	<b>\$65,307</b>
Costs associated with vernal pool wetted	\$45,360,405
Vernal pool wetted conversion (acres), remaining	706.75
<b>Acquisition Component of Vernal Pool Wetted Fee</b>	<b>\$64,182</b>

1. As described in SJMSCP 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 SJMSCP 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: SJCOG, Inc., [SJMSCP 2019 Annual Report](#), and Hausrath Economics Group.



TABLE B.1

2020 Five-Year Economic Analysis and Fee Update

SJMSCP Fee Update - 2021 (for 2022 SJMSCP Development Fee Cycle)

Category B Assessment, Planning, Restoration and Enhancement

SJMSCP Preserve land by habitat type, enhancement analysis, and enhancement cost per preserve acre (2021 dollars)

Habitat Type	Total Preserve Acres (including neighboring lands preserves)	Percent of Preserve Acres Enhanced <sup>1</sup>	Acres Benefiting from Enhancements	Hedgerow or Other Linear Habitat Feature (acres) <sup>2</sup>	Enhancement Cost per Acre <sup>3</sup>	Total Enhancement Cost	Enhancement Cost per Preserve Acre
	1	2	3	4	5	6	7
<b>Agricultural Habitat Lands<sup>4</sup></b>	<b>57,935</b>	<b>10%</b>	<b>5,794</b>	<b>776</b>	<b>\$74,124</b>	<b>\$57,520,224</b>	<b>\$993</b>
<b>Natural Lands</b>							
Ditches	378	33%	126		\$323,640	\$40,778,640	
Grasslands	14,559	33%	4,853		\$20,462	\$99,304,027	
Oak woodlands	858	33%	286		\$30,276	\$8,658,936	
Riparian	2,725	33%	908		\$88,740	\$80,605,500	
Submerged aquatic in the Delta	10	100%	10		\$61,596	\$615,960	
<i>Subtotal</i>	<i>18,530</i>		<i>6,183</i>		<i>\$37,191</i>	<i>\$229,963,063</i>	
Other natural lands <sup>5</sup>	6,445	33%	2,148		\$37,191	\$79,898,218	
<b>Subtotal Non VP Natural</b>	<b>24,975</b>					<b>\$309,861,281</b>	<b>\$12,407</b>
Vernal pool wetted	2,121	33%	707		\$108,263	\$76,541,800	\$36,088
Vernal pool grasslands	15,811	33%	5,270		\$13,050	\$68,777,850	\$4,350
<b>Subtotal All Natural Lands</b>	<b>42,907</b>		<b>14,309</b>			<b>\$455,180,931</b>	
<b>Total</b>	<b>100,842</b>		<b>20,103</b>			<b>\$512,701,155</b>	

1. Enhancement criteria derived from the SJMSCP, Section 5.4.6.

2. Unlike most other habitat types, agricultural lands are enhanced by treating 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 that area benefiting from the enhancement. This has the advantage of minimizing impacts to agricultural land production. Installing pollinator hedgerows at the edges of fields and grassland borders along irrigation and drainage ditches, and planting nest 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 SJMSCP. In addition to benefits to species, these linear features offer benefits 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 criterion while also minimizing loss of productive agricultural land. The enhancement cost estimate for agricultural lands is therefore based on the acres of hedgerow or other linear feature multiplied by the cost per acre to install hedgerows and similar linear features.

3. The enhancement cost applies to the acres where construction and/or installation actually takes place. In the case of hedgerows 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 wetted restoration, the cost includes 5 monitoring years during a 10 year post-restoration monitoring period.

4. For agricultural habitat lands, a SJMSCP 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 footnote 2. Pollinator hedgerows or similar linear features enhance the entire field that they are associated with, thereby counting toward the 10 percent enhancement criteria 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: Table A.1, SJCOG, Inc., ICF, and Hausrath Economics Group

TABLE B.2

2020 Five-Year Economic Analysis and Fee Update

SJMSCP Fee Update - 2021 (for 2022 SJMSCP Development Fee Cycle)

Category B Assessment, Planning, Restoration and Enhancement Cost Factors (2021 dollars)

Remainder of Permit Term

Remaining years in permit term 30 used in formulae below to calculate costs for the remainder of the permit

**Biological Site Assessment**

Number of site visits per year 8 assumes 6 hours per visit

Annual cost \$7,266

**Total Site Assessment cost remainder of permit term** \$217,980

**Preserve Management Plan Preparation**

Number of management plans per year 12 assumes 40 hours per plan

Annual cost \$72,662

**Total Preserve Management Plan cost remainder of permit term** \$2,179,860

**Preserve Enhancement Plan Preparation**

Average cost per enhancement plan \$4,239 assumes 28 hours per plan for each enhancement project

Average acres per project 240

Average cost per preserve acre \$18

**Preserve Enhancements on Agricultural Lands**

Enhancement cost per preserve acre \$993 from Table B1

**Preserve Enhancements on Non-Vernal Pool Natural Lands**

Enhancement cost per preserve acre \$12,407 from Table B1

**Vernal Pool Creation/Enhancement**

Enhancement cost per preserve acre \$36,088 from Table B1

**Vernal Pool Upland Grassland Enhancement**

Enhancement cost per preserve acre \$4,350 from Table B1

Sources: SJCOG, Inc., [SJMSCP 2019 Annual Report](#), ICF, and Hausrath Economics Group.

TABLE B.3

2020 Five-Year Economic Analysis and Fee Update

SJMSCP Fee Update - 2021 (for 2022 SJMSCP Development Fee Cycle)

Category B Assessment, Planning, Restoration and Enhancement (2021 dollars)

Cost Allocation by Habitat Type

Remainder of Permit Term

Preserves by Habitat Type	Acres Remaining to be Acquired <sup>1</sup>	Percent of Total	Costs - Remainder of Permit Term				
			Total cost allocated by preserve type percent of total preserve acres remaining to be acquired <sup>2</sup>		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	39,864.48	49%	\$105,943	\$1,059,460	\$717,561	\$39,579,078	na
Non-vernal pool natural lands	24,321.84	30%	64,637	646,390	437,793	\$301,757,618	na
Vernal pool grasslands	15,720.66	19%	41,779	417,801	282,972	\$68,384,849	na
Vernal pool wetted	2,115.00	3%	5,621	56,209	38,070	na	\$76,325,274
	<b>82,021.98</b>	<b>100%</b>	<b>\$217,980</b>	<b>\$2,179,860</b>	<b>\$1,476,396</b>	<b>\$409,721,545</b>	<b>\$76,325,274</b>

1. Includes 600 acres of neighboring lands preserves.

2. SJCOG, 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 spe

Sources: SJCOG, Inc., SJMSCP 2019 Annual Report, ICF, and Hausrath Economics Group.

**TABLE B.4**  
**2020 Five-Year Economic Analysis and Fee Update**  
**SJMSCP Fee Update - 2021 (for 2022 SJMSCP Development Fee Cycle)**  
**Category B Assessment, Planning, Restoration and Enhancement**  
**Fee Calculations (2021 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	\$170,580	\$1,705,850	\$1,155,354	\$341,336,696	<b>\$344,368,480</b>		
Natural (non vernal pool)/Agricultural land conversion (acres), remaining	48,349.32	48,349.32	48,349.32	48,349.32	48,349.32		
Multi-purpose open space conversion (acres), remaining <sup>1</sup>	34,349.31	34,349.31	34,349.31	34,349.31	34,349.31		
Multiplier for natural/agricultural land conversion	1	1	1	1	1		
Multiplier for multi-purpose open space conversion <sup>1</sup>	0.5	0.5	0.5	0.5	0.5		
<b>Assessment &amp; Enhancement Component of Natural (non-vernal pool)/Agricultural Lands Fee</b>	<b>\$3</b>	<b>\$26</b>	<b>\$18</b>	<b>\$5,209</b>	<b>\$5,256</b>		
<b>Assessment &amp; Enhancement Component of Multi-Purpose Open Space</b>	<b>\$2</b>	<b>\$13</b>	<b>\$9</b>	<b>\$2,605</b>	<b>\$2,628</b>		
Costs associated with vernal pool grasslands	\$41,779	\$417,801	\$282,972			\$68,384,849	<b>\$69,127,401</b>
Vernal pool grassland conversion (acres), remaining	5,162.74	5,162.74	5,162.74			5,162.74	5,162.7
<b>Assessment &amp; Enhancement Component of Vernal Pool Grasslands Fee</b>	<b>\$8</b>	<b>\$81</b>	<b>\$55</b>			<b>\$13,246</b>	<b>\$13,390</b>
Costs associated with vernal pool wetted	\$5,621	\$56,209	\$38,070			\$76,325,274	<b>\$76,425,174</b>
Vernal pool wetted conversion (acres), remaining	706.75	706.75	706.75			706.75	706.8
<b>Assessment &amp; Enhancement Component of Vernal Pool Wetted Fee</b>	<b>\$8</b>	<b>\$80</b>	<b>\$54</b>			<b>\$107,995</b>	<b>\$108,136</b>

1. As described in SJMSCP 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 SJMSCP 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: SJCOG, Inc., SJMSCP 2019 Annual Report, ICF, and Hausrath Economics Group.

**FINANCIAL ANALYSIS UPDATE Final Adopted August 27, 2020**

**TABLE C.5 for Annual Update**

**2020 Five-Year Economic Analysis and Fee Update**

**SJMSCP Fee Update - 2021 (for 2022 SJMSCP Development Fee Cycle)**

**Category C Monitoring and Program Management/Administration, including endowment for post-permit costs**

**Fee Calculations (2021 dollars)**

<b>Habitat Type</b>	<b>Remainder of Permit Term</b>	<b>Post permit</b>	<b>Total</b>	<b>Post Permit % of Total Fee</b>
Costs associated with non-vernal pool natural/agricultural lands conversion	\$38,737,435	\$6,809,704	<b>\$45,547,139</b>	
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 <sup>1</sup>	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 <sup>1</sup>	0.5	0.5	0.5	
<b>Monitoring &amp; Administration Component of Natural (non-vernal pool)/Agricultural Lands Fee</b>	<b>\$579</b>	<b>\$102</b>	<b>\$681</b>	15%
<b>Monitoring &amp; Administration Component of Multi-Purpose Open Space Fee</b>	<b>\$290</b>	<b>\$51</b>	<b>\$341</b>	15%
Costs associated with vernal pool grasslands	\$7,387,258	\$1,298,616	<b>\$8,685,874</b>	
Vernal pool grassland conversion (acres), remaining	5,163.08	5,163.08	5,163.08	
<b>Monitoring &amp; Administration Component of Vernal Pool Grasslands Fee</b>	<b>\$1,431</b>	<b>\$252</b>	<b>\$1,682</b>	15%
Costs associated with vernal pool wetted	\$990,979	\$174,206	<b>\$1,165,185</b>	
Vernal pool wetted conversion (acres), remaining	706.75	706.75	706.75	
<b>Monitoring &amp; Administration Component of Vernal Pool Wetted Fee</b>	<b>\$1,402</b>	<b>\$246</b>	<b>\$1,649</b>	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: SJCOG, Inc., [SJMSCP 2019 Annual Report](#), ICF, Urban Economics, and Hausrath Economics Group.



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

NOTE: In the following footnotes, "type" refers to the mapped habitat unit identified in the SJMSCP 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 9,720 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 types).

4. Valley grasslands (G types) and Foothill grasslands (G2 types).

5. Blue Oak woodlands, savanna and forests (BL types), Blue Oak Conifer woodlands, savanna and forests (BCN types), Valley Oak Woodland, savanna and forests (V types), and Mixed Oak Woodlands, savanna and forests (O types).

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 SJMSCP planning process (i.e., "Riparian" refers to a zone rather than to the "Riparian" habitat type. The Riparian Zone was "absorbed" or combined into its surrounding zone (i.e., Central/Central-Southwest) in the final SJMSCP. It generally included River and Deep water channel (W), Tributary Streams (W2), Creeks-intermittent and perennial (W3, W3-i, W3-p), Dead-end sloughs (W-4) and their associated riparian habitats (Great Valley Riparian - R, R2, R3, R5, R4, S, S2). This category includes 25 acres of Neighboring Lands 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 Diablan sage scrub (S3 types) and all other types of Natural Lands.

**TABLE 2.1**  
**2020 Five-Year Economic Analysis and Fee Update**  
**Preserve Acres, Total and Remaining to be Acquired<sup>1</sup>**

<b>Preserve/Habitat Type</b>	<b>Total Preserve Acres - 50-year Permit</b>	<b>Total Preserve Acres Acquired through 12/31/2020<sup>2</sup></b>	<b>Total Preserve Acres Remaining to Be Acquired (links to A.3, B.3. and C.4)</b>
Agricultural lands	57,935	11,270.519	39,864.48
Grasslands mitigating agricultural land impacts		6,800	
Natural lands			
Ditches	378	-	378.00
Grasslands	14,559	578.510	13,980.49
Oak woodlands	858	-	858.00
Riparian	2,725	44.050	2,680.95
Submerged aquatic in the Delta	10	-	10.00
Other natural lands	6,445	30.600	6,414.40
<i>Subtotal non-vp natural lands</i>	24,975	653.160	24,321.84
<b>Total Non VP Natural/Ag Lands</b>	<b>82,910</b>	<b>18,723.679</b>	<b>64,186.32</b>
Vernal pool wetted	2,121	6.000	2,115.00
Vernal pool grasslands	15,811	90.345	15,720.66
<b>Total</b>	<b>100,842</b>	<b>18,820.024</b>	<b>82,021.98</b>

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 2019, and SJCOG Inc. staff.

**Table 2.2**  
**2020 Five-Year Economic Analysis and Fee Update**

**A. Preserves Acquired by Habitat Type and Zone as of 12/31/2019**

Habitat Type	SJMSCP Index Zone				
	Central	Delta	Southwest	Vernal Pool	Total
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				
<i>Subtotal non-vp natural lands</i>	<i>317.900</i>	<i>-</i>	<i>7,121.280</i>	<i>-</i>	<i>7,439.180</i>
<b>Total Non VP Natural/Ag Lands</b>	<b>6,645.199</b>	<b>4,347.850</b>	<b>7,121.280</b>	<b>-</b>	<b>18,114.329</b>
Vernal pool wetted				6.000	6.000
Vernal pool grasslands (upland)	71.760			18.585	90.345
<b>Total</b>	<b>6,716.959</b>	<b>4,347.850</b>	<b>7,121.280</b>	<b>24.585</b>	<b>18,210.674</b>

Source: SJMSCP 2019 Annual Report , Table 6 and Table 12

**B. Preserves Acquired by Summary Habitat Type and Zone as of 12/31/2019**

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

Source: SJMSCP 2019 Annual Report , Table 6 and Table 12

**C. Estimate of Future Southwest Zone Preserves, July 2020**

<b>2,500</b>
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Source: SJCOG, Inc. staff.

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

<b>Preserve/Habitat Type</b>	<b>Take Authorizations - 50-year Permit (including multi-purpose open space)<sup>1</sup></b>	<b>Cumulative Acres of Take through 12/31/2020</b>	<b>Remaining Acres of Land Conversion (links to A.4, B.4. and C.5)</b>
Agriculture	57,635	17,076.46	40,558.54
Multi-purpose (other open space)	37,465	3,115.69	34,349.31
Natural lands			
Vernal pool wetted	707	0.25	706.75
Vernal pool upland grassland	5,187	24.26	5,162.74
All other natural lands	8,308	517.55	7,790.78
<b>Total</b>	<b>109,302</b>	<b>20,734.21</b>	<b>88,568.12</b>

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, SJMSCP Table 1-1 and Table 4.2-2; SJCOG, Inc., 2020 Annual Report Table 4