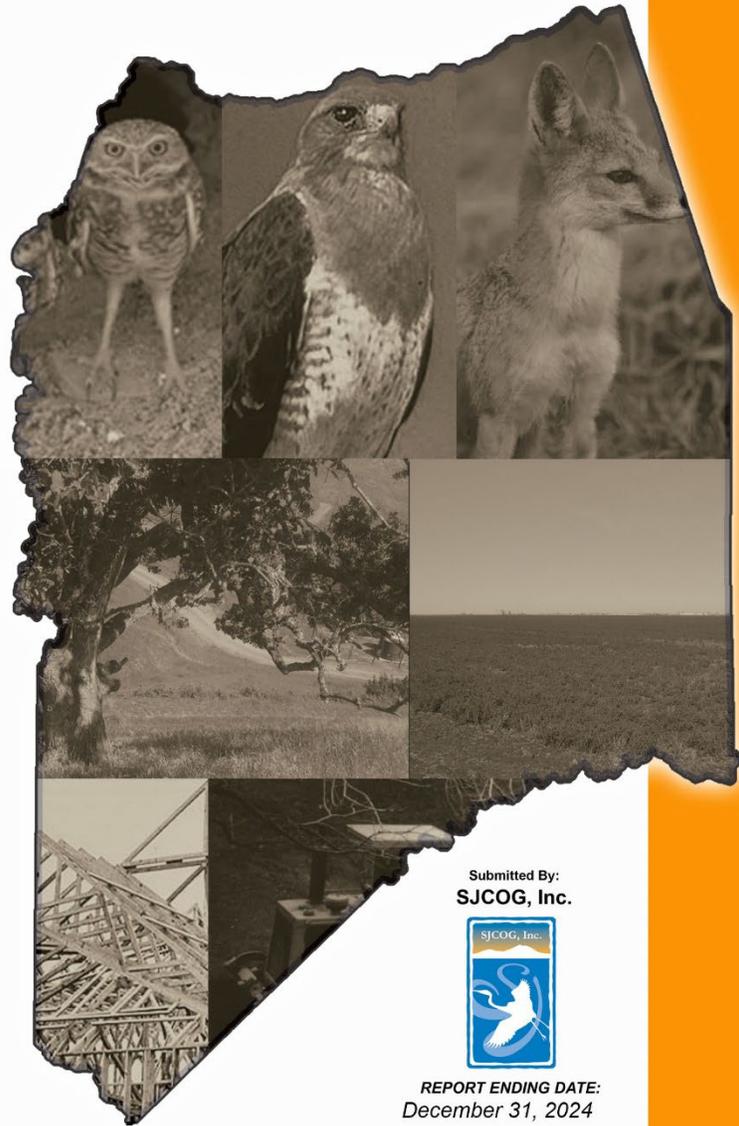


SAN JOAQUIN COUNTY MULTI-SPECIES
HABITAT CONSERVATION AND
OPEN SPACE PLAN

2024 ANNUAL REPORT



Submitted By:
SJCOG, Inc.



REPORT ENDING DATE:
December 31, 2024

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- Attachment A: Bacchetti Pellegrini Canal Blvd; Pellegrini Canal Blvd; Guri-Jai Cotta Rd; Jensen Delta Ave; Gaia Whitehall Rd; Garcia Undine Rd; Mattos Delta Blvd; Mattos Laurel Blvd; M Jaques Wing Levee Rd; Kola Energy BESS Connolly Ranch; Connolly Carnegie Ranch
- Attachment B: SJMSCP Index Zone Map
- Attachment C: 2024 Preserve Monitoring Report
- Attachment D: 2024 Fee Update Staff Report
- Attachment E: 2025 Fee Update Staff Report
- Attachment F: Unmapped/Other Unmapped Project Staff Reports, ITMM Alterations for SJMSCP Covered Projects and Classification Changes

Armstrong Road Dog Kennels Project, Plan Participation and Habitat Classification Change	February
Mountain House, Neighborhood I, Dry Creek Crossing Project, Buffer Reduction	February
Stockton Diamond Project, Plan Participation and Buffer Reduction	February
Wilson Way Residential Development Project, Buffer Reduction	February
Acampo Orchards Subdivision Project, Plan Participation and Habitat Classification Change	April
Center Street Weir Project, Plan Participation	April
Epic Wireless, Alpine Avenue Project, Plan Participation	April
Mountain House Parkway, Mountain House Crossing Project, Plan Participation and Buffer Reduction	April
Port of Stockton Rail Improvements Project, Plan Participation and Buffer Reduction	April
Lone Tree Road, Verizon Project, Plan Participation	May
Bellota Weir Modification Project, Plan Participation and Buffer Reduction	June
Kiper at Indelicato Project, Other Unmapped Process and Habitat Classification Change	June
Bridge Worship Center Project, Plan Participation and Habitat Classification Change	August
Cult Following Winery Project, Plan Participation and Habitat Classification Change	August
Highway 12 Truck Parking Project, Plan Participation and Habitat Classification Change	August
Kesar Winery Project, Plan Participation	September
Cherokee Memorial Park Expansion Project, Plan Participation and Habitat Classification Change	September
Eight Mile Road Monopole Project, Plan Participation and Habitat Classification Change	October

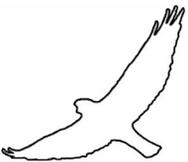


Quarterly Reports

- 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 2024 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 2023 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 2024*

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 2024. Table 1 provides a comprehensive compilation of all projects that have participated in the SJMSCP during the 2024 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 2024 for which Incidental Take Minimization Measures have been issued but have not yet participated in the plan by paying fees.

In 2024, the total number of acres covered by the SJMSCP was **1,609.34** acres of which 576.49 acres were urban habitat. Therefore in 2024, the total number of acres subject to fee assessment covered by the SJMSCP was **1,032.85 acres**. The predominant covered projects participating in the SJMSCP for 2024 were municipal construction projects and commercial development projects.

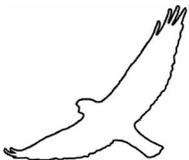
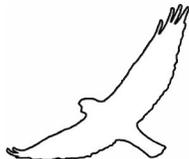


Table 1: 2024 SJMSCP Participating Projects

1st QUARTER	DATE PAID	APN	JURISDICTION	ZONE	ACRES	HAB	HAB CATEGORY	RATIO	MIT REQ'D	FEE/ACRE	TOTAL FEE	CP Number
	1/3/2024	177-280-60	Stockton	Central	3.45	U	Urban			\$0.00	\$0.00	CP-24-01
	1/3/2024	241-320-18	Manteca	Central	42.2	C34	Agriculture	1:1	42.2	\$17,833.00	\$752,552.60	CP-24-02
	1/4/2024	228-020-32, -33, -37	Manteca	Central	110	C2	Multi-Purpose Open Space			\$8,918.00	\$980,980.00	CP-24-03
	1/8/2024	066-050-15	Stockton	Central	11.56	U	Urban			\$0.00	\$0.00	CP-24-04
	1/9/2024	239-030-08	County	Central	1.82	C34	Agriculture	1:1	1.82	\$17,833.00	\$32,456.06	CP-24-05
	1/10/2024	Existing Intersections	Stockton	Central	0.5	U	Urban			\$0.00	\$0.00	CP-24-06
	1/30/2024	085-590-02	County	Central	2.19	C34	Agriculture	1:1	2.19	\$17,833.00	\$39,054.27	CP-24-07
	1/31/2024	137-180-30 to -32	Stockton	Central	1.12	U	Urban			\$0.00	\$0.00	CP-24-08
	2/6/2024	085-230-09	County	Central	2.59	U	Urban			\$0.00	\$0.00	CP-24-09
	2/6/2024	210-040-01 to -03, 213-250-02 to -04, 213-310-06, 213-470-28, 213-610-40, 213-630-01	Lathrop	Central	1.1	U	Urban			\$0.00	\$ 140,882.20	CP-24-10
					1	C2	Multi-Purpose Open Space		\$8,919.00			
					6.4	C34	Agriculture	1:1	6.4	\$17,833.00		
					1	W4	Natural	3:1	3	\$17,833.00		
	2/7/2024	192-040-21	Lathrop	Central	16.5	U	Urban			\$0.00	\$0.00	CP-24-11
	2/7/2024	253-160-02	County	Transition	1.74	U	Urban			\$0.00	\$70,083.69	CP-24-12
					3.93	G	Natural	3:1	11.79	\$17,833.00		
	2/7/2024	167-060-01	Stockton	Central	19.5	U	Urban			\$0.00	\$0.00	CP-24-13
	2/8/2024	145-020-04	Stockton	Central	2.41	U	Urban			\$0.00	\$0.00	CP-24-14
	2/14/2024	Existing Street	Stockton	Central	1	U	Urban			\$0.00	\$0.00	CP-24-15
	2/14/2024	193-050-19, -20	County	Central	2	U	Urban			\$0.00	\$0.00	CP-24-16
	2/15/2024	007-390-05	County	Central	0.22	C2	Multi-Purpose Open Space			\$8,919.00	\$1,961.96	CP-24-17
	2/20/2024	268-320-01	Manteca	Central	2.66	U	Urban			\$0.00	\$149,618.87	CP-24-18
					8.39	C34	Agriculture	1:1	8.39	\$17,833.00		

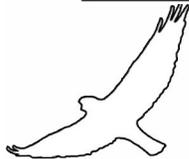
Applied Aerospace Project	2/27/2024	177-020-78	Stockton	Central	10.75	U	Urban			\$0.00	\$0.00	CP-24-19
Airport Way over Mormon Bridge Project	2/27/2024	Within Mormon Slough	Stockton	Central	0.16		Natural	3:1	0.48	\$17,833.00	\$2,853.28	CP-24-20
Worth Street Sanitary Sewer Rehab Project	2/27/2024	Existing Street	Stockton	Central	0.5	U	Urban			\$0.00	\$0.00	CP-24-21
Safe Routes to School Safety & Connectivity Improvements Project	2/28/2024	Existing Street	Stockton	Central	2	U	Urban			\$0.00	\$0.00	CP-24-22
Stockton Diamond Project, Demo Phase	2/29/2024	260-03, -04, -34, -35, -38, 151-280-03,	Other/SJRR	Central	12	U	Urban			\$0.00	\$0.00	CP-24-23
Mountain House, Neighborhood I, Dry Creek Crossing Project	2/29/2024	258-020-17, -18, -33 to -35	County	Transition	4.76	U	Urban			\$0.00	\$0.00	CP-24-24
Marriott Fairfield & Townhomes Project	2/29/2024	130-030-06, -07	Stockton	Central	3.4	U	Urban			\$0.00	\$0.00	CP-24-25
Navy Drive Sewer Rehabilitation Project (M15003)	3/5/2024	Existing Street	Stockton	Central	0.25	U	Urban			\$0.00	\$0.00	CP-24-26
Ralph Avenue Sewer Trunk Line Rehabilitation Project, Phase II	3/5/2024	Existing Street	Stockton	Central	0.6	U	Urban			\$0.00	\$0.00	CP-24-27
7-11 Gas Station & Convenience Store Project, Alpine Avenue	3/7/2024	117-080-05, -17	Stockton	Central	1.04	U	Urban			\$0.00	\$0.00	CP-24-28
Acampo Orchard Project (PA-2300125); Urban/Existing Homesite Only	3/13/2024	017-290-12	County	Central	2.85	U	Urban			\$0.00	\$0.00	CP-24-29
Lincoln Road Homesite Project	3/14/2024	077-230-52	Stockton	Central	0.78	U	Urban			\$0.00	\$0.00	CP-24-30
Mountain House, Machado Development Project	3/20/2024	209-060-08	County	Transition	81.7	C34	Agriculture	1:1	81.7	\$17,833.00	\$1,456,956.10	CP-24-31
Channel Street Improvements Project	3/20/2024	Multiple	Stockton	Central	4	U	Urban			\$0.00	\$0.00	CP-24-32
Constellation Winery Project, Pallet Yard Building (PA-2000120)	3/26/2024	017-090-58	County	Central	0.11	C2	Multi-Purpose Open Space			\$8,918.00	\$980.98	CP-24-33
City of Stockton 1 Quarter Report	3/31/2024	Attachment AA	Stockton	Central	2.6	U	Urban			\$0.00	\$0.00	N/A
City of Lodi 1st Quarter Report	3/31/2024	Attachment BB	Lodi	Central								No Fees
City of Manteca 1st Quarter Report	3/31/2024	Attachment CC	Manteca	Central	1.5579	C34	Agriculture	1:1	1.5579	\$17,833.00		N/A
					4.6656	C2	Multi-Purpose Open Space			\$8,918.00	\$69,389.73	
City of Ripon 1st Quarter Totals	3/31/2024	Attachment DD	Ripon	Central			Multi-Purpose Open Space					No Fees
City of Tracy 1st Quarter Report Totals	3/31/2024	Attachment EE	Tracy									No Fees
City of Lathrop 1st Quarter Report	3/31/2024	Attachment FF	Lathrop	Central								No Fees
City of Escalon 1st Quarter Report	3/31/2024	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
Sorrenti Estates Subdivision Project (PA-0800191), Lot 38	4/2/2024	207-310-38	County	Central	1.01	C34	Agriculture	1:1	1.01	\$17,833.00	\$18,011.33	CP-24-34
Greer Addition Subdivision Project, Lot 11	4/4/2024	219-190-08	Manteca	Central	0.17	U	Urban			\$0.00	\$0.00	CP-24-35
SJC Mosquito & Vector Control Project, Lab Building	4/10/2024	177-050-07	County	Central	0.45	C34	Agriculture	1:1	0.45	\$17,833.00	\$8,024.85	CP-24-36
Lathrop Wye Project, Box Culvert Phase	4/11/2024	Multiple	Other/SJRR	Central	0.909	C2	Multi-Purpose Open Space			\$8,918.00	\$16,291.81	CP-24-37
					0.459	D	Natural	3:1	1.377	\$17,833.00		
Forward Landfill, Ameresco, RNG & Blower Facility Project (PA-2200144)	4/11/2024	201-000-02, 03, 181-150-02, -07 to -09, 101-100-11	County	Central	3.86	U	Urban			\$0.00	\$0.00	CP-24-38
Lathrop Marketplace Project, Bldg D	4/12/2024	191-760-10	Lathrop	Central	0.75	U	Urban			\$0.00	\$0.00	CP-24-39
Lathrop Marketplace Project, Bldg B	4/12/2024	191-760-07	Lathrop	Central	0.8	U	Urban			\$0.00	\$0.00	CP-24-40
Lathrop Marketplace Project, Bldg C	4/12/2024	191-760-06	Lathrop	Central	1.75	U	Urban			\$ -	\$0.00	CP-24-41
Modular Units Project	4/12/2024	147-030-01 to -14	Stockton	Central	2.11	U	Urban			\$0.00	\$0.00	CP-24-42
Morada Produce Project, Phase 4 (BP-2400071)	4/16/2024	105-040-22	County	Central	0.19	C34	Agriculture	1:1	0.19	\$17,833.00	\$3,388.27	CP-24-43
Jahant Road Homesite Project (PA-1000074)	4/17/2024	007-310-26	County	Central	0.35	C34	Agriculture	1:1	0.35	\$17,833.00	\$6,241.55	CP-24-44
Liberty Road Gas Station Project (PA-2100229)	4/23/2024	005-100-01	County	Central	2.95	U	Urban			\$0.00	\$0.00	CP-24-45
AT&T Monopole Project, Thornton Road (PA-2100230)	4/23/2024	072-020-56	County	Central	0.5	U	Urban			\$0.00	\$0.00	CP-24-46
Martin's Paving Project	4/30/2024	212-240-01 to -03	Tracy	Central	1.34	U	Urban			\$0.00	\$0.00	CP-24-47
Fiber Segment Construction Project	5/1/2024	Existing Street	Stockton	Central	1	U	Urban			\$0.00	\$0.00	CP-24-48
Stagecoach Road Parking Lot Project	5/6/2024	173-320-17	Stockton	Central	0.46	U	Urban			\$0.00	\$0.00	CP-24-49
Ashley Ranch Subdivision Project (PA-1600084), Lot 15	5/7/2024	086-720-15	County	Central	2	C2	Multi-Purpose Open Space			\$8,918.00	\$17,836.00	CP-24-50
Macchia Winery Project - Aggregate Area and Overflow Parking (PA-1900304)	5/7/2024	005-260-61	County	Central	0.9	C2	Multi-Purpose Open Space			\$8,918.00	\$8,026.20	CP-24-51
Mountain House, Tract 4040 Project	5/7/2024	209-070-23, -24	County	Transition	35.83	C34	Agriculture	1:1	35.83	\$17,833.00	\$638,956.39	CP-24-52
Grupe Park Parking Lot Resurfacing Project (WD 22011)	5/8/2024	100-320-04	Stockton	Central	20.47	U	Urban			\$0.00	\$0.00	CP-24-53
Popeye's Restaurant Project - Stockton	5/10/2024	147-084-13, -15, -16	Stockton	Central	0.59	U	Urban			\$0.00	\$0.00	CP-24-54
RV/Boat Storage Project	5/14/2024	198-170-03	Manteca	Central	3.97	C2	Multi-Purpose Open Space			\$8,918.00	\$35,404.46	CP-24-55
Kola Energy Project (PA-2200137)	5/14/2024	209-100-19	County	Transition	32.57	G	Natural	3:1	97.71	\$6,830.15	\$222,457.99	CP-24-56
KIPP Houston School Site Project	5/15/2024	163-070-44	Stockton	Central	5.5	U	Urban			\$0.00	\$0.00	CP-24-57
Mossdale Landing, Tract 3225 Project	5/16/2024	191-190-32	Lathrop	Central	13.26	U	Urban			\$0.00	\$0.00	CP-24-58



McManis Refrigeration Facility Project (UP-98-0001)	5/21/2024	245-220-20	County	Central	0.53	C2	Multi-Purpose Open Space			\$ 8,918.00	\$472.65	CP-24-59
Pock Lane Subdivision Project, Phase 1 (PA-2100031)	5/21/2024	179-120-11	County	Central	16.74	C34	Agriculture	1:1	16.74	\$ 17,833.00	\$298,524.42	CP-24-60
Jollibee Restaurant Project	5/22/2024	102-230-17	Stockton	Central	1.26	U	Urban			\$ -	\$0.00	CP-24-61
Ahern Truck Stop Project (PA-1600049)	5/23/2024	255-020-14	County	Central	9.49	C34	Agriculture	1:1	9.49	\$ 17,833.00	\$169,235.17	CP-24-62
Eight-Mile Road Truck Parking Project (PA-2200030, PA-2200031)	6/4/2024	059-210-46	County	Central	4.1	C34	Agriculture	1:1	4.1	\$ 17,833.00	\$73,115.30	CP-24-63
Gospel Center Rescue Mission Project	6/7/2024	149-066-07	Stockton	Central	0.21	U	Urban			\$ -	\$0.00	CP-24-64
Forward Landfill, Compressor Station Project (PA-2200144)	6/12/2024	177-260-10	County	Central	0.33	C34	Agriculture	1:1	0.33	\$ 17,833.00	\$5,884.89	CP-24-65
Woodlands West District Grading Project	6/18/2024	213-630-01	Lathrop	Central	255.8	C34	Agriculture	1:1	255.8	\$ 17,833.00	\$4,561,681.40	CP-24-66
Rose Gate, Unit 3 Project	6/19/2024	027-400-22, -25	Lodi	Central	11.22	C2	Multi-Purpose Open Space			\$ 8,918.00	\$100,059.96	CP-24-67
630 Lower Sacramento Road Subdivision Project	6/25/2024	029-060-66	Lodi	Central	1.66	U	Urban			\$ -	\$0.00	CP-24-68
City of Stockton 2nd Quarter Report	6/30/2024	Attachment AA	Stockton	Central	0.5	U	Urban			\$0.00	\$0.00	N/A
City of Lodi 2nd Quarter Report	6/30/2024	Attachment BB	Lodi	Central								No Fees
City of Manteca 2nd Quarter Report	6/30/2024	Attachment CC	Manteca	Central	2.257	C34	Agriculture	1:1	2.257	\$17,833.00	\$ 57,098.01	N/A
					1.728	C2	Multi-Purpose Open Space			\$8,918.00		
City of Ripon 2nd Quarter Totals	6/30/2024	Attachment DD	Ripon	Central								No Fees
City of Tracy 2nd Quarter Report Totals	6/30/2024	Attachment EE	Tracy	Transition								No Fees
City of Lathrop 2nd Quarter Report	6/30/2024	Attachment FF	Lathrop	Central								No Fees
City of Escalon 2nd Quarter Report	6/30/2024	Attachment GG	Escalon	Central								No Fees



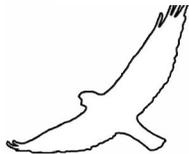
3rd QUARTER	DATE PAID	APN	JURISDICTION	ZONE	ACRES	HAB	HAB CATEGORY	RATIO	MIT REQ'D	FEE/ACRE	TOTAL FEE	CP Number
Port of Stockton BWC MOTEMS Project	7/3/2024	145-020-04	Stockton/Other	Central	0.3	U	Urban			\$0.00	\$0.00	CP-24-69
Port of Stockton BWC MOTEMS Project - VELB Mitigation	7/3/2024	145-020-04	Stockton/Other	Central	40 Stems			3:1	120 plantings	\$1,800.00	\$72,000.00	CP-24-70
El Pescadero Rec Center Project	7/22/2024	214-500-01	Tracy	Central	14.62	U	Urban			\$0.00	\$0.00	CP-24-71
Columbus Park Renovations Project	7/31/2024	147-050-12	Stockton	Central	2.07	U	Urban			\$0.00	\$0.00	CP-24-72
Weldway Steel Fabrication Project	8/6/2024	225-020-45	Escalon	Central	20	C34	Agriculture	1:1	20	\$17,833.00	\$356,660.00	CP-24-73
Port of Stockton's Dock 12/13 Repairs Project	8/12/2024	145-020-04	Stockton	Central	0.32	U	Urban			\$0.00	\$0.00	CP-24-74
Waste Management Admin/Maintenance Building Project	8/21/2024	163-230-01, -02, -04, -47, 163-240-06	Stockton	Central	12.2	U	Urban			\$0.00	\$0.00	CP-24-75
Epic Wireless, Alpine Road Project (PA-2300113)	8/26/2024	103-020-12	County	Central	0.05	U	Urban			\$0.00	\$0.00	CP-24-76
SJ Catholic Cemetery Expansion Project	8/26/2024	125-360-31, -32	Stockton	Central	8.66	U	Urban			\$0.00	\$0.00	CP-24-77
AutoZone Project - Lathrop	8/27/2024	192-040-64	Lathrop	Central	0.77	U	Urban			\$0.00	\$0.00	CP-24-78
BP Arco Station w/Carwash Project	8/27/2024	072-410-43	Stockton	Central	2.12	U	Urban			\$0.00	\$0.00	CP-24-79
Ferguson Expansion Project	8/27/2024	162-030-07	Stockton	Central	58	U	Urban			\$0.00	\$0.00	CP-24-80
Durham Ferry Road Monopole Project (PA-2300151)	9/5/2024	255-270-44	County	Central	0.1	C34	Agriculture	1:1	0.1	\$17,833.00	\$1,783.30	CP-24-81
Central Stockton Road Diet Project (WT18011)	9/5/2024	Existing Street	Stockton	Central	2	U	Urban			\$0.00	\$0.00	CP-24-82
Channel Street Improvements Project (WT22053)	9/5/2024	Existing Street	Stockton	Central	1	U	Urban			\$0.00	\$0.00	CP-24-83
Mountain House, Tract 3618	9/17/2024	209-060-08	County	Transition	15.23	C34	Agriculture	1:1	15.23	\$17,833.00	\$271,596.59	CP-24-84
Trinity Parkway Retail Project, Infrastructure Phase	9/17/2024	066-020-02, -03	Stockton	Central	1.86	C34	Agriculture	1:1	1.86	\$17,833.00	\$33,169.38	CP-24-85
Tracy Auto Plaza Drive Commercial Project	9/19/2024	212-270-21, -34, to -37	Tracy	Transition	2.13	U	Urban			\$0.00	\$0.00	CP-24-86
Lone Tree Road Monopole Project (PA-2300248)	9/25/2024	207-360-09	County	Central	0.073	C34	Agriculture	1:1	0.073	\$17,833.00	\$1,301.81	CP-24-87
2023 Neighborhood Traffic Management Project (WT16008)	9/25/2024	Existing Street	Stockton	Central	5	U	Urban			\$0.00	\$0.00	CP-24-88
Machado Ranch, Unit 2 Project	9/25/2024	241-320-82		Central	46.6	C34	Agriculture	1:1	46.6	\$17,833.00	\$831,017.80	CP-24-89
City of Stockton 3rd Quarter Report	9/30/2024	Attachment AA	Stockton	Central	0.58	U	Urban			\$0.00	\$0.00	N/A
City of Lodi 3rd Quarter Report	9/30/2024	Attachment BB	Lodi	Central								No Fees
City of Manteca 3rd Quarter Report	9/30/2024	Attachment CC	Manteca	Central	1.8464	C34	Agriculture	1:1	1.8464	\$17,833.00	\$82,239.68	N/A
					5.5296000	C2	Multi-Purpose Open Space			\$8,918.00		
City of Ripon 3rd Quarter Totals	9/30/2024	Attachment DD	Ripon	Central	13.08	C2	Multi-Purpose Open Space			\$8,918.00	\$116,647.44	N/A
City of Tracy 3rd Quarter Totals	9/30/2024	Attachment EE	Tracy	Transition								No Fees
City of Lathrop 3rd Quarter Report	9/30/2024	Attachment FF	Lathrop	Central								No Fees
City of Escalon 3rd Quarter Report	9/30/2024	Attachment GG	Escalon	Central								No Fees



4th QUARTER	DATE PAID	APN	JURISDICTION	ZONE	ACRES	HAB	HAB CATEGORY	RATIO	MIT REQ'D	FEE/ACRE	TOTAL FEE	CP Number
The Bridge Worship Center Project (PA-1900055)	10/1/2024	055-220-16	County	Central	2.58	U	Urban			\$ -	\$ 13,553.08	CP-24-90
					0.76	C34	Agriculture	1:1	0.76	\$ 17,833.00		
Mountain House J, Tracts 3968-3972	10/1/2024	258-050-01 to 258-070-45, 258-030-09 to -12	County	Transition	105	U	Urban			\$ -	\$ -	CP-24-91
Mountain House, Tract 3506 Project	10/1/2024	209-060-71 to -73, -76, -77, 209-060-74, -75, 209-080-44 to -47	County	Transition	52.53	U	Urban			\$ -	\$ -	CP-24-92
Griffin Park, Unit 8 Project	10/1/2024	226-100-29	Manteca	Central	33.31	C2	Multi-Purpose Open Space			\$ 8,918.00	\$ 297,058.58	CP-24-93
Stockton Animal Shelter Renovation Project	10/9/2024	165-040-15	Stockton	Central	0.47	U	Urban			\$ -	\$ -	CP-24-94
Fresno Avenue Trailer Parking Project	10/15/2024	163-370-37 to -39	Stockton	Central	40	U	Urban			\$ -	\$ -	CP-24-95
Mountain House Dog Park and Tennis Court Project	10/15/2024	254-550-10, -15, 254-220-06	County	Transition	0.82	U	Urban			\$ -	\$ 61,702.18	CP-24-96
					3.46	C34	Agriculture	1:01	3.46	\$ 17,833.00		
Cannery Park, Village H Project	10/16/2024	122-020-43	Stockton	Central	21.87	U	Urban			\$ -	\$ -	CP-24-97
KIPP University Park, K-8 Charter School Project	10/22/2024	139-210-08	Stockton	Central	1.41	U	Urban			\$ -	\$ -	CP-24-98
Kiper at Indelicato Project	10/22/2024	204-100-52	Manteca	Central	40	C2	Multi-Purpose Open Space			\$ 8,918.00	\$ 356,720.00	CP-24-99
Stockton Bridge Rehabilitation Project	10/25/2024	Existing Street	Stockton	Central	5	U	Urban			\$ -	\$ -	CP-24-100
Victory Park Pool Project	10/25/2024	135-150-01	Stockton	Central	1	U	Urban			\$ -	\$ -	CP-24-101
Griffin Park, Unit 6 Project	10/29/2024	226-100-37, -38	Manteca	Central	13.43	C2	Multi-Purpose Open Space			\$ 8,918.00	\$ 119,768.74	CP-24-102
Tirllium Apartments SSIID Lateral Improvement	10/30/2024	226-160-43 to -45	Manteca	Central	0.732	C34	Agriculture	1:1	0.732	\$ 17,833.00	\$ 17,111.45	CP-24-103
					0.455	C2	Multi-Purpose Open Space			\$ 8,918.00		
5534 Carpenter Road Improvements Project	10/31/2024	179-040-32	County	Central	5.29	U	Urban			\$ -	\$ -	CP-24-104
AS Trucking Project (PA-2200114)	10/31/2024	058-090-23	County	Central	0.8	C34	Agriculture	1:1	0.8	\$ 17,833.00	\$ 14,266.40	CP-24-105
I-580 Interchange Project - International Parkway	11/5/2024	209-090-27, -28, 209	Tracy	Transition	30.926	U2	Urban			\$ -	\$ 925,711.03	CP-24-106
					51.91	G	Natural	3:1	155.73	\$ 17,833.00		
Fire Training Tower at NEI Project	11/12/2024	250-030-07	Tracy	Central	5.9	C34	Agriculture	1:1	5.9	\$ 17,833.00	\$ 105,214.70	CP-24-107
Armstrong Road Dog Kennel Project (PA-23)	11/14/2024	061-120-21	County	Central	2.24	U	Urban			\$ -	\$ -	CP-24-108
Bulk Distribution Center Project	11/19/2024	162-030-07	Stockton	Central	59	C34	Agriculture	1:1	59	\$ 17,833.00	\$ 1,061,147.00	CP-24-109
					5 Stems	VELB	3:1	15 stems	\$ 1,800.00			
Griffin Park, Unit 9 Project	11/21/2024	226-100-21, -42, -52	Manteca	Central	32.12	C2	Multi-Purpose Open Space			\$ 8,918.00	\$ 286,446.16	CP-24-110
St. Basil's Greek Orthodox Church, Storage Facility Project	12/3/2024	110-220-04	Stockton	Central	5.89	U	Urban			\$0.00	\$0.00	CP-24-111
Burkett Gardens Subdivision Project, Lot 48 (ADU)	12/9/2024	157-210-48	County	Central	0.11	U	Urban			\$0.00	\$0.00	CP-24-112
Griffith Gates Subdivision Project, Lot 5 SRF	12/10/2024	007-390-05	County	Central	1.143	C2	Multi-Purpose Open Space			\$ 8,918.00	\$ 10,193.27	CP-24-113
Griffin Park Project, Unit D (Phases 10 and 11)	12/10/2024	226-100-43, -47	Manteca	Central	33.5	C2	Multi-Purpose Open Space			\$ 8,918.00	\$ 298,753.00	CP-24-114
Senior Building Inspector Project	12/11/2024	132-080-11	Stockton	Central	1.97	U	Urban			\$0.00	\$0.00	CP-24-115
Noosa Energy Storage Project	12/16/2024	228-110-28	Ripon	Central	4.92	C2	Multi-Purpose Open Space			\$ 8,918.00	\$ 43,876.56	CP-24-116



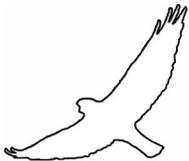
Retail and Gas Station Project	12/16/2024	192-040-85	Lathrop	Central	16.26	U	Urban				\$0.00	\$0.00	CP-24-117
Union Street Sewer Rehab Project	12/19/2024	Existing Street	Stockton	Central	0.2	U	Urban				\$0.00	\$0.00	CP-24-118
Mountain House Shopping Complex Project (PA-2300005)	12/30/2024	262-020-10	County/MH	Transition	0.99	U	Urban				\$0.00	\$0.00	CP-24-119
City of Stockton 4th Quarter Report	12/31/2024	Attachment AA	Stockton	Central	2.06	U	Urban						N/A
City of Lodi 4th Quarter Report	12/31/2024	Attachment BB	Lodi	Central									No Fees
City of Manteca 4th Quarter Report Totals	12/31/2024	Attachment CC	Manteca	Central	2.207	C34	Agriculture	1:1	2.207	\$	17,833.00	\$ 57,098.01	N/A
					1.728	C2	Multi-Purpose Open Space		\$	8,918.00			
City of Ripon 4th Quarter Totals	12/31/2024	Attachment DD	Ripon	Central									No Fees
City of Tracy 4th Quarter Report Totals	12/31/2024	Attachment EE	Tracy	Central									No Fees
City of Lathrop 4th Quarter Report	12/31/2024	Attachment FF	Lathrop	Central									No Fees
City of Escalon 4th Quarter Report	12/31/2024	Attachment GG	Escalon	Central									No Fees



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)
200	123	106	119

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 **626.70 acres** of agricultural habitat lands have been granted SJMSCP coverage which represents **38.94%** of cumulative SJMSCP coverage for 2024 or **60.68%** 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	316.12	626.70	90.29	0.00	1,033.11
Cumulative	4,169.08	20,587.01	1,243.09	30.55	26,029.73

Most of the acres consumed during 2024 occurred in the Central Zone as shown in Table 3.

Table 3: Acres Covered by the SJMSCP by Zone

2024 Habitat Consumption						
	Central	Southwest	Transition	Delta	Vernal Pool	TOTAL
Row and Field Crop (C34)	490.48	0.00	136.22	0.00	0.00	626.70
Multi-Purpose Orchards/Vineyards/Ruderal (C2)	316.12	0.00	0.00	0.00	0.00	316.12
Natural Drainage Ditch (D)	0.46	0.00	0.00	0.00	0.00	0.46
Natural Valley Grasslands (G)	0.00	0.00	88.41	0.00	0.00	88.41
Natural Creek (20-100 feet wide) (W3)	0.16	0.00	0.00	0.00	0.00	0.16
Natural Dead-End Slough (W4)	1.00	0.00	0.00	0.00	0.00	1.00
Urban Urban/Industrial/Built (U/U2)	377.59	0.00	198.90	0.00	0.00	576.49
TOTAL	1,185.81	0.00	423.53	0.00	0.00	1,609.34

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 2024, **316.12** acres of multi-purpose, **626.70** acres of agricultural and **90.03** acres of natural land (e.g. – D, G, O/G, W3, and W8) 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.”

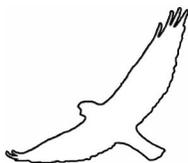


Table 4: Allowed and Remaining Incidental Take Acreage

Habitat Type	Authorized Take Acreage*	Cumulative Acres of Take through December 31, 2023	Total Acres of Take in 2024	Remaining Acres
Agriculture	47,915	19,628.84	626.70	27,659.46
Multi-Purpose (B,C2,C5)	37,465	3,648.40	316.12	33,500.48
Grasslands/Ruderal (GC5)	10	0.00	0.00	10.00
Drainage Ditches (D) / Canal (W9)	700	208.51	0.46	491.03
Valley Grasslands (G)	3,970	563.04	88.41	3,318.55
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	0.00	229.38
Great Valley Riparian Forest (R)	407	13.28	0.00	393.72
Great Valley Oak Riparian Forest (R2)	315	3.09	0.00	311.91
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	17.33	0.16	439.51
Dead-End Slough (W4)	15	0.02	1.00	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 acrages (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 2024, one project (*SJAFCA – Smith Canal Gate Project*) chose to “Opt Out” of the SJMSCP and commenced construction through direct project coverage with USFWS and CDFW for project impacts.

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 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 with construction activities.



SJCOG, Inc. was not provided any further details on the project which processed outside the habitat plan from the City of Tracy.

D. Maintenance Activities Receiving SJMSCP Coverage in 2024

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 – 2024

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 2024, 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 seventy-eight (78) 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), 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.

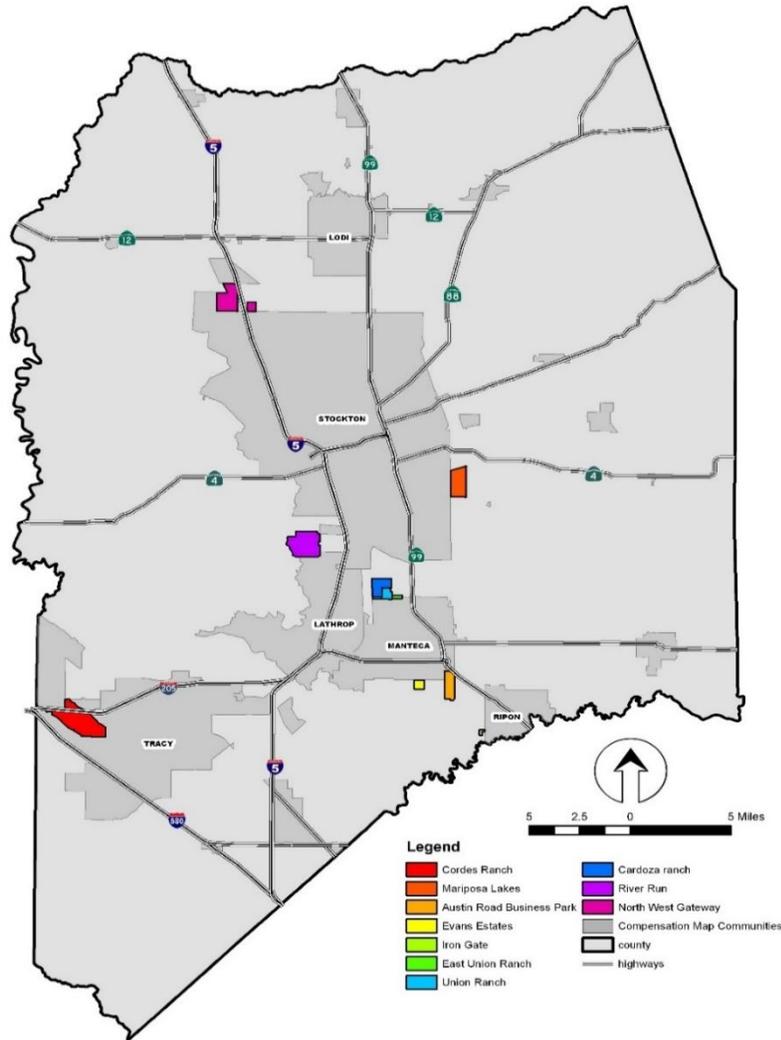


Table 5 shows the utilization of contingency acres for each previously approved contingency acre project.

Table 5: SJMSCP Contingency Acre Utilization

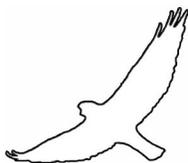


Projects	Agricultural Acres	Natural Acres	Multi-Purpose/Open Space Acres	Total
SJMSCP Contingency Acres	1899	1018	2423	5340.44
Prior Contingency Acre Projects				
<i>Cordes Ranch (Tracy)</i>	978.91	504.13		1483.04
<i>Mariposa Lakes (Stockton)</i>	800			800
<i>Austin Road Business Park (Manteca)</i>	67.64		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 2024, SJCOG, Inc. acquired an additional **1,416.35 acres** of land placed under conservation from 11 land transactions to meet mitigation needs of the SJMSCP. The makeup of the acreage acquired/dedicated over the reporting period were nine (9) easement purchases, one (1) fee title purchase and one (1) dedication. The conserved land consisted of **536.21 acres** of grassland in the Southwest Zone and **880.14 acres** 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 in Table 6 on the following pages.

In 2025, 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)

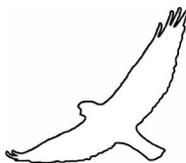
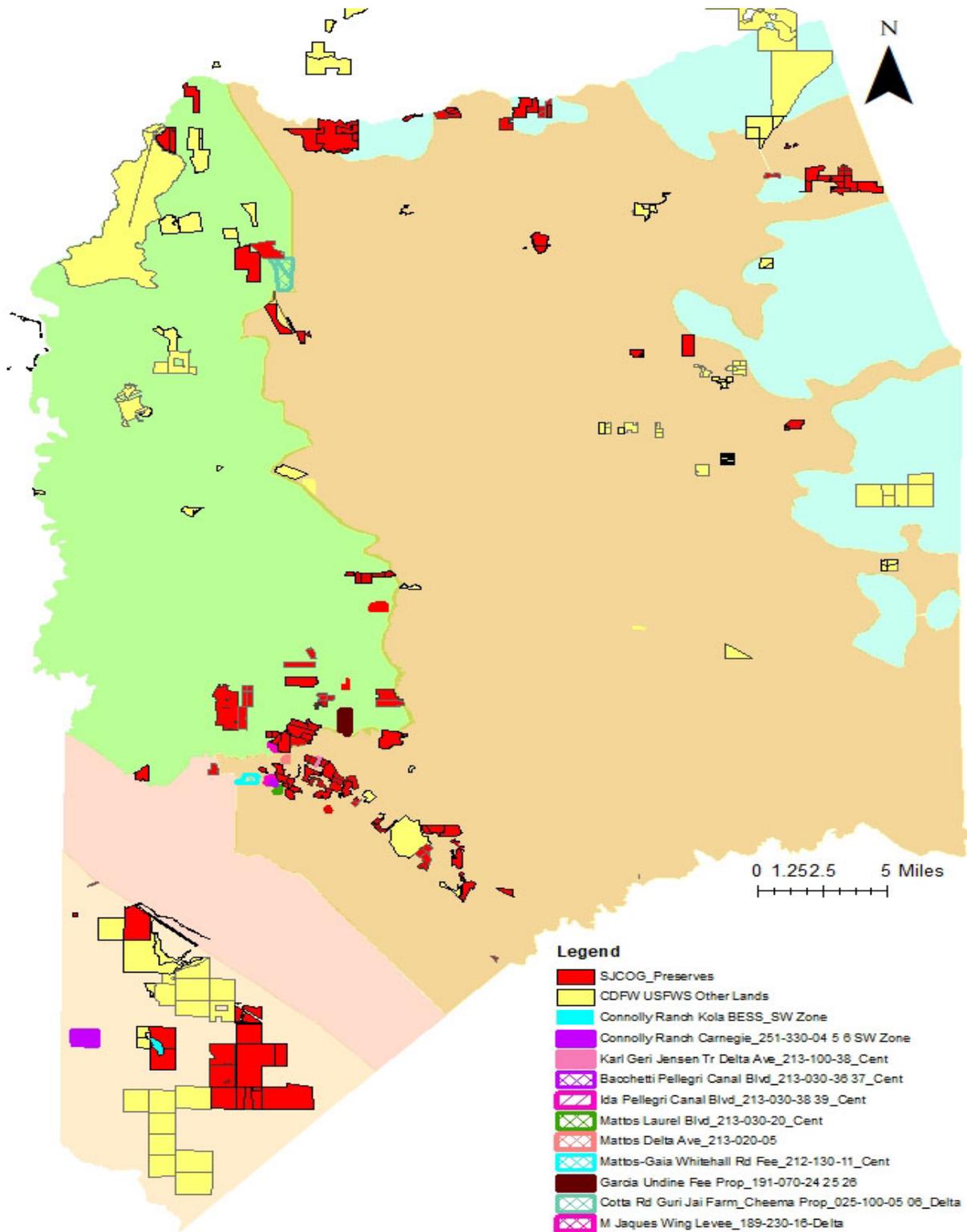
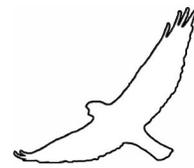


Table 6: SJMSCP Preserves (All)

Established Preserves	Total Acres	Habitat Type	Zone	Zones Available for Mitigation
Nuss	783	C34	Delta	Delta/Central
McDonald (310)	310	G	SW	Southwest, Central/Southwest Transition
Fitzgerald Vernal Pool Credits	6	W8	VP	Vernal Pool
Rustan (145)	145	G	SW	Southwest, Central/Southwest Transition
Rustan (630)	630	G	SW	Southwest, Central/Southwest Transition
El Rio Farms	23.8	R	Central	Central
McDonald/Bogetti (1340)	1,340.00	G	SW	Southwest, Central/Southwest Transition
Van Loeben Sels	133	C34	Delta	Delta/Central
Ishizuka	296.5	C34	Delta	Delta/Central
Burchel Family Trust	270	C34	Delta	Delta/Central
Wing Levee Road	354.7	C34	Delta	Delta/Central
Hansen Preserve	304	C34	Central	Central
Beck Preserve	190	C34	Central	Central
Machado Preserve	162	C34	Central	Central
McDonald Preserve	1,550.00	G	SW	Southwest, Central/Southwest Transition
Nakagawa Joint WRUSDA	290	C34	Central	Central
Nakagawa SJCOG Preserve	88	C34	Central	Central
Hilder Preserve (Phase I)	590	C34	Central	Central
Seegers Preserve	84	C34	Central	Central
Hilder Preserve (Phase II)	360	G (85 ac)	Central	Central
Hilder Preserve (Phase IIb)	332	C34	Central	Central
Alegre Preserve	180	C34	Central	Central
A Jaques Preserve	170	C34	Central	Central
Mizuno Preserve	181.449	C34	Central	Central
Rustan Coldwell #10 Preserve	270	G	SW	Southwest, Central/Southwest Transition
Lodi White Slough Preserve	21.25	C34	Central	Central
Cubiburu Preserve	984	G	SW	Southwest, Central/Southwest Transition
Jaques Family Preserve	333	C34	Central	Central
Los Acres Preserve	67	C34	Central	Central
Tracy 580 Bldg 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	18.585	G3	VP	Vernal Pool
Pombo Alder Avenue Preserve	103	C34	Central	Central
Wright Road E. Pombo Preserve (Phase I)	8	C34	Central	Central
Larson Preserve	46	C34	Central	Central
Tracy Lakes Preserve	30.6	W7	Central	Central
Gwerder Preserve	28	C34	Central	Central
Martin Family Delta Ave. Preserve (Phase I)	36	C34	Central	Central
Connolly Ranch Preserve (Phase 2)	612	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	58.5	C34	Central	Central
Silva/Brazil Preserve	84.1	C34	Central	Central
Pellegrini/Silva/Brazil Preserve	64.1	C34	Central	Central
Wright Road E. Pombo Preserve (Phase 2)	63	C34	Central	Central
Perry Preserve	5.17	C34	Central	Central
Dutra Preserve	71.7	C34	Central	Central
Jaques Family Wing Levee Preserve	436.1	C34	Delta	Delta/Central
Martin Canal Preserve	53.26	C34	Central	Central
Jaques Highway 4 Preserve	296.3	C34	Delta	Delta/Central
Gikas Wing Levee Preserve	209.1	C34	Delta	Delta/Central
Erman Liberty/Kennebeck Road Preserve	164.38	C34	Central	Central
Mizuno Hays Road Preserve Dedication	10.46	C34	Central	Central
Serrano Properties Preserve Dedication	90.64	C34	Central	Central
D'Alonza Highway 4 Property Preserve	28	C34	Delta	Delta/Central
G Tortai Property Preserve	100.8	C34	Delta	Delta/Central
Roza Howard Road Property Preserve	66.85	C34	Delta	Delta/Central
Fagundes Property Preserve	45	C34	Central	Central
Larry Alegre Property Preserve	137.7	C34	Central	Central
Gonsalves Tiago Ranch Property Preserve	139.07	C34	Central	Central
Mizuno Hays Road Preserve Dedication (Phase 2)	42	C34	Central	Central
Lodi White Slough Preserve Dedication (Phase 2)	83.3	C34	Central	Central
Manteca Hays Road Preserve	417	C34	Central	Central
Surland D. Colli Preserve Dedication	30	C34	Central	Central
Surland Silva El Rancho Preserve Dedication	50	C34	Central	Central
Bettencourt 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 Strecker Preserve	170	C34	Delta	Delta/Central
Brooks Liberty Road Preserve	288	C34	Central	Central
Razzano Liberty Road Preserve	130	C34	Central	Central
Clements Hwy 12 Reynolds Preserve	158.25	G	Central	Central
Clements Hwy 12 Remitz Preserve	398	C34	Central	Central
SJ County Liberty and Dustin Road Preserve Dedication	71.76	G3	Central	Central
Destination Anywhere Heib Preserve Dedication	17	C34	Central	Central
Musco Olive Patterson Pass Dedication	25	G	Southwest	Southwest
Tony Machado Undine	388	C34	Delta	Delta/Central
JP Wetmore Forest Lake	50.25	C34/R	Central	Central
Jaques Willow Glen	69.8	C34	Delta	Delta/Central
Bettencourt Finck	1.77	C34	Central/Delta	Delta/Central
FCB Borges Alder	33.22	C34	Central	Central
Musco Olive Patterson Pass	24.45	G	Southwest	Southwest, Central Southwest Transition
McManis Airport Way	20	R	Central	Central
Muela Willow Glen	61	C34	Central	Central
Kennedy/Jaques Wing Levee	209.7	C34	Delta	Delta/Central
Jet Mutch Patterson Pass Preserve Dedication	13.98	G	Southwest	Southwest
Patricia Kibbe Alder Avenue Preserve	97.88	C34	Central	Central
Cotta Road Preserve	423	C34	Delta	Delta/Central
Clements Tortai Benavides Highway 12 Preserve	74.49	C34	Central	Central
Connolly Union Livestock Preserve Ph 1 & Ph 2	1243	G	Southwest	Southwest, Central Southwest Transition
Jaques Willow Glen Middle River Preserve	51.1	C34	Delta	Delta/Central
Lower Sacramento Road Waldo Holt Preserve	82.08	C34/RR2/W3/W4/W8	Central	Delta/Central
Costa Howard Rd Terceira Preserve	474.7	C34	Delta	Delta/Central
Costa Roberts Rd Sao Bento Preserve	247	C34	Delta	Delta/Central
Costa Silva Lammers Tracy Preserve	97.3	C34	Central	Delta/Central
Yamada Costa Tracy Preserve	985	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	O/G	Central	Central
Clements Sheridan Preserve	688	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	W8	Central	Central
Delta College Liberty Rd Preserve	5.8	R	Central	Central
TOTAL PRESERVED ACRES	22,869.05			
Vernal Pool Jumpstart				
Available Acreage for Mitigation	22,863.05			

** Vernal pool jumpstart credits include associated upland acreage and are available to be used for future vernal pool impacts as needed.

2024 Preserve Acquisitions / Dedication				
Pellegrini Canal Blvd Preserve	45.2	C34	Central	Central
Pellegrini Bacchetti Canal Blvd Preserve	25.7	C34	Central	Central
Jensen Delta Ave Preserve	38.9	C34	Central	Central
Guri-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
Gaia Whitehall Rd Preserve	142.3	C34	Central	Central
Garcia Undine Rd Preserve	294.4	C34	Delta	Delta/Central
M Jaques Wing Levee Rd Preserve	41.8	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
2024 TOTAL	1,416.35			
CUMULATIVE TOTAL	24,285.40			



Bacchetti Pellegrini Canal Boulevard Property

The Bacchetti Pellegrini Canal Boulevard property is a total of 25.7 acres of row and field crop. The property is located along Canal boulevard north of the City of Tracy in the Old River/Paradise Cut area by Tom Paine Slough in the Central Zone. A map is included in Attachment A.

Pellegrini Canal Boulevard Property

The Pellegrini Canal Boulevard property is a total of 45.2 acres of row crop habitat. The property is located on Canal Boulevard north of the City of Tracy in the Old River/Paradise Cut area by Tom Paine Slough in the Central Zone. A map is included in Attachment A.

Guri-Jai Farms Cotta Road Properties

The Guri-Jai Farms Cotta Road properties consist of 222 acres of row and field crop type habitat. The property is located on the west side of the City of Lodi, in the Delta Zone. The elevation of the property is 3 – 9' above mean sea level. A map is included in Attachment A.

Jensen Delta Avenue Property

The Jensen Delta Avenue Property consists of 36.9 acres of row and field crop habitat. The property is located on Delta Avenue north of the City of Tracy in the Old River/Paradise Cut area in the Central Zone. A map is included in Attachment A.

Gaia Whitehall Road Property

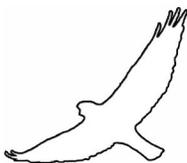
The Gaia Whitehall Road property is a total of 142.3 acres of row and field crop habitat. The location of the preserve is on Whitehall Road north of the City of Tracy just south of Old River and west of Sugar Cut in the Central Zone. A map is included in Attachment A.

Garcia Undine Road Properties

The Garcia Undine Road properties total 294.1 acres of row and field crop habitat. SJCOG, Inc purchased the properties in fee title under the habitat plan utilizing the buy/ease/sell model. The location of the properties is on Undine Road north and west of the City of Lathrop along Old River in the Delta Zone. The properties have an elevation of 9-12 feet above sea level. A map is included in Attachment A.

Mattos Delta Avenue Property

The Mattos Delta Avenue property is a total of 34.94 acres of row and field crop habitat. The location of the preserve is on Delta Avenue north of the City of Tracy in the Old River/Paradise Cut area in the Central Zone. A map is included in Attachment A.

Mattos Laurel Boulevard Property

The Gaia Whitehall Road property is a total of 37.2 acres of row and field crop habitat. The location of the preserve is on Laurel Boulevard north of the City of Tracy in the Old River/Paradise Cut area in the Central Zone. A map is included in Attachment A.

M Jaques Wing Levee Property Preserve

The M Jaques Wing Levee property is a total of 41.8 acres of row and field crop habitat. The location of the preserve is at the distal end of Wing Levee Road north of the City of Tracy in the Old River/Paradise Cut area in the Delta Zone. The elevation of the Delta Zone property is 9-10 feet above mean sea level. A map is included in Attachment A.

Kola Energy BESS Connolly Ranch Preserve

The Kola Energy BESS Connolly property is a dedication of 97.71 acres to SJMSCP (*and an additional 22.29 acres under CDFW ITP - 2081-2023-042-03*) 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.

Connolly Carnegie Ranch Preserve

The Connolly Carnegie Ranch properties are a total of 438.5 acres of natural 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.

B. JUMP START LAND ACQUISITION

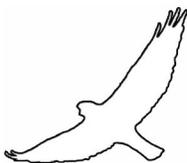
SJCOG Inc. has fulfilled the 350-acre general preserve land “jumpstart” requirement not to be used for mitigation by acquiring preserves in prior reporting periods.

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 2021 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 2022 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 2024 for consumption of land from 2024 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 2024

TYPE OF LAND	Central	Cen/SW	SW	Delta	Vernal Pool
Row &Field Crops (C34)	0.000	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)	482.140	0.000	0.000	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)	53.950	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	37.350	0.120	0.000	0.000
Creek (W3)	0.000	4.550	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	5.380	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 2024 for Consumption of Land by Development in 2022

TYPE OF LAND	Central	Cen/SW	SW	Delta	Vernal Pool
Row &Field Crops (C34)	675.57	221.11	0.000	0.000	0.000
Valley Grasslands (G)	122.22	10.02	0.000	0.000	0.000
Foothill Grasslands (G2)	0.000	0.000	0.000	0.000	14.85
Great Valley Riparian Forest (R)	0.90	0.000	0.000	0.000	0.000
Creek (W3)	0.000	3.16	0.000	0.000	0.000
Freshwater Lake, Pond or Vernal Pool (W5)	0.000	0.17	0.000	0.000	0.000

Table 11 illustrates the overall mitigation due in 2024 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 2024 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 2024 reporting year.



Table 11: Mitigation Owed in 2024 (Consumption of Land by Development in 2022 and Carry-Over Acreage)

TYPE OF LAND	Central	Cen/SW	SW	Delta	Vernal Pool
Row & Field Crops (C34)	675.570	221.110	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	0.000	24.700	0.000
Foothill Grasslands (G2)	0.060	0.000	0.000	0.000	44.550
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

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 2024 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 2024 were in the Central, Delta and Southwest Zones consisting of primarily row and field crops (C34) and grasslands (G).



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
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Beck Preserve	180	C34	Central	Central
Machado Preserve	162	C34	Central	Central
McDonald Preserve	1,550.00	G	SW	Southwest, Central/Southwest Transition
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Nakagawa SJCOG Preserve	88	C34	Central	Central
Hikler Preserve (Phase I)	590	C34	Central	Central
Seegers Preserve	84	C34	Central	Central
Hikler Preserve (Phase II)	360	G (85 ac)	Central	Central
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A Jaques Preserve	170	C34	Central	Central
Mizuno Preserve	181.449	C34	Central	Central
Rustan Colwell 210 Preserve	210	G	SW	Southwest, Central/Southwest Transition
Loft White Slough Preserve	21.25	C34	Central	Central
Cubburu Preserve	984	G	SW	Southwest, Central/Southwest Transition
Jacques Family Preserve	333	C34	Central	Central
Los Acres Preserve	67	C34	Central	Central
Tracy 580 BP 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	18.585	G3	VP	Vernal Pool
Pombo Alder Avenue Preserve	103	C34	Central	Central
Wright Road E. Pombo Preserve (Phase I)	3	C34	Central	Central
Larson Preserve	46	C34	Central	Central
Tracy Lakes Preserve	30.8	G	Central	Central
Gowder Preserve	28	C34	Central	Central
Martin Family Delta Ave. Preserve (Phase I)	36	C34	Central	Central
Connolly Ranch Preserve (Phase 2)	612	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	58.5	southwest	Central	Central
Silva/Brazil Preserve	84.1	C34	Central	Central
Pellegrini/Silva/Brazil Preserve	64.1	C34	Central	Central
Wright Road E. Pombo Preserve (Phase 2)	63	C34	Central	Central
Perry Preserve	5.17	C34	Central	Central
Dutra Preserve	71.7	C34	Central	Central
Jacques Family Wing Levee Preserve	436.1	C34	Delta	Delta/Central
Martin Canal Preserve	53.26	C34	Central	Central
Jacques Highway 4 Preserve	296.3	C34	Delta	Delta/Central
Gikas Wing Levee Preserve	209.1	C34	Delta	Delta/Central
Erman Liberty/Kennefick Road Preserve	164.38	C34	Central	Central
Mizuno Hays Road Preserve Dedication	10.46	C34	Central	Central
Serrano Properties Preserve Dedication	90.64	C34	Central	Central
O'Alonzo Highway 4 Property Preserve	28	C34	Delta	Delta/Central
G Tortal Property Preserve	100.8	C34	Delta	Delta/Central
Roza Howard Road Property Preserve	66.85	C34	Delta	Delta/Central
Fegundes Property Preserve	45	C34	Central	Central
Larry Alegre Property Preserve	137.7	C34	Central	Central
Consalves I lugo Ranch Property Preserve	139.07	C34	Central	Central
Mizuno Hays Road Preserve Dedication (Phase 2)	42	C34	Central	Central
Loft White Slough Preserve Dedication (Phase 2)	83.3	C34	Central	Central
Manteca Hays Road Preserve	417	C34	Central	Central
Surland D. Colli Preserve Dedication	30	C34	Central	Central
Surland Silva El Rancho Preserve Dedication	50	C34	Central	Central
Bettencourt 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 Strecker Preserve	170	C34	Delta	Delta/Central
Brooks Liberty Road Preserve	288	C34	Central	Central
Razzano Liberty Road Preserve	130	C34	Central	Central
Clements Hwy 12 Reynolds Preserve	158.25	G	Central	Central
Clements Hwy 12 Ramitz Preserve	398	C34	Central	Central
SJ County Liberty and Dustin Road Preserve Dedication	71.76	G3	Central	Central
Destination Anywhere Hiob Preserve Dedication	17	C34	Central	Central
Musco Olive Patterson Pass Preserve Dedication	25	G	SW	Southwest Zone
Tony Machado Undine	388	C34	Delta	Delta/Central
JP Wetmore Forest Lake	50.25	C34/R	Central	Central
Jacques Willow Glen	69.8	C34	Delta	Delta/Central
Bettencourt Finck	177	C34	Central/Delta	Delta/Central
F CB Borges Alder	33.22	C34	Central	Central
Musco Olive Patterson Pass	24.45	G	Southwest	Southwest, Central Southwest Transition
McManis Airport Way	20	R	Central	Central
Muela Willow Glen	61	C34	Central	Central
Kennedy/Jacques Wing Levee	289.7	C34	Delta	Delta/Central
Jett Mutch Patterson Pass Preserve Dedication	13.98	G	Southwest	Southwest
Patricia Kibbe Alder Avenue Preserve	97.88	C34	Central	Central
Cotta Road Preserve	423	C34	Central	Central
Clements Tortal Benavides Highway 12 Preserve	74.49	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 Wakio Holt Preserve	82.08	C34/R2/W3/W4/W8	Central	Delta/Central
Costa Howard Road Terceira Preserve	474.7	C34	Delta	Delta/Central
Costa Roberts Road Sao Bento Preserve	247	C34	Delta	Delta/Central
Delta College Liberty Road Preserve	140.85	C34/R/W5/W8	Central	Central
Clements Kramer McIntire Road Preserve	30	C34/O-G/W5	Central	Central
Costa Silva Lammers Preserve	97.3	C34/R	Transition	Central Southwest Transition
Yamada Costa Tracy Preserve	96.5	C34	Delta	Delta/Central
Clements Sherdan Preserve	688	G	Central	Central
Pellegrini Canal Blvd Preserve	45.2	C34	Central	Central
Pollogri Bacchetti Canal Blvd Preserve	25.7	C34	Central	Central
Jenson Delta Ave Preserve	36.9	C34	Central	Central
Guri-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
Gaia Whitehall Rd Preserve	142.3	C34	Central	Central
Garcia Undine Rd Preserve	294.1	C34	Delta	Delta/Central
M Jaques Wing Levee Rd Preserve	41.8	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
TOTAL PRESERVED ACRES	24,286.40			
Vernal Pool Jumpstart**	6			
Available Acreage for Mitigation	24,279.40			

* 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.

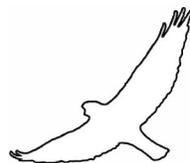


Table 13 illustrates the resulting balances of mitigation and preserve lands by categories and zones when allocating the preserve acreage from Table 12 and allowed crossover mitigation in zones to the required mitigation in Table 11. There is no longer a balance of Row and Field Crop (C34) remaining 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 2024 Mitigation after SJCOG, Inc. Preserves and Banked Preserve Allotment

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

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 2024, the Port of Stockton’s BWC MOTEMS Project and the Bulk Distribution Center Project t impacted 40 and 5 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 8 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
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		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				1,233

E. ANALYSIS OF POPULATION STATUS IN PRESERVE AREAS

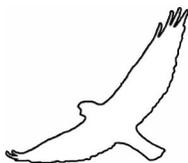
Annual Monitoring Report for SJMSCP Preserves

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.

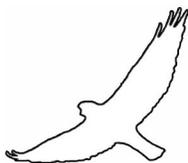
In 2024, compliance monitoring was conducted on 76 preserves listed in Table 15. Preserve enhancement monitoring was conducted on all preserves where preserve enhancements have been installed. Effectiveness monitoring comprised focused surveys for Swainson’s hawk (*Buteo swainsonii*) and burrowing owl (*Athene cunicularia*). Full details of the monitoring effort are provided in attachment C.

Table 15. SJMSCP Preserves Monitored in 2024

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 Roberts Road	260	2022	Riparian Planting in 2024
Costa Howard Road	474.7	2024	n/a
Costa Yamada Preserve	995	2024	n/a
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
Gikas Wing Levee	220	2016	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
Monroy Ranch	200	2019	n/a



Preserve Name	Acres	Year Monitoring Began	Preserve Enhancements
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			
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 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 Silva Lammers Road	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)
Erman	172	2016	n/a
Fagundes Property Preserve	45	2019	n/a
Greg Pombo Farms	104	2014	n/a
Gwerder	29	2016	Riparian plantings
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
L. Alegre	141	2017	n/a
Larson	97	2015	Riparian hedgerow (brush rabbit habitat)



Preserve Name	Acres	Year Monitoring Began	Preserve Enhancements
Lodi White Slough	21.25	2014	n/a
Lodi/White Slough #2	83.3	2017	n/a
Lower Sacramento Road	87	2022	Riparian and oak woodland habitat creation to be installed in 2023
Machado	162.0	2007	Pond Improvements
Manteca Hays Road	417	2019	n/a
Martins Family Canal Property	55	2016	n/a
Martins Family Delta Property	80	2014	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 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
Tony Machado Undine Road	420	2019	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 Ranch	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



F. NEIGHBORING LANDOWNER PROTECTIONS OFFSET ACREAGES

The Neighboring Landowner Protection (NLP) program was started for eighty-seven (87) 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). 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

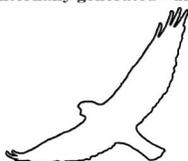
A. ACCOUNTING AND FUNDING AVAILABLE TO ACQUIRE PRESERVES

Table 16 provides the unaudited revenues and expenditures that occurred for the Calendar Year 2024. Revenue includes quarterly payments for fees and accumulated interest remitted and SJCOG, Inc. account accumulated interest. The overall outcome of receivable (\$17,435,516) and disbursements (\$20,326,358) was a net negative value of **\$2,890,843**.

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, 2024				
	12 Year Ended Dec. 31, 2023	12 Year Ended Dec. 31, 2024	Cumulative Totals	% Of Receipts
Receipts				
Habitat mitigation fees	\$ 200,162,777	15,146,684	215,309,461	
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	0	19,432	
Land in Lieu of fees	17,174,372	-2,976,974	14,197,398	
Other revenues	2,358,020	-8,902	2,349,118	
Interest paid on fees retained	298,697	0	298,697	
Earnings on investments	7,652,307	5,274,708	12,927,015	
Total Receipts	235,363,201	17,435,516	252,798,716	
Disbursements				
Habitat Plan environmental consulting	4,118,902	427,410	4,546,312	
Appraisal and title consulting costs	327,053	35,550	362,603	
Legal fees	914,216	29,028	943,244	
Escrow fees & closing costs	408,774	256,767	665,541	
Easement acquisition costs	112,454,752	14,307,666	126,762,418	
Vernal pool jump-start acquisition costs	540,782	0	540,782	
Remitz Hwy 12 Land acquisition costs	2,791,273	0	2,791,273	
Reynolds Hwy 12 Land acquisition costs	1,078,114	0	1,078,114	
Land Management Expense - Trust Accounts	5,971,398	-285,028	5,686,370	
Land Management Expense - Contract	2,096,652	-749,472	1,347,179	
SJCOG administration	1,007,761	8,584	1,016,345	0.4%
SJCOG Project Management	9,711,655	750,971	10,462,626	4.1%
Filing fees and other charges	48,166	33,411	81,577	
Legal notices	10,773	0	10,773	
Investment Fees	192,085	64,235	256,320	
Audit fees	27,755	3,600	31,355	
Total Disbursements	141,700,111	14,882,720	156,582,832	
Excess Receipts (Disbursements)	93,663,090	2,552,796	96,215,884	
Adjustment for non cash revenues	-881,847	0	-881,847	
Funds reserved for land management	0	0	0	
Earmarked Funds Connolly Carnegie	0	-442,534	-442,534	
Earmarked 2024 Endowment Funds Transfer	0	-5,001,104	-5,001,104	
Balance of Reserved Funds at December 31, 2024	92,781,243	-2,890,843	89,890,399	

Internally generated - unaudited



The end of year deficit of receivable/disbursement was from the large easement acquisition in the calendar year, but the overall funding to be used on expenses for biological services, preserve acquisitions and other expenses is still in the positive noted in the next table of **\$6,985,956.11**.

B. CHANGES TO ACCOUNTING / FUNDING PRACTICES

For reporting in 2024, Table 17 reflects the changes made from the Financial Analysis 5-Year Review (2020) adopted by SJCOG, Inc. as described in bullet points below. The primary changes were the 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.

1. The existing endowment accounts for the preserves under the SJMSCP has previously been held in individual accounts for each preserve property. These were collapsed into one endowment account for SJMSCP holdings for better administrative management, savings of fees per account and reporting by SJCOG, Inc. Finance Department. Other endowment holdings for preserves outside of the SJMSCP permits will still be individual accounts shown.
2. During the 5-Year Review, it was determined by SJCOG, Inc. to take steps to establish a Post-Permit Fund to ensure the dollars meet the anticipated value and responsibilities after 2051. The steps to ensure this happens was to fund an account which will be managed under the same investment strategy to yield a return in the 3.5% range. The Post-Permit Fund endowment (Category C component of the fee model) has been established and transfers funds on a regular basis to the fund shown under the Post Permit PFM Account.

The Table 17 below shows the end of calendar year balances of the three funding silos under the habitat plan: 1) SJCOG, Inc Fund Balance of **\$6,985,956.11**, 2) Preserve Endowment Funds of **\$80,145,641.70** (MGMT/ENHNCMT = \$5,540,924.89+\$74,604,716.81) and 3) Post Permit Funds of **\$5,735,965.48**.

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 12/31/24						
FUND / ACCOUNT #	NAME	INC FUND BALANCE	MGMNT / ENHNCMNT BALANCE	MGMNT / ENHNCMNT CAMP ACCOUNT	POST PERMIT PFM ACCOUNT	TOTAL CASH
1146-H	SJCOG INC	5,074,678.62				5,074,678.62
	SJCOG INC Investments	6,912,381.62				6,912,381.62
1193-H	JAQUES HIGHWAY 4 CDCR		56,182.47			56,182.47
1204-H	SJMSCP - LMENH		4,861,382.68			4,861,382.68
1219-H	SJC Liberty Perm		528,833.20			528,833.20
1225-H	Kisst American Rivers		94,526.54			94,526.54
6033-001	CAMP - SJCOG INC Operations and Enhancements - POOL			2,714,761.92		2,714,761.92
6033-001	CAMP - SJCOG INC Operations and Enhancements - PORTFOLIO	(5,001,104.13)		71,889,954.89		66,888,850.76
	PFM - POST PERMIT ENDOWMENT FUND				5,735,965.48	5,735,965.48
	BANK STMT BALANCE	6,985,956.11	5,540,924.89	74,604,716.81	5,735,965.48	92,867,563.29

M:\Finance\FY 24_25 Audit\Cash Balance Schedules\SJCOG INC Schedule of Total Cash Fund Balances FY 2425.xls



C. SJMSCP DEVELOPMENT FEES

The 2024 SJMSCP Development Fees (Table 18) were calculated according to the method outlined in the updated analysis as approved by the SJCOG, Inc. Board in 2024. Overall, the 2025 SJMSCP Development Fee decreased by 7.4% from 2024 to 2025. The primary driver was a decrease in the Category A – Acquisition component in the 2025 fee by 13.5% for primary habitat types (Agricultural and Natural) but increased adjustments to Category B – Assessment & Enhancement and Category C – Monitoring/Management/Administration, 4.7% and 2.88% respectively. The actual calculations 2024 and 2025 SJMSCP Development Fees are included as Attachment D and E. SJCOG, Inc. staff took the 2025 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, 2025.

Table 18: Habitat Fees for 2024 and 2025

Habitat Type	2024 Fees (per Acre)	2025 Fees (per Acre)
Multi-Purpose Open Space	\$8,918	\$8,246
Natural	\$17,833	\$16,492
Agriculture	\$17,833	\$16,492
Vernal Pool - uplands	\$69,408	\$65,490
Vernal Pool - wetted	\$177,724	\$177,281

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. Armstrong Road Dog Kennel Project: February 2024 (Classification Change from Agriculture – C34 to Urban – U and Multi-Purpose Open Space – C2)
2. Acampo Orchards Subdivision Project: April 2024 (Classification Change from Multi-Purpose Open Space – C2 to Urban – U and Multi-Purpose Open Space – C2)
3. Kiper at Indelicato Project: June 2024 (Classification Change from Agriculture – C34 to Multi-Purpose Open Space – C2)
4. The Bridge Worship Project: August 2024 (Classification Change from Agriculture – C34 to Agriculture – C34 and Urban – U)
5. Cult Following Winery Project: August 2024 (Classification Change from Multi-Purpose Open Space – C2 to Multi-Purpose Open Space – C2 and Urban – U)
6. Highway 12 Truck and Trailer Parking Project: August 2024 (Classification Change from Agriculture – C34 to Multi-Purpose Open Space – C2)
7. Cherokee Memorial Park Expansion Project: September 2024 (Classification Change from Agriculture – C34 to Agriculture – C34, Multi-Purpose Open Space – C2, and Urban – U)



E. REVISIONS AND AMENDMENTS

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

1. Mountain House, Neighborhood I, Dry Creek Crossing Project, February 2024 – Reduction of the GGS & WPT Buffer
2. Stockton Diamond Grade Separation Project, February 2024 - Reduction of the GGS & WPT Buffer
3. Wilson Way Residential Development Project, February 2024 – Reduction of the GGS & WPT Buffer
4. Mountain House Parkway, Mountain House Crossing Project, April 2024 - Reduction of the GGS & WPT Buffer
5. Port of Stockton Rail Improvements Project, April 2024 - Reduction of the WPT Buffer
6. Bellota Weir Modification Project, June 2024 - Reduction of the WPT and VELB Buffer
7. Eight Mile Road Monopole Project, October 2024 – Reduction of the GGS & WPT Buffer

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
Armstrong Road Dog Kennel Project, Plan Participation and Habitat Classification Change	February
Mountain House, Neighborhood I, Dry Creek Crossing Project, Buffer Reduction	February
Stockton Diamond Grade Separation Project, Plan Participation and Buffer Reduction	February
Wilson Way Residential Development Project, Buffer Reduction	February
Acampo Orchards Subdivision Project, Plan Participation and Habitat Classification Change	April
Center Street Weir Repair Project, Plan Participation	April
Epic Wireless, Alpine Avenue Project, Plan Participation	April
Mountain House Parkway, Mountain House Crossing Project, Plan Participation and Buffer Reduction	April
Port of Stockton Rail Improvements Project, Plan Participation and Buffer Reduction	April
Lone Tree Road Wireless Project, Plan Participation	May
Bellota Weir Modification Project, Plan Participation and Buffer Reduction	June



Kiper at Indelicato Project, Other Unmapped Process and Habitat Classification Change	June
Highway 12 Truck Parking Project, Plan Participation and Habitat Classification Change	August
Bridge Worship Center Project, Plan Participation and Habitat Classification Change	August
Cult Following Winery Project, Plan Participation and Habitat Classification Change	August
Kesar Winery Project, Plan Participation	September
Cherokee Memorial Park Expansion Project, Plan Participation and Habitat Classification Change	September
Eight Mile Road Monopole Project, Plan Participation and Buffer Reduction	October

F. PROBLEMS AND SOLUTIONS / INTERPRETATIONS

SJMSCP CDFW CEQA Fees

Since early 2018 and through 2024, 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 2025 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 2024, SJCOG, Inc. staff collected SJMSCP development fees for the City of Stockton while the jurisdiction worked to remedies of 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 2024, there is a remainder of **299.41** 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

- **Bacchetti Pellegri Canal Boulevard Properties**
- **Pellegri Canal Boulevard Property**
- **Guri-Jai Cotta Road Properties**
- **Jensen Delta Property Preserve**
- **Gaia Whitehall Road Property Preserve**
- **Garcia Undine Road Property Preserve**
- **Mattos Delta Property Preserve**
- **Mattos Laurel Boulevard Property Preserve**
- **M Jaques Wing Levee Property Preserve**
- **Kola Energy BESS Connolly Ranch Preserve**
- **Connolly Carnegie Ranch Preserve**



Bacchetti/Pellegri Canal Blvd Property

Legend

-  SJCOG_Preserves
-  Unknown/Other Easement
-  Bacchetti Pellegri Canal Blvd_213-030-36 37_Cent

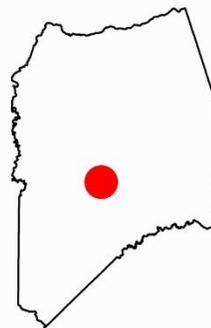




Pellegri Canal Blvd Property

Legend

-  SJCOG_Preserves
-  Ida Pellegri Canal Blvd_213-030-38 39_Cent





Cotta Rd Guri Jai Farm Property

Legend

-  Cotta Rd Guri Jai Farm_Cheema Prop_025-100-05 06_Delta
-  SJCOG_Preserves
-  Unknown/Other Easement





Jensen Delta Ave Property

Legend

-  Karl Geri Jensen Tr Delta Ave_213-100-38_Cent
-  SJCOC_Preserves
-  Unknown/Other Easement





Gaia Whitehall Property

Legend

- SJCOG_Preserves
- Unk nown/Other Easement
- Mattos-Gaia Whitehall Rd Fee_212-130-11_Cent



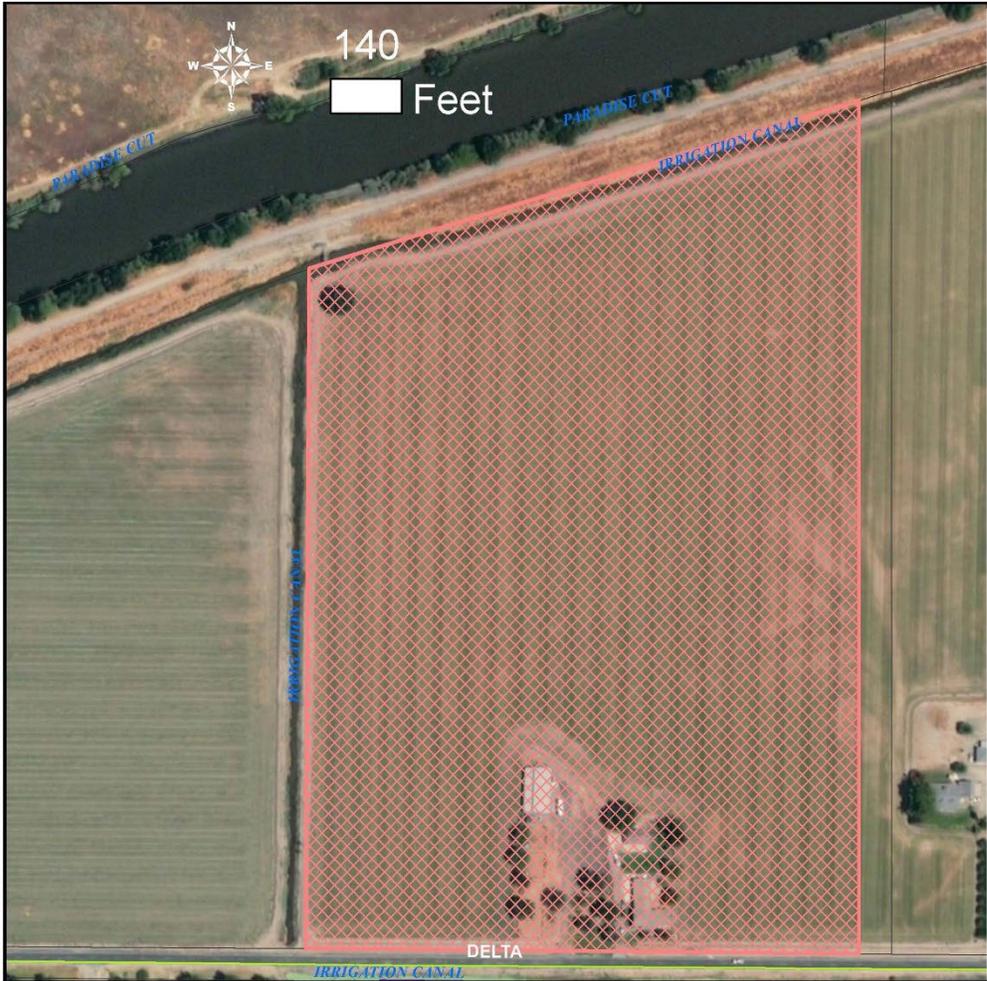


Garcia Undine Road Properties

Legend

- SJCOG_Preserves
- Garcia Undine Fee Prop_191-070-24 25 26
- Unknown/Other Easement





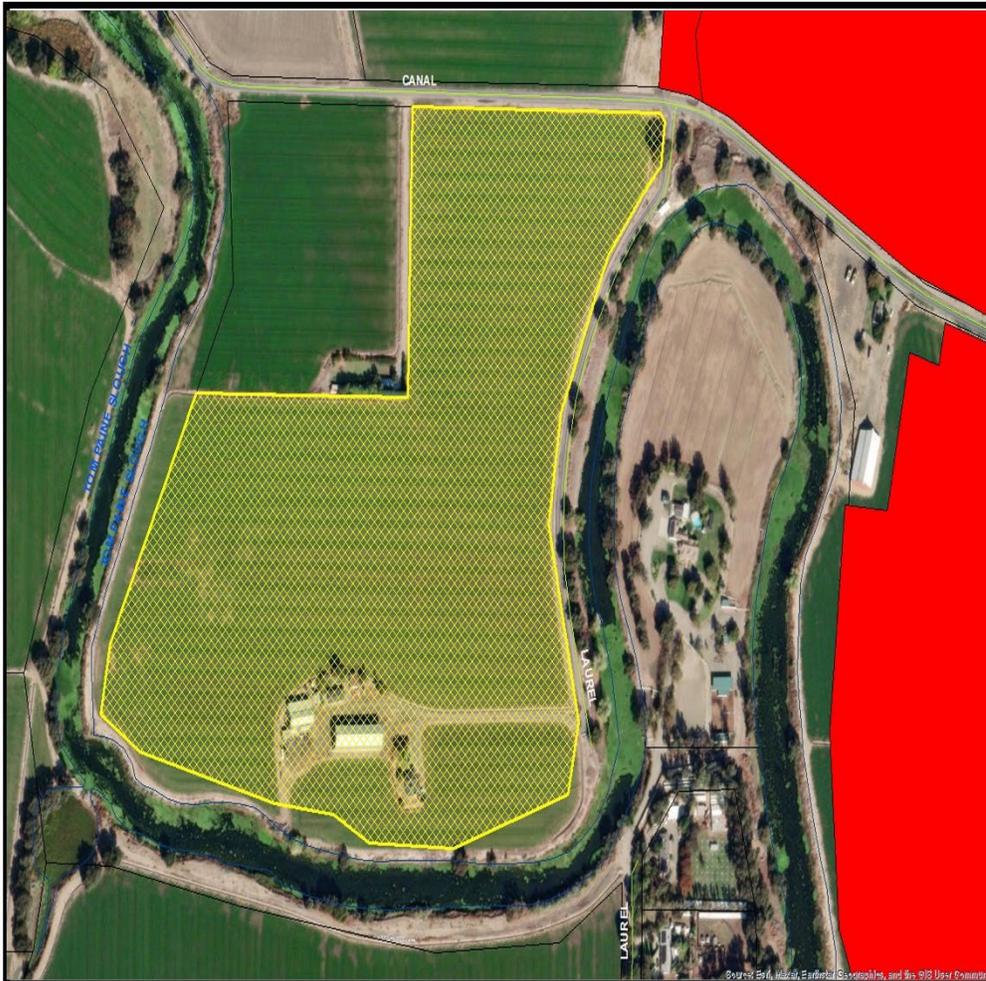
Mattos Delta Ave Property

Legend

 SJCOG_Preserves

 Mattos Delta Ave_213-020-05





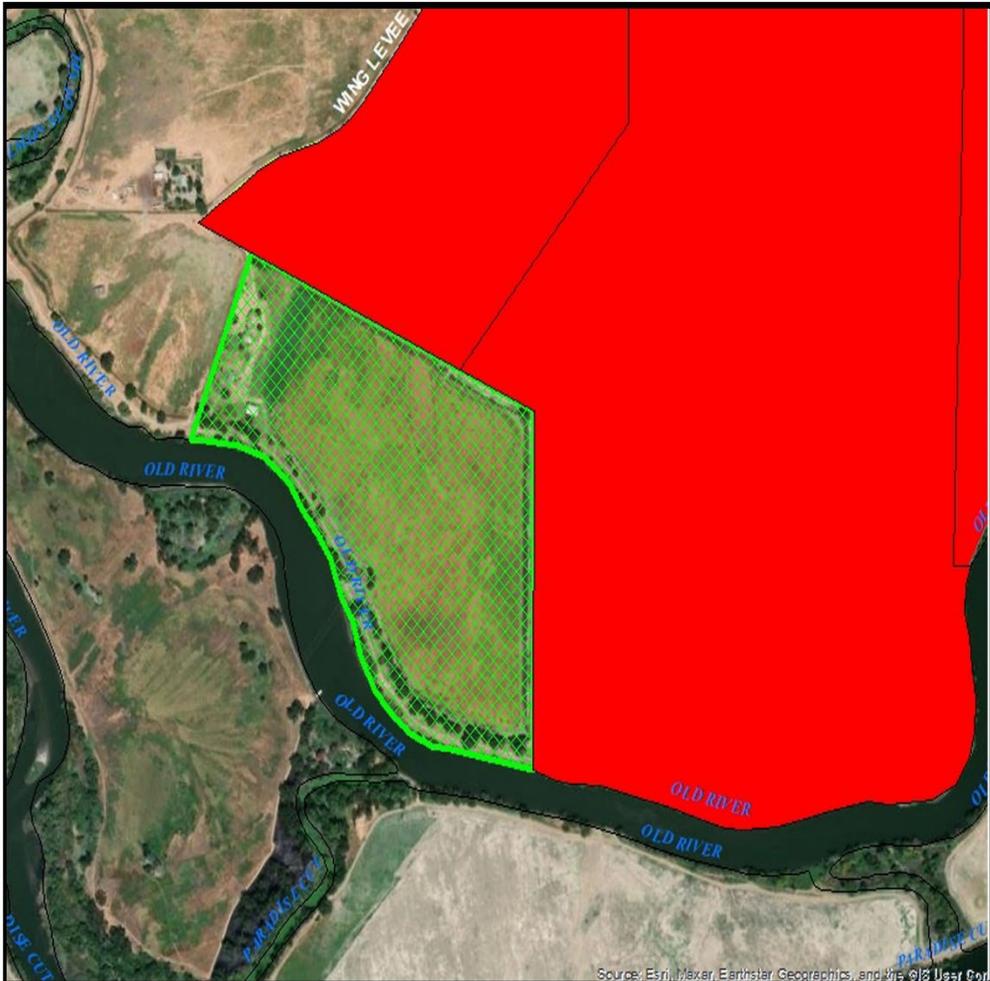
Source: Earth, Hazard, Earthquake, and Wetland Data, and Wetland Data

Mattos Laurel Property

Legend

-  SJCOC_Preserves
-  Mattos Laurel Blvd_213-030-20_Cent
-  Unknown/Other Easement



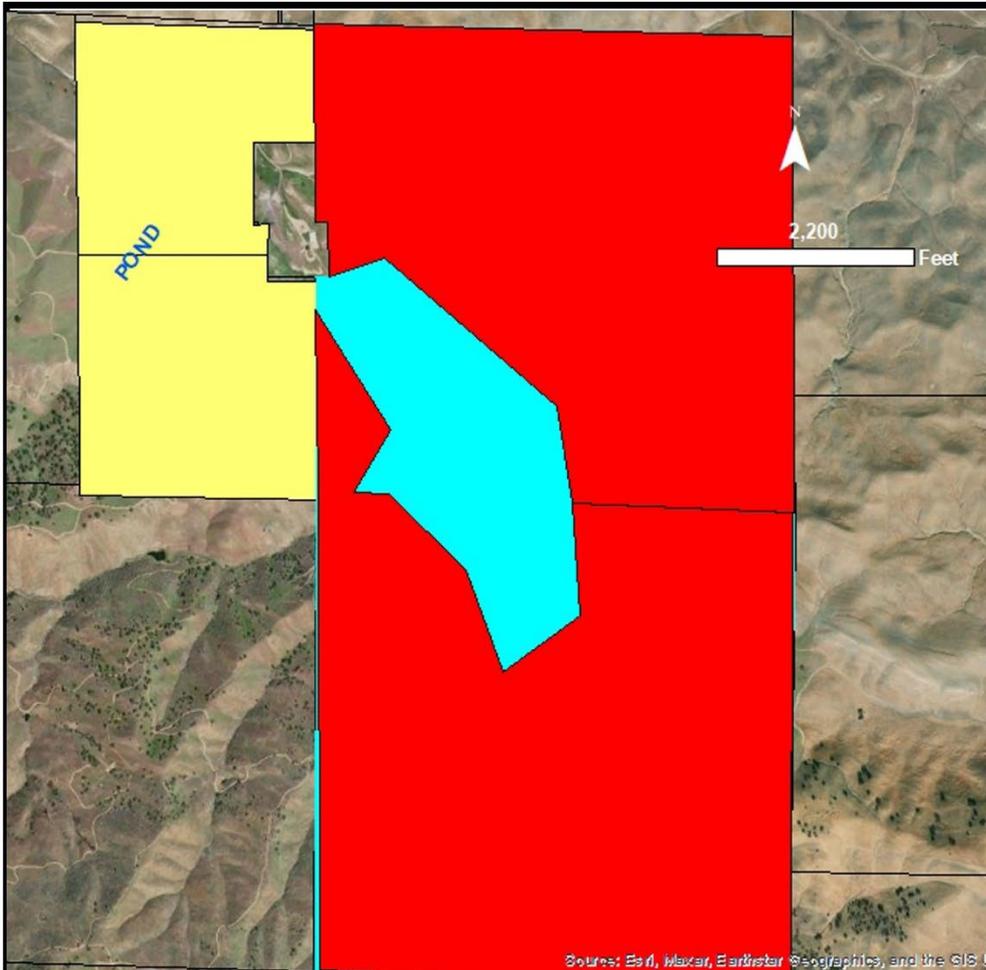


M Jaques Wing Levee Rd Property

Legend

- SJCOG_Preserves
- M Jaques Wing Levee_189-230-16-Delta





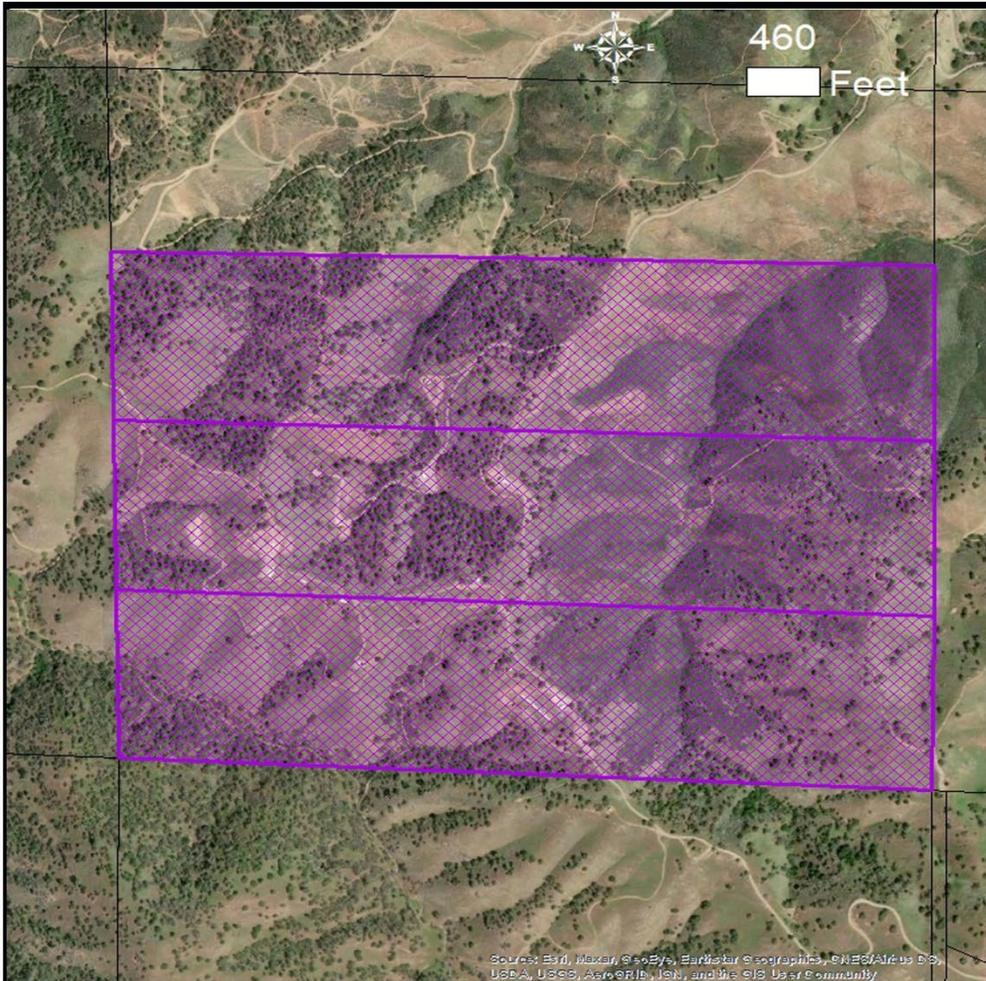
Sources: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Connolly Ranch - Kola BESS Preserve

Legend

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

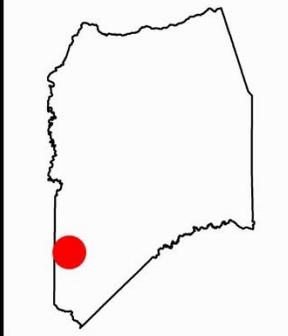




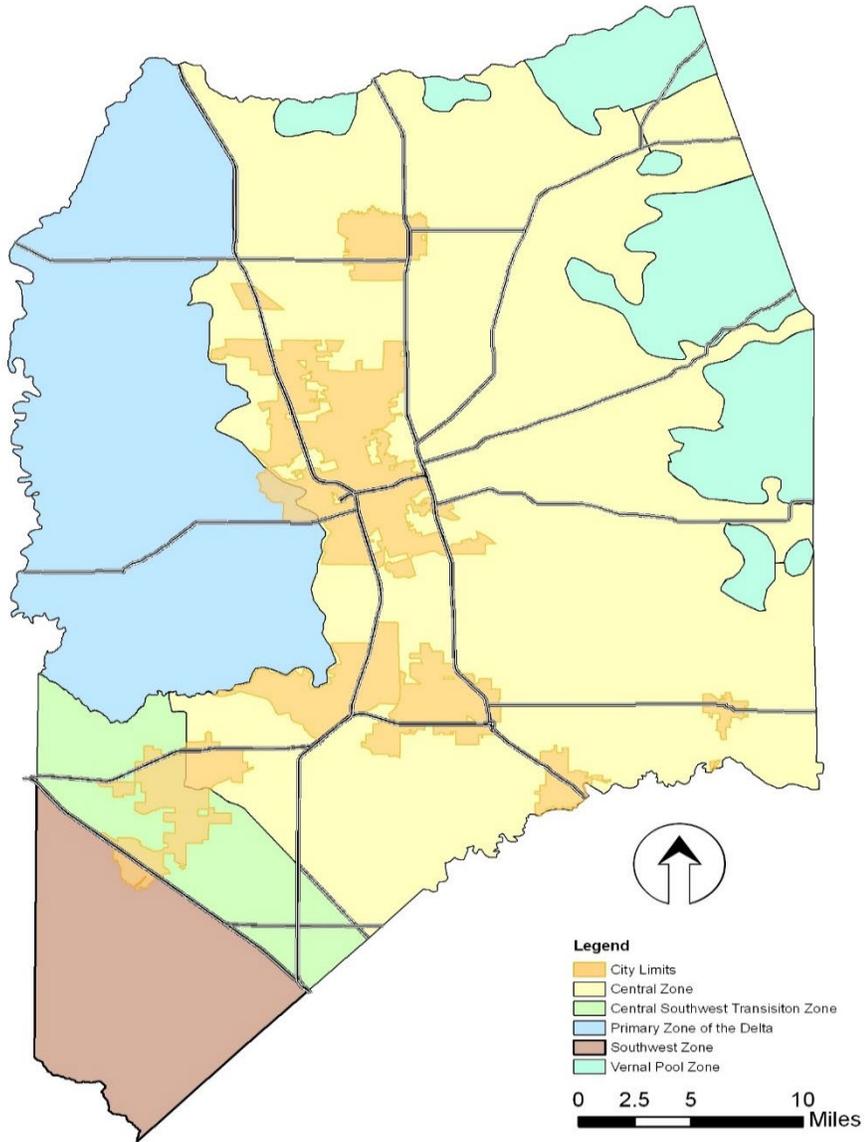
Connolly West Altamont Properties

Legend

-  Connolly Ranch West Altamont_251-330-04 5 6 SW Zone
-  SJCOG_Preserves
-  Unknown/Other Easement



Attachment B – SJMSCP Index Zone Map



Attachment C – 2024 SJMSCP Preserve Monitoring Report

San Joaquin County Multi-Species Habitat Conservation and Open Space Plan 2024 Annual Monitoring Report

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 *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 (1) gauge effectiveness in meeting the plan's biological goals and objectives and (2) verify that its terms and conditions are being properly met. 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 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 is anticipated to be submitted to the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) in February 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 any compliance

and biological effectiveness monitoring efforts, the status of any preserve enhancements, any management activities that have taken place, and identify future management priorities.

In 2024, compliance monitoring was conducted throughout the preserve system. Quantitative preserve enhancement monitoring was attempted on six preserves—Wetmore Forest Lake Road, D.A. Strecker, Jaques Willow Glen, Kennedy Jaques Wing Levee, Cotta Road, and Lower Sacramento Road Preserves—and in the Cotta/Nuss Hedgerows enhancement project. Qualitative preserve enhancement monitoring was conducted on all preserves where vegetative preserve enhancements have been installed. A limited amount of land cover data was collected while conducting compliance monitoring as part of an ongoing effort to determine if remotely sensed data can be used to track changes in crop types across the plan area.

Methods

All information collected as part of the monitoring effort in 2024 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 2024 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 value 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 2024 are provided in Appendix A, *Site Photographs*.

The distribution and abundance of any covered species detected during the site visit as well as the approximate number of all species of wildlife detected are recorded. Numbers of each species detected on each preserve in 2024 are provided in Appendix B, *Species Observed*.

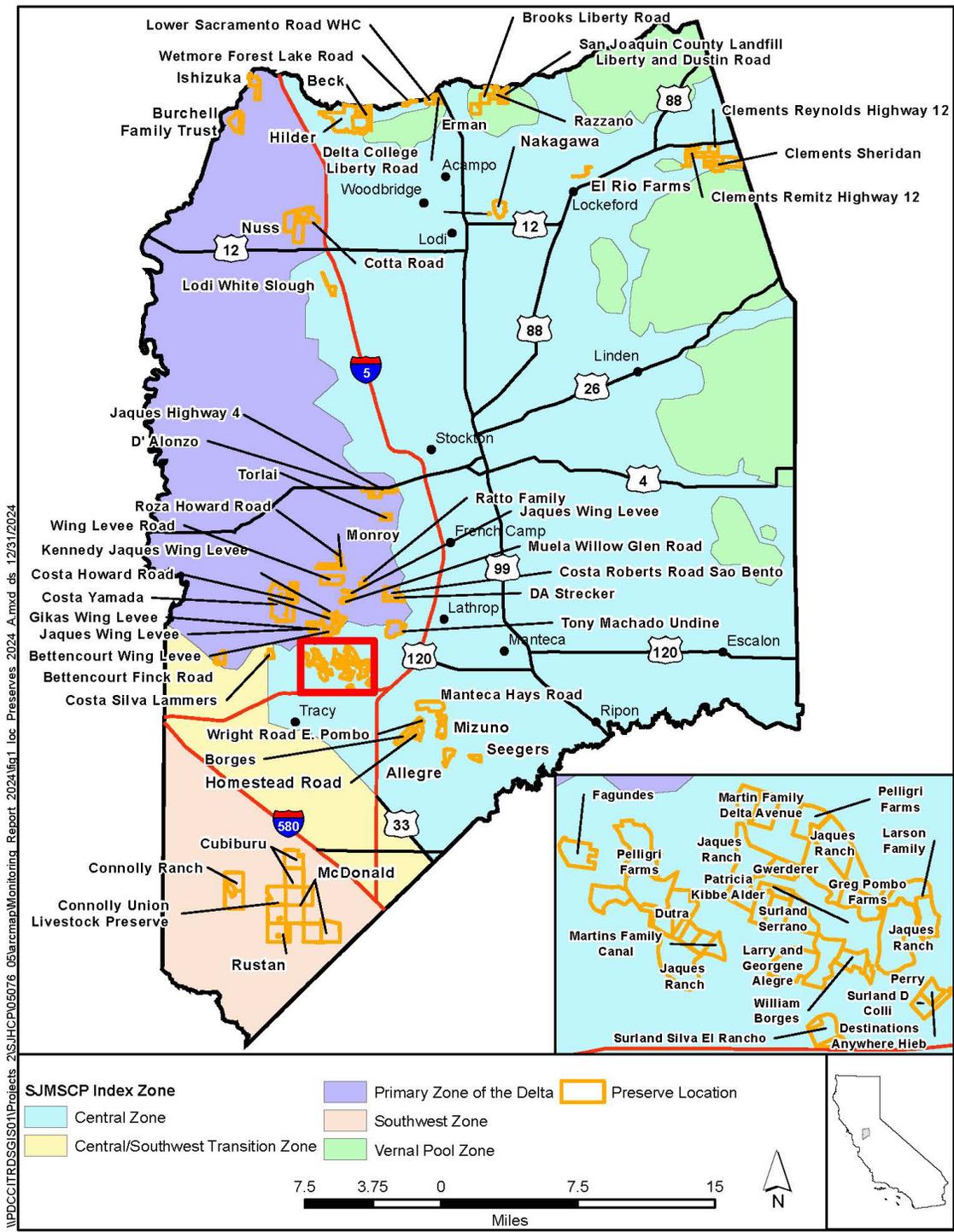
Table 2. San Joaquin County Multi-Species Habitat Conservation and Open Space Plan Preserves Monitored in 2024

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 Roberts Road	260	2022	Riparian Planting in 2024
Costa Howard Road	474.7	2024	n/a
Costa Yamada Preserve	995	2024	n/a
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
Gikas Wing Levee	220	2016	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
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

Preserve Name	Acres	Year Monitoring Began	Preserve Enhancements
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 Silva Lammers Road	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
Greg Pombo Farms	104	2014	n/a
Gwerder	29	2016	Riparian plantings
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

Preserve Name	Acres	Year Monitoring Began	Preserve Enhancements
L. Alegre	141	2017	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
Lower Sacramento Road	87	2022	Riparian and oak woodland habitat creation to be installed in 2023
Machado	162.0	2007	Pond Improvements
Manteca Hays Road	417	2019	n/a
Martins Family Canal Property	55	2016	n/a
Martins Family Delta Property	80	2014	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
Pellegri 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
Tony Machado Undine Road	420	2019	n/a
Wetmore Forest Lake Road	70	2020	Riparian habitat creation

Preserve Name	Acres	Year Monitoring Began	Preserve Enhancements
Wright Road Ernie Pombo	71.6	2015	Riparian habitat creation (brush rabbit habitat)
Southwest Zone Grassland Preserves			
Connolly Ranch	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



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Figure 1
Location of Preserves Monitored in 2024

Preserve Enhancement Monitoring

Typically, when vegetation installation is a component of a preserve enhancement, the survival, growth, and vigor of each plant 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, 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, vigor, height, and canopy width. 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.

In 2024, quantitative enhancement monitoring was attempted at the Wetmore Forest Lake Road, D.A. Strecker, Jaques Willow Glen, Kennedy Jaques Wing Levee, Cotta Road, and Lower Sacramento Road Preserves and in the Cotta/Nuss Hedgerows enhancement project.

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, and 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 aboveground 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 aboveground 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 nonnative weed species.

Qualitative Monitoring

Qualitative preserve enhancement monitoring was conducted in 2024 on all preserves where preserve enhancements in the form of vegetative plantings have been installed. Qualitative vegetation monitoring consists of an assessment of overall trends in plant survival and vigor; expected growth performance; reproduction; stress indicators; presence and abundance of weeds and invasive species; and damage due to vandalism, accidents, and natural or other factors.

Biological Effectiveness Monitoring

Biological effectiveness monitoring in 2024 consisted of mapping habitat-crop types on preserve lands and some land adjacent to preserve lands as part of an ongoing effort to determine if the U.S. Dept of Agriculture (USDA), National Agricultural Statistics Service (NASS) Cropland Data Layer (CDL) can be used to track changes in crop distribution and abundance across the plan area. Crop types were mapped by updating polygons initially delineated in 2008 with the current year's crop type.

In 2023, a pilot study was conducted to evaluate the efficacy of using the (CDL) for tracking changes in the distribution and abundance of agricultural habitats over time. The CDL data are publicly available and could potentially be used to track changes in habitat types going forward. If effective, use of the CDL instead of mapping in the field would result in significant cost efficiency.

Tracking these changes is important because agricultural habitats are the land use category impacted most by both covered activities (e.g., development) and non-covered activities (e.g., conversion from row and field crop to orchard, vineyard, or other permanent or semi-permanent crop types), and many of the 96 covered species rely to some extent on agricultural habitats for some part of their life cycle.

The first year of the pilot study indicated there were some issues with categorizing crop types and crop type categories correctly. Therefore, we are continuing to collect a limited amount of data each year. Because the CDL data for the current year does not become available until well into the subsequent year, there is a 1-year delay in reporting results of the comparison between data collected in the field and CDL data.

Results

Compliance Monitoring

A total of 76 properties were monitored in 2024 to assess compliance with the terms and conditions of their respective conservation easements, to determine what crops were grown in 2024, and to record any covered species detected on the property at the time of the site visit. Results of the compliance monitoring effort are summarized in Table 2.

One significant issue first detected in 2022 concerns the removal of all vegetation installed by SJCOG in 2007 as part of a preserve enhancement project on the irrigation pond on the Machado Preserve. The landowners removed all vegetation installed as part of the project and re-graded the pond, ostensibly as part of a maintenance action. However, removal of all vegetation was not required to achieve the goals of the maintenance action and was a violation of the preserve management plan and associated conservation easements. The issue is currently being addressed with the landowners with the goal of having them restore all removed vegetation to the original specifications.

A second issue was the opening of the cattle exclusion fencing along Bear Creek on the Clements Remitz Property and subsequent removal of all vegetation by cattle. Cattle exclusion fencing was installed to assess the effectiveness of cattle exclusion in preventing further downcutting of the stream channel and allowing for natural regeneration of riparian habitat along the stream edge. The action was a violation of the terms of the grazing lease and was addressed with the rancher who leases the property.

Other minor compliance issues were detected, related mainly either to storing equipment on lands under easement and encroachment on preserve enhancement plantings.

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 on the Clements Reynolds, Clements Remitz, and Clements Sheridan Preserves.

A grass fire swept through a large swath of the Southwest Index Zone, affecting several preserves. The entire Cubiburu Preserve was burned, and large swaths of the Connolly Union Livestock and McDonald Preserves were also burned.

Table 3. Compliance Monitoring Results in 2024

Preserve Name	Date	Crops	No. Species Observed	Covered Species Observed
Delta Zone Row and Field Crop Preserves				
Bettencourt Fink Road	09/10	Alfalfa, hay, oats	12	Northern harrier (1), loggerhead shrike (1), great egret (1)
Bettencourt Wing Levee Property Preserve	08/30	Alfalfa, hay, oats	6	
Burchell Family Trust Preserve	07/01	Irrigated pasture	5	Great egret (1)
Costa Howard Road	09/10	Corn, garlic	3	Great egret (1)
Costa Roberts Road	08/30	Tomato, wheat, corn, garlic	10	Great egret (1), great blue heron (1)
Cotta Road Preserve	07/01	Corn, watermelon, basil	17	Great blue heron (1)
D.A. Strecker Property	08/27	Alfalfa, fallow	8	
D'Alonzo Highway 4 Property	09/10	Irrigated pasture	8	Snowy egret (1)
Destinations Anywhere Hieb Property Preserve	09/11	Black-eyed beans		
Gikas Wing Levee Property	08/30	Alfalfa, black-eyed beans	6	Swainson's hawk (2)
Ishizuka Preserve	06/28	Wheat	6	
Jaques Highway 4 Property	07/23	Tomato, garlic, wheat	2	
Jaques Willow Glen Road	07/23	Alfalfa	4	
Jaques Wing Levee Preserve	08/30	Alfalfa, tomato	9	California horned lark (5), great egret (2), loggerhead shrike (1)
Kennedy Jaques Wing levee	08/30	Alfalfa	6	Great blue heron (1), great egret (2)
Monroy Ranch Preserve	08/14	Alfalfa, wheat	3	Great egret (3)
Muela Willow Glen Road	08/27	Tomato	4	
Nuss Farms	06/28	Tomato, wheat, peppers, garlic	13	Great egret (2), Swainson's hawk (1)

Preserve Name	Date	Crops	No. Species Observed	Covered Species Observed
Ratto Family Property Preserve	07/23	Corn, irrigated pasture	5	Great egret (4)
Roza Howard Road Preserve	08/14	Tomato	3	
Surland D. Colli Property Preserve	09/11	Hay	9	Great blue heron (1), great egret (2), Swainson's hawk (1)
Tony Machado Undine Road	08/27	Corn	8	Great egret (2)
Torlai Property Preserve	07/23	Tomato, irrigated pasture, dry pasture, marsh	7	Great blue heron (1), great egret (1)
Wing Levee Road	08/14	Alfalfa, safflower	12	Great blue heron (1), great egret (7), Swainson's hawk (1)
Central Zone Row and Field Crop Preserves				
Alegre Preserve	10/22	Pumpkin, cilantro	6	
Beck Preserve	06/18	Irrigated pasture	9	Swainson's hawk (1)
Borges Alder Avenue	07/08	Plowed		
Brooks Liberty Road Property Preserve	06/19	Dry pasture	11	Swainson's hawk (1)
Clements Kramer McIntire Road	10/25	Blue oak savanna (less than 10% canopy closure)	4	
Clements Remitz Highway 12 Preserve	10/23	Dry pasture	10	Great egret (1)
Clements Reynolds Highway 12 Preserve	10/23	Dry pasture	8	
Clements Sheridan Preserve	10/25	Dry pasture	13	Great egret (1), great blue heron (1), California horned lark (35)
Costa Terceira Lammers Property Preserve	09/10	Alfalfa	2	Swainson's hawk (1)
Delta College Preserve	10/25	Vernal pool grasslands, great valley riparian forest, dry pasture		
Dutra Family Property	07/08	Alfalfa	3	Swainson's hawk (1)
El Rio Farms	12/03	Great valley riparian forest	21	

Preserve Name	Date	Crops	No. Species Observed	Covered Species Observed
Erman Liberty Kennefick Road	07/01	Irrigated pasture, dry pasture	3	
Fagundes Property Preserve	09/11	Irrigated pasture	11	
Gonsalves Tiago Ranch Preserve	11/13	Irrigated pasture	19	Great egret (1), great blue heron (1), loggerhead shrike (1)
Greg Pombo Farms Preserve	07/03	Alfalfa, black-eyed beans	4	Swainson's hawk (1)
Gwerder Preserve	09/11	Alfalfa	3	Swainson's hawk (1), great egret (1)
Hansen Preserve	12/03	Alfalfa, irrigated pasture, dry pasture	34	Cooper's hawk (1), great egret (1), great blue heron (1)
Hilder Preserve	06/18	Alfalfa, dry pasture, irrigated pasture	25	Great egret (3), Swainson's hawk (3)
Homestead Road Preserve	10/22	Alfalfa	9	Great egret (16), great blue heron (4), white-faced ibis (30), long-billed curlew (30)
Jaques Family Properties Preserve	07/03	Alfalfa, tomato, fallow	14	Great egret (1), Swainson's hawk (5)
Larry and Georgine Alegre Preserve	09/11	Wheat, corn	1	
Larson	07/08	Wheat	7	Swainson's hawk (1)
Lodi White Slough Preserve	06/28	Ruderal	2	
Lodi White Slough Preserve #2	06/28	Alfalfa	2	
Los Acres Preserve	12/03	Alfalfa, ruderal	12	
Lower Sacramento Road WHC Preserve	06/18	Great valley riparian forest, elderberry savanna	5	Great egret (1), great blue heron (1)
Machado Preserve	11/05	Irrigated pasture, vernal pool grassland	5	
Manteca Hays Road Preserve	10/16	Alfalfa, wheat, fallow, lima beans	11	Great egret (1), great blue heron (1), Cooper's hawk (1)
Martin Family Canal Property Preserve	07/08	Alfalfa	3	
Martin Family Delta Avenue	09/11	Hay	4	Loggerhead shrike (1)

Preserve Name	Date	Crops	No. Species Observed	Covered Species Observed
McManis Winery	10/22	Great valley riparian forest	3	
Mizuno Hays Road Preserve	10/16	Black-eyed beans	2	
Mizuno Preserve	10/16	Black-eyed beans	7	
Nakagawa Preserve	11/05	Great valley riparian forest, irrigated pasture	9	
Pellegrini Ranch	07/08	Alfalfa, cucumber, black-eyed beans	7	Great egret (1), Swainson's hawk (5)
Perry Property Preserve	07/08	Alfalfa	4	
Razzano Liberty Road Property Preserve	06/19	Dry pasture	8	
S.J. County Landfill Liberty Road Preserve	06/19	Dry pasture	12	Great blue heron (1), Swainson's hawk (2)
Surland Serrano Preserve	09/11	Alfalfa	3	
Surland Silva El Rancho Property Preserve	09/11	Alfalfa, black-eyed beans	2	Great blue heron (1), great egret (1)
Torlai Benevides Clements Road	10/23	Irrigated pasture	5	
Wetmore Forest Lake Road	06/18	Ruderal	15	Great egret (1)
Wright Road Ernie Pombo Preserve	10/22	Alfalfa	6	
Yamada Costa Tracy Preserve	09/10	Alfalfa, tomato, corn	9	Great blue heron (3), great egret (9), Swainson's hawk (2)
Southwest Zone Grassland Preserves				
Connolly Ranch	11/01	Foothill grasslands, blue oak savanna	12	White-tailed kite (1)
Connolly Union Livestock Preserve	10/29	Foothill grasslands	5	
Cubiburu Preserve	10/30	Foothill grasslands	7	Burrowing owl (4)
Jet Mulch Patterson Pass	11/01	Foothill grasslands	3	
McDonald Kit Fox Preserve	10/29	Foothill grasslands	9	Burrowing owl (1), California horned lark (35)
Musco Olive Patterson Pass Road Preserve	11/01	Foothill grasslands		

Preserve Name	Date	Crops	No. Species Observed	Covered Species Observed
Rustan Preserve	10/29	Foothill grasslands	13	Golden eagle (1)

Preserve Enhancement Monitoring

Preserve enhancements in the form of vegetative plantings have been implemented on 23 preserves as of December 31, 2024 (Table 3). The status of each enhancement is summarized below. A complete description of each enhancement project is provided in Appendix C, *Description of Preserve Enhancements Installed on SJMSCP Preserve Lands*.

Table 4. Summary of Preserve Enhancement Monitoring in 2024

Preserve Name	Preserve Enhancements Implemented	Enhancement Status
Enhancements with Vegetation Installation		
Burchell Family Trust	Two oak trees planted	Trees healthy
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
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	Successfully developing per plan; see <i>Quantitative Preserve Enhancement Monitoring</i> below
El Rio	Riparian habitat creation (valley elderberry longhorn beetle)	Successfully developing per plan; Pampas grass (<i>Cortaderia selloana</i>) invasion may need attention
Gwerder	Riparian plantings	Successfully developing per plan; native rye grass (<i>Leymus</i> spp.) taking over site
Hansen	Riparian plantings (failed, project abandoned)	Failed due to inadequate plant protection from cattle
Hilder	Wetland creation	Successfully developing per plan; flash grazing, weed treatment, and enlargement recommended
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	Successfully developing per plan; native rye grass dominates now; perennial pepperweed (<i>Lepidium latifolium</i>) invading bottom of ditch at north end
Jaques Willow Glen Road	Riparian plantings	Continuing to develop with some issues with survival; see <i>Quantitative Preserve Enhancement Monitoring</i> below

Preserve Name	Preserve Enhancements Implemented	Enhancement Status
Kennedy Jaques Wing Levee	Riparian plantings installed in 2022	Successfully developing per plan; see <i>Quantitative Preserve Enhancement Monitoring</i> below
Larson	Riparian hedgerow (brush rabbit habitat)	Successfully developing per plan; perennial pepperweed treatment recommended
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	Successfully developing per plan
Nuss	Riparian hedgerows (2), oak clusters (4)	Successfully developing per plan
Cotta/Nuss 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 developing per plan; ditch enhancements abandoned due to complaints from irrigation district, although native rye now dominates north bank of ditch
Seegers	Native plant field border hedgerow; riparian plantings	Riparian plantings successfully developing per plan; hedgerow recovering well after farmer tilled too close to shrubs in 2023
Torlai Preserve	Landowner emergent wetland creation	Landowner has discontinued further development; marsh continues to develop; native grass seeding may be done in 2025
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 developing per plan with minor exceptions
Wright Road Ernie Pombo	Riparian habitat creation (brush rabbit habitat)	Successfully developing 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

Preserve Name	Preserve Enhancements Implemented	Enhancement Status
Clements Sheridan	California ground squirrel control restricted; noxious weed treatments	Effectiveness of weed treatments will be unknown until spring 2025
Ratto Family	Conversion to irrigated pasture with fencing	Irrigated pasture continues to develop

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 2024
Connolly Ranch	California ground squirrel control restricted	No ground squirrels observed in 2024
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 squirrels 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 2024
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

Qualitative Preserve Enhancement Monitoring

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 enhancement.

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.
- In 2020 a contract was issued to implement chemical control of invasive yellow star-thistle; control has been moderately successful.
- In 2019 a small portion of Bear Creek was fenced off from cattle to determine if riparian vegetation would become re-established in this area. Unfortunately, cattle were allowed into the exclusion area in 2023, so the experiment will re-start in 2024.
- A small population of California tiger salamanders (*Ambystoma californiense*) was translocated to this site from a site near Manteca, California, that was under development. Monitoring in 2022 confirmed presence of the species on the preserve along with the endangered California fairy shrimp (*Branchinecta conservatio*).

2024 Update. Exclusion fencing is intact, and grasses have begun to grow back in the exclusion area.

E. Pombo Wright Road Preserve

The preserve enhancement site is a small, 0.62-acre site adjacent to the San Joaquin River south levee on the west side of the preserve. The site was a formerly a barn, cottage, or similar structure that had been removed. Following site preparation (i.e., concrete removal, light grading, removal of nonnative species, and treatment of noxious weeds), 46 native riparian trees, 74 large and small shrubs, and 51 herbaceous clusters were planted throughout the 0.62-acre planting site. Tree species planted at the site consisted of California black walnut (*Juglans hindsii*) and valley oak. Large and small shrub species planted were black elderberry (*Sambucus nigra*), California wild rose (*Rosa californica*), California blackberry (*Rubus ursinus*), and coyote brush (*Baccharis pilularis*). Herbaceous species included beardless wild rye (*Elymus triticoides*), California mugwort (*Artemisia douglasiana*), and Santa Barbara sedge (*Carex barbarae*). It was noted at the end of plant installation that there was additional space on the site. Accordingly, 1 additional elderberry, 10 additional coyote brush, 2 additional California blackberry, and 4 additional valley oaks were planted.

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

2024 Update. All species are thriving, and the habitat patch continues to develop.

El Rio Farms Preserve

The preserve enhancements at the El Rio Preserve consisted of riparian habitat creation and giant reed (*Arundo donax*) removal from the existing riparian habitat.

Giant reed has re-established in the existing riparian areas but has not spread to the restored riparian habitats.

The riparian restoration areas continue to develop and grow, now providing high-quality riparian habitat. The native shrubs and herbaceous plantings continue to provide food resources (e.g., flowers, fruit, and seeds) for wildlife. The tree canopy continues to fill in and the shrub canopy, in most areas, is closed, which provides greater diversity of cover for wildlife. The herbaceous ground cover continues to grow in dense thickets and mats. A few of the cottonwood (*Populus fremontii*) trees had been removed by beavers (*Castor canadensis*). Native grasses are becoming established, but additional monitoring will be needed to determine the success of the effort.

PG&E removed all trees and elderberry directly under and adjacent to their powerlines, but low-growing shrubs, vines, and herbaceous plants remain within the powerline corridor.

2024 Update. Riparian enhancements continue to develop and thrive. Despite removal, giant reed returned to sites outside the restoration area but does not appear to be spreading.

Gwerder Preserve

Preserve enhancements on the Gwerder Preserve consist of a 0.38-acre native tree, shrub, and grass/forb habitat patch that was completed in January 2018. Four species of native tree and shrubs were installed (valley oak, California coffeeberry [*Frangula Californica*], California wild rose, and California blackberry) as well as clusters of herbaceous species (mugwort), Santa Barbara sedge, and beardless wild rye. All areas between the plantings were seeded with a native grass and forb mix in spring 2019.

The enhancement plantings continue to develop successfully. Creeping wild rye (*Leymus triticoides*) and mugwort are now abundant throughout the planting area and have formed thick mats and clusters. Santa Barbara sedge and coffeeberry continue to grow and develop, and all four valley oaks are extant and thriving.

2024 Update. The entire planting area appears to be thriving and is well adapted to the site. Native grasses now dominate throughout the area.

Hilder Preserve

Preserve enhancements on the Hilder Preserve were implemented at two locations in 2009–2010. Habitat enhancement actions for the northern drainage enhancement area included excavating a new channel through irrigated pasture and installing water control structures for irrigation purposes and to enhance the existing freshwater emergent marsh habitat. Cattle exclusion gates were also installed, and limited riparian vegetation was planted on the north and west sides of the marsh. Habitat enhancement actions for the southern enhancement area included expanding the existing wetland to create wetland and open water habitat, installing water control structures, installing cattle exclusion gates, and planting riparian and wetland plant species.

Northern Drainage Enhancement Area

The emergent marsh and open water areas continue to function well and provide quality habitat. Water primrose (*Ludwigia* spp.) and mosquito fern (*Azolla* spp.) are thriving throughout the marsh complex and limiting open water habitat. The valley oak and boxelder (*Acer negundo*) seedlings on the north side of the marsh continue to thrive, but the herbaceous native vegetation (e.g., creeping wild rye and Santa Barbara sedge) did not survive. The two oak seedlings north of the marsh are doing well.

Southern Enhancement Area

The wetland and associated upland habitats are continuing to develop and are functioning well. The dense stand of creeping wild rye in the northwestern portion of the upland area continues to thrive. However, the east end is still dominated by annual weeds. The single oak seedling near the entrance gate is growing well. The rushes planted along the pond margin and the California wild rose planted along the northern shoreline are thriving.

2024 Update. Cattails (*Typha* spp.) and tule (*Schoenoplectus acutus*) expansion further reduced open water habitats. Flash grazing is recommended, and expansion of the eastern wetland should be considered.

Jaques Family Properties Preserve

Preserve enhancements on this preserve were installed in fall 2015 and consisted of renovating an approximately 900-foot-long irrigation drainage 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 border was seeded with a native grass and forb mix. Sediment gates were added to each of the culvert pipes draining into the irrigation ditch from the adjacent agriculture fields. Sedge and rush plugs were installed along the bottom of the irrigation drainage ditch along with broadcast seeding of native grass species.

The plants within the ditch are robust and have fully filled the ditch as intended. Plants along the graded bank have also fully grown in with nice stands of mugwort and a mix of meadow barley (*Hordeum brachyantherum*), creeping wild rye, and blue wild rye (*Elymus glaucus*). Weed species—perennial pepperweed, Australian saltbush (*Atriplex semibaccata*), and spiny cocklebur (*Xanthium spinosum*) in particular—are becoming established in the ditch bottom and banks and will likely need to be treated to maintain habitat values.

The upland native grass and forb border continues to develop and outcompete nonnative grass species. Creeping wild rye and blue wild rye have formed a dense mat throughout the upland border.

2024 Update. Nonnative weed species were being outcompeted by native species except in the northern section where perennial pepperweed has invaded the channel bottom.

Larson Preserve

Preserve enhancements on this preserve were initially installed in 2017 and consisted of an approximately 4.54-acre native shrub and grass/forb hedgerow. Three species of native shrubs (coyote brush, California wild rose, and California blackberry) were planted, and all areas between shrubs were broadcast seeded with a native grass and forb mix.

All three shrub species are growing well and have formed dense thickets with most of the original plantings growing together such that it was impossible to identify all the original plants. All coyote brush and wild rose plants exhibited seed or flower production. Blackberry and rose have spread by rhizomes throughout the planting areas. Overall, the shrubs are healthy and are now fully developed. The native seed species have grown in between the shrubs and along the perimeter, forming a moderately dense ground canopy layer. Nonnative weeds are present in portions of the planting areas where there are openings in the canopy and appear to be increasing due to disturbance (accidental fire, vehicle traffic, etc.). The seeded area along the pathway that provides vehicle access to the ditch is composed mostly of nonnative species, but native species (e.g., creeping wild rye) are detectable in the area. In 2022, a fire took out a small portion of the enhancement on the western end (a farm worker was observed roasting corn in an open fire under the extant oak tree in the enhancement area during the site visit), and there is another small patch where the coyote brush is dying.

2024 Update. The hedgerow was in good shape, although the borders along both sides were plowed for access maintenance and perennial pepperweed has invaded along the edges. No native grasses remain at the site.

Machado Preserve

Habitat enhancements on this preserve were installed in fall 2018 and included creation of a 0.50-acre emergent wetland by expanding the existing irrigation water retention pond. Existing emergent wetland vegetation, primarily cattail, was cleared, the pond was deepened, and the margins were expanded to create emergent wetland planting surfaces ranging from 0.0 to 3.0 feet below the normal water surface level. The pond margin was planted with riparian shrubs and seasonal herbaceous wetland species.

The wetland enhancement area was fully developed and provided good quality habitat. The mix of habitat was approximately one-third open water and two-thirds emergent wetland consisting primarily of cattails and tules, with the shallower shoreline lined with Baltic rush (*Juncus balticus*) and soft rush (*Juncus effusus*). However, in 2022 the landowner removed all vegetation from the pond and surrounding areas. SJCOG is in the process of negotiating reparations for the habitat loss with the landowners.

2024 Update. Some cattails had begun to grow back along the edges of the surface water, tule growth was minimal, and water primrose, had become well established across the open water area. No attempts to restore the wetland characteristics present prior to vegetation removal and grading by the landowner have been conducted.

Nakagawa Preserve

The preserve enhancements on the Nakagawa property were installed in 2010 and consisted of the restoration of approximately 50 acres of great valley riparian floodplain habitat adjacent to extant riparian habitats along the Mokelumne River but inside the original levee. A new setback levee was constructed to replace the original levee, although the original levee was left in place. Portions of the restored floodplain were planted with riparian tree, shrub, and herbaceous species and seeded with a native seed mix.

An additional 0.80 acre on a section of the landward face of the abandoned levee was also planted with 200 native tree, shrub, and vine species, half of which were elderberry shrubs.

The riparian restoration area has developed well and now includes dense rows of volunteer cottonwood with a mix of willow (*Salix* spp.) and occasional valley oak and live oak (*Quercus wislizeni*). Creeping wild rye and Santa Barbara sedge now dominate most of the open areas and areas under the riparian forest. Many of the trees in the area are now over 40 feet tall, and many of the valley oak, sycamore (*Platanus racemosa*), and box elder that had previously appeared stunted have put on vigorous growth. Nonnative thistle, primarily yellow star-thistle, continue to persist in patches along the face of the setback levee but are decreasing as creeping wild rye continues to spread.

In 2023, vetch (*Vicia* spp.) appears to be spreading and taking over stands of native creeping wild rye and Santa Barbara sedge.

The plantings on the landside of the original levee continue to have vigorous growth. The elderberry shrubs continue to have broken or damaged branches from deer rubbing; however, they appear to be large enough that the damage isn't affecting them. California blackberry and California wild rose are growing in vigorous patches.

The new landowner (as of 2022) expressed a desire to graze the natural area, an action that would be inconsistent with the enhancement plan. It appears that someone seeded the enhancement area with nonnative vetch, perhaps to increase forage in the area for cattle. PG&E tree removal through the enhancement area continues to occur at a frequency that unnecessarily increases the risk of spreading noxious weeds in the enhancement area and threatens habitat values.

2024 Update. The distribution and abundance of vetch appears to be stable. Santa Barbara sedge continues to expand as the tree canopy cover at the site increases.

Nuss Preserve

Preserve enhancements on the Nuss Preserve were installed in 2008 and consisted of four oak clusters and two riparian enhancement areas along berms separating linear water conveyance features.

North–South Planting Berm

The planted shrubs and trees (e.g., box elder, coffeeberry, and coyote brush) continue to thrive and have vigorous growth. Armenian blackberry (*Rubus armeniacus*) continues to dominate the understory layer throughout the hedgerows, along with broadleaf weeds such as poison hemlock (*Conium maculatum*). However, native herbaceous plants (primarily California blackberry, although California goldenrod [*Solidago velutina* ssp. *californica*] was also observed) still occur in some areas of the berm.

East–West Planting Berm

Similar sized (6–10 feet tall and wide) coffeeberry and coyote brush shrubs were observed growing above the dense stand of Armenian blackberry and broadleaf weeds. The surviving native shrubs appear to be healthy. There continues to be a limited number of dense, healthy, native California blackberry clusters. Where the California blackberry was able to establish and form a dense mat, Armenian blackberry was not observed.

Oak Clusters

The oak and elderberry clusters continue to exhibit good vigor, although growth is slow, perhaps because of the density of the plantings. Broadleaf weeds and grasses continue to grow in each cluster but do not appear to inhibit the vigor of the plantings.

2024 Update. All enhancement components are doing well. As at other early enhancement sites, oak clusters appear to be planted at a density that inhibits rapid tree growth.

Perry Preserve

Preserve enhancements were installed on the Perry Preserve in 2017. The enhancement consisted of renovating approximately 650 feet of irrigation supply ditch into a native grass-lined irrigation supply ditch and associated upland native grass/forb plant border. 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. In addition, a 0.13-acre upland habitat patch was seeded with a native grass and forb mix and planted with nine native trees and shrubs.

At the beginning of 2019, the native grasses and rush plugs in the ditch bottom were doing well and had put on growth over the winter. However, the water district indicated that the water flow to the downstream farmer was impeded significantly by the plantings. As a result, the vegetation in the ditch was cut and will no longer be allowed to persist. In 2023, the landowner indicated the ditch was working well, although the bottom of the ditch was filled with nonnative weeds.

The upland border continues to develop, and native species dominated by creeping wild rye continue to expand on the upland side of the ditch.

2024 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.

Seegers Preserve

Preserve enhancements were installed on the Seegers Preserve in 2017 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. The habitat patch was planted with 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, and the patch was broadcast seeded with a native grass and forb mix. The wild rose hedgerow consisted of 730 plantings.

Plants in the habitat patch had nearly 100% survival at the end of the quantitative monitoring period and creeping wild rye and mugwort have now formed a continuous canopy throughout the planting area. The habitat patch continues to develop and is thriving.

The plants within the wild rose hedgerow are adapting well to the irrigation cycle of the adjacent crop and continue to grow and thrive. Overall, the hedgerow continues to fill in, forming a dense thicket and providing cover and food as intended.

2024 Update. Native riparian planting patch is thriving, while the California wild rose hedgerow is recovering well from damage inflicted the previous year when the tenant farmer plowed to close to the hedgerow.

Torlai Preserve

Preserve enhancements installed on the Torlai Preserve by the landowner include the enlargement of an irrigation water storage pond. Grading is now complete, the pond has been filled, and a small number of tules planted by the landowner have begun to expand. An attempt at seeding the banks with native grass seed failed due to extensive grazing by Canada geese (*Branta canadensis*).

2024 Update. The landowner has discontinued additional development of the marsh but may attempt to plant additional tules and native grass seed in winter 2025.

Wing Levee

Preserve enhancements were installed in 2007 on the Wing Levee Preserve and consisted of four oak clusters and a riparian hedgerow planting area.

Oaks and California wild rose are thriving in all four oak clusters, and most show good vigor, although the oak trees appear to be competing with one another and thus inhibiting faster growth. Creeping wild rye is dominant in three oak clusters. However, the fence has been removed in the oak cluster in the northeast corner, and a fertilizer container is still being stored in the planting area. The ground cover (including weeds) has been removed except for a small path of creeping wild rye. The landowner states that the equipment is junk that will be removed in the future.

2024 Update. 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. However, significant mortality of cottonwood trees in the southern planting area, first observed in 2020, has continued, although coyote brush, valley oaks, and live oaks continue to thrive. 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.

Quantitative Preserve Enhancement Monitoring

Quantitative preserve enhancement monitoring was attempted on the Wetmore Forest Lake Road, D.A. Strecker, Jaques Willow Glen, Kennedy Jaques Wing Levee, Cotta Road, and Lower Sacramento Road Preserves and in the Cotta/Nuss Hedgerows enhancement project in 2024.

Wetmore Forest Lake Road Preserve

Preserve enhancements were installed on this preserve in winter 2021/2022. 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. Table 4 shows the survival and condition results from the Year 3 monitoring event. Some plantings are now 10–20 feet tall, and shrubs and herbaceous plantings are thriving such that the vertical structure of the habitat patches are becoming complex.

Unlike the previous monitoring year, herbaceous plantings and some shrub species were not counted for survival. These planted herbaceous and shrub species were observed as doing well, expanding beyond their planting locations, and are now covering areas such that the number of individuals is difficult to determine. These plantings are establishing well and contribute to dominating ground cover in patches. Patches where they are not dominant are dominated by native rough cocklebur (*Xanthium strumarium*) and the nonnatives curly dock (*Rumex crispus*) and prostrate knotweed (*Polygonum aviculare*).

There is good recruitment of mulefat (*Baccharis salicifolia*), cottonwood, and willow seedlings within habitat patches, contributing to an increase in survival for these species, with some species now occurring in greater numbers than the original planting. Specifically, there appears to be good recruitment in depressions where existing plantings occur. Fencing around the habitat patches in the previous year appears to have limited the intensive ungulate herbivory damage. Fencing was mostly removed by the end of 2024 with T-posts remaining onsite.

There is continued die-off of buttonbush (*Cephalanthus occidentalis*), Oregon ash (*Fraxinus latifolia*), and valley oak. Damage from beavers was observed on plants within some of the habitat patches; however, only a few plants were damaged enough to kill them.

Additional willow and cottonwood cuttings were planted around existing enhancements patches in late 2024 and are not included in this assessment.

Table 5. Year 3 Performance Monitoring Results for All Plants at the Wetmore Forest Lake Road Preserve in 2024

Plant Species	Number Originally Planted	Year 1 Number of Live Plants Observed	Year 2 Number of Live Plants Observed	Year 3 Number of Live Plants Observed	Year 1 Survival (%)	Year 2 Survival (%)	Year 3 Survival (%)	Year 3 Plant Vigor (quantity by category)			Average Plant Vigor, by Species
								Good	Fair	Poor	
Creeping wild rye	144	46	41	N/A	32%	28%	N/A	N/A	N/A	N/A	N/A
Field sedge (<i>Carex praegracilis</i>)	36	8	2	N/A	22%	6%	N/A	N/A	N/A	N/A	N/A
California mugwort	72	29	11	N/A	40%	15%	N/A	N/A	N/A	N/A	N/A
Santa Barbara sedge	108	36	37	N/A	33%	34%	N/A	N/A	N/A	N/A	N/A
Buttonbush	28	20	18	6	71%	64%	21%	6	0	0	3.00
California blackberry	26	21	21	N/A	81%	81%	N/A	N/A	N/A	N/A	N/A
California wild rose	26	23	23	N/A	88%	88%	N/A	N/A	N/A	N/A	N/A
Mulefat	40	41	40	68	103%	100%	170%	68	0	0	3.00
Box elder	24	24	23	27	100%	96%	113%	22	4	1	2.78
California sycamore (<i>Platanus racemos</i>)	20	16	18	17	80%	90%	85%	17	0	0	3.00
Fremont cottonwood (<i>Populus fremontii</i>)	24	23	26	27	96%	108%	113%	26	1	0	3.00
Oregon ash	20	19	14	8	95%	70%	40%	5	1	2	2.38
Valley oak (<i>Quercus lobata</i>)	36	27	24	21	75%	67%	58%	21	0	0	3.00
Willows (<i>Salix</i> spp.)	36	35	35	101	97%	97%	281%	101	0	0	3.00
Total all plants	640	368	333	N/A	58%	52%	N/A	N/A	N/A	N/A	N/A
Total trees	160	144	140	201	90%	88%	123%	266	6	3	2.90
Total shrubs	120	105	102	N/A	88%	85%	N/A	N/A	N/A	N/A	N/A
Total herbaceous	252	83	91	N/A	33%	25%	N/A	N/A	N/A	N/A	N/A

D.A. Strecker Preserve

Preserve enhancements were installed on this preserve in winter 2021/2022. Overall, the plants appear to be adapting to the site condition. Table 5 shows the survival and condition results from the Year 3 monitoring event.

Unlike the previous monitoring year, herbaceous plantings and some shrub species were not counted for survival. These planted herbaceous and shrub species were observed as doing well, expanding beyond their planting locations, and are now covering areas such that the number of individuals is difficult to determine. These plantings are establishing well and contribute to dominating ground cover in patches of the planting area. There is also recruitment of non-planted native goldenrod (*Euthamia occidentalis*) within the planting area. Where planted native herbaceous and shrub species do not dominate, nonnative invasive mustard (*Hirschfeldia incana*) and milk thistle (*Silybum marianum*) have become 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 for native herbaceous plantings to become dominant throughout the site. Harrowing and broadcast seeding also does not appear to be working well at this site.

There continues to be some die-off of planted trees and shrubs, with only approximately 58% of the original tree plantings surviving. There was damage observed to plantings by gophers (*Thomomys bottae*), but most of the mortality appears to be in the most western portion of the planting area where nonnative invasive red river gum (*Eucalyptus camaldulensis*) is encroaching into the planting area. Approximately 12 individuals were observed as recruiting into the planting area.

Table 5. Year 3 Performance Monitoring Results for All Plants at the D.A. Strecker Preserve in 2024

Plant Species	Number Originally Planted	Year 1 Number of Live Plants Observed	Year 2 Number of Live Plants Observed	Year 3 Number of Live Plants Observed	Year 1 Survival (%)	Year 2 Survival (%)	Year 3 Survival (%)	Year 3 Plant Vigor (quantity by category)			Average Plant Vigor, by Species
								Good	Fair	Poor	
Beardless wild rye	10	10	8	N/A	100%	80%	N/A	N/A	N/A	N/A	N/A
California mugwort	8	13	13	N/A	163%	163%	N/A	N/A	N/A	N/A	N/A
California blackberry	7	7	6	7	100%	86%	86%	7	0	0	3.00
California wild rose	8	8	8	7	100%	100%	100%	7	0	0	3.00
Coffeeberry	7	5	3	2	71%	43%	29%	2	0	0	3.00
Coyote brush	5	5	5	5	100%	100%	100%	5	0	0	3.00
Box elder	8	8	7	5	100%	88%	63%	5	0	0	3.00
Interior live oak	4	4	4	3	100%	100%	75%	3	0	0	3.00
Valley oak	10	11	9	7	110%	90%	70%	7	0	0	3.00
California black walnut	4	4	1	0	100%	25%	0%	N/A	N/A	N/A	N/A
Total all plants	67	75	64	N/A	112%	90%	N/A	N/A	N/A	N/A	N/A
Total trees	26	19	21	15	73%	81%	58%	15	0	0	3.00
Total shrubs	27	25	22	N/A	93%	81%	N/A	N/A	N/A	N/A	N/A
Total herbaceous	18	23	21	N/A	128%	117%	N/A	N/A	N/A	N/A	N/A

Jaques Willow Glenn Preserve

Preserve enhancements were installed on this preserve in winter 2021/2022. Table 6 shows the survival and condition results from the Year 3 monitoring event.

Unlike the previous monitoring year, herbaceous plantings and some shrub species were not counted for survival. These planted herbaceous and shrub species were observed as doing well, expanding beyond their planting locations, and are now covering areas such that the number of individuals is difficult to determine. These plantings are establishing well and contribute to dominating ground cover in patches.

There continues to be die-off of planted trees and shrubs, resulting in low survival rates. However, there is good recruitment of coyote brush throughout the planting areas, contributing and compensating for continued die-off of other planted tree and shrub species. It is expected that trees in good condition will continue to survive and contribute to vertical structural complexity in the future.

Table 6. Year 3 Performance Monitoring Results for All Plants at the Jaques Willow Glen Preserve in 2024

Plant Species	Number Originally Planted	Year 1 Number of Live Plants Observed	Year 2 Number of Live Plants Observed	Year 3 Number of Live Plants Observed	Year 1 Survival (%)	Year 2 Survival (%)	Year 3 Survival (%)	Plant Vigor (quantity by category)			Average Plant Vigor, by Species
								Good	Fair	Poor	
Beardless wild rye	40	44	39	N/A	110%	98%	98%	N/A	N/A	N/A	N/A
California mugwort	33	31	27	N/A	94%	82%	82%	N/A	N/A	N/A	N/A
California blackberry	27	22	14	N/A	81%	52%	52%	N/A	N/A	N/A	N/A
California wild rose	33	27	23	N/A	82%	70%	70%	N/A	N/A	N/A	N/A
Elderberry	1	1	3	1	100%	300%	300%	1	0	0	3.00
Coyote brush	20	16	18	74	80%	90%	90%	74	0	0	3.00
Coffeeberry	27	14	10	7	52%	37%	37%	5	2	0	2.71
Box elder	33	25	19	13	76%	58%	58%	13	0	0	3.00
Valley oak	40	35	19	15	88%	48%	48%	13	1	1	2.80
Interior live oak	14	5	4	1	36%	29%	29%	1	0	0	3.00
Total all plants	268	220	176	N/A	82%	70%	N/A	N/A	N/A	N/A	N/A
Total trees	87	65	42	29	75%	50%	33%	27	1	1	2.93
Total shrubs	108	80	68	N/A	74%	60%	N/A	N/A	N/A	N/A	N/A
Total herbaceous	73	75	66	N/A	103%	90%	N/A	N/A	N/A	N/A	N/A

Kennedy Jaques Wing Levee Preserve

Preserve enhancements were installed on this preserve in winter 2021/2022. This area is densely covered in well-established plantings such that survival counting is too difficult to feasibly undertake. Therefore, although the site was scheduled for a quantitative assessment, a qualitative assessment is presented.

The southern half of the planting areas is doing well, with trees growing tall including 30 to 40-foot-tall cottonwoods, 5- to 15-foot-tall oaks, 10-foot-tall elderberries, and 6- to 10-foot-tall California wild rose. These varying heights contribute to a complex vertical structure. Additionally, shrub and herbaceous plantings are 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.

The southern half of the planting area is approximately 2–5 feet lower in elevation than the northern half of the planting area; plantings within this southern half could be tapping

into groundwater associated with the nearby San Joaquin River. The northern half of the planting areas appears to be establishing differently with plantings growing much slower and exhibiting lower survival rates. While there is poorer survival and growth in the northern half of the planting area compared to the southern half, there is good recruitment of coyote brush. Native grass and forb planting from seeding do not appear to be successful at this site.

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 20-foot-tall cottonwoods, oaks, and willows; 10- to 15-foot-tall mulefat and elderberries; and 4- to 6-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, nonnative 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. However, there is new recruitment of abundant willow seedlings as well that 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 likely require control soon.

Lower Sacramento Road WHC 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. Table 7 shows the survival and condition results from a sampled subset of the plantings for the Year 2 monitoring event.

The riparian areas are performing well, with high rates of survival. There is evidence of herbivory, but the levels do not seem to deleteriously affect survival or growth. Unlike the previous monitoring year, herbaceous plantings and some shrub species were not counted for survival. The planted herbaceous and shrub species were observed as doing well, expanding beyond their planting locations, and are now covering areas such that the number of individuals is difficult to determine. These plantings are establishing well and

contribute to dominating ground cover where they occur. Native grass seeding in this area was completed in fall 2024 and therefore the efficacy of native grass seeding is not yet known.

The oak/elderberry woodland is also performing well with high rates of survival and growth. There appears to have been replacement plantings installed in the past year focused on coyote brush, cottonwood, and willow plantings. While most of the plants are doing well, cottonwood and willow plantings outside the riparian areas are doing poorly. Native grass seeding in this area was completed in fall 2024 and therefore the efficacy of native grass seeding is not yet known.

Table 7. Year 2 Performance Monitoring Results for a Randomly Sampled Subset of Plants at the Lower Sacramento Road WHC Preserve in 2024

Plant Species	Year 1 Number of Live Plants Observed	Year 2 Number of Live Plants Observed	Year 1 Survival (%)	Year 2 Survival (%)	Plant Vigor (quantity by category)			Average Plant Vigor, by Species
					Good	Fair	Poor	
Beardless wild rye	271	N/A	100%	100%	N/A	N/A	N/A	N/A
California mugwort	187	N/A	100%	100%	N/A	N/A	N/A	N/A
Santa Barbara sedge	64	N/A	100%	100%	N/A	N/A	N/A	N/A
Meadow barley	12	N/A	100%	100%	N/A	N/A	N/A	N/A
California blackberry	67	21	100%	100%	17	4	0	2.74
California wild rose	179	133	100%	100%	89	44	0	2.78
Elderberry	639	224	100%	100%	222	2	0	2.99
Coyote brush	89	49	100%	100%	47	0	2	2.92
Mulefat	59	10	100%	100%	10	0	0	3.00
Willow spp.	44	6	98%	100%	1	4	1	2.00
Box elder	53	14	98%	100%	12	2	0	2.88
Oregon ash	56	8	100%	89%	7	1	0	2.75
Valley oak	215	102	98%	100%	68	33	1	2.95
California buckeye (<i>Aesculus californica</i>)	40	4	100%	100%	3	1	0	2.88
Live oak	55	36	100%	100%	31	3	2	2.79
Total all plants	2,030	N/A	100%	N/A	N/A	N/A	N/A	N/A
Total trees	463	170	99%	98%	122	44	4	2.69
Total shrubs	1,033	437	100%	100%	385	50	2	2.88
Total herbaceous	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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. 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.

Table 5 shows the survival and condition results from the Year 1 monitoring event. The planting areas monitored can be divided into two areas: oak woodland and riparian.

The oak woodland plantings are exhibiting good survivorship in their first year, but their vigor is lacking. Many of the plantings rated as exhibiting “poor” vigor are not expected to survive the next year. One noticeable trend is that plantings with tree tubes are in worse condition than those without tree tubes. Heavy levels of herbivory were also observed on individuals that are not surrounded by a browse cage resulting in poor vigor. There are also abundant signs of pocket gopher activity which appear to have killed some herbaceous plantings. Common rush (*Juncus effusus*) plantings in the oak woodland area are all in poor condition and are not expected to survive.

The riparian area is performing well, with most plantings surviving and exhibiting good vigor.

Table 8. Year 1 Performance Monitoring Results for All Plants at the Clements Kramer McIntire Road Preserve in 2024

Plant Species	Number Originally Planted	Year 1 Number of Live Plants Observed	Year 1 Survival (%)	Year 1 Plant Vigor (quantity by category)			Average Plant Vigor, by Species
				Good	Fair	Poor	
Blue wild rye (<i>Elymus glaucus</i>)	27	27	100%	25	2	0	2.86
California brome (<i>Bromus sitchensis</i>)	276	261	95%	133	86	42	2.35
Common rush	31	29	94%	14	3	12	2.07
Creeping wild rye	378	376	99%	343	21	12	2.88
Milkweed (<i>Asclepias</i> sp.)	8	8	100%	4	3	1	2.38
Mugwort	32	32	100%	18	11	3	2.47
Santa Barbara sedge	114	106	93%	106	0	0	3.00
Elderberry	1	1	100%	1	0	0	3.00
California blackberry	46	46	100%	34	12	0	2.78
California rose	414	414	100%	279	124	11	3.65
Coyote brush	77	77	100%	17	50	10	2.09
Mulefat	31	31	100%	17	10	4	2.50
Sandbar willow	15	15	100%	15	0	0	3.00
Silver bush lupine (<i>Lupinus albifrons</i>)	24	24	100%	23	0	1	2.86
Western redbud (<i>Cercis occidentalis</i>)	49	49	100%	2	38	9	1.86
Blue oak	104	104	100%	7	54	43	1.65
California buckeye	42	42	100%	10	27	5	2.10
Fremont cottonwood	23	23	100%	20	2	1	2.83
Gooddings willow (<i>Salix gooddingii</i>)	1	1	100%	1	0	0	3.00
Interior live oak	85	85	100%	64	19	2	2.73
Red willow (<i>Salix laevigata</i>)	8	8	100%	8	0	0	3.00
Valley oak	63	63	100%	4	22	37	1.48
Total all plants	1,849	1,822	99%	1,144	485	193	2.52
Total trees	326	326	100%	114	124	88	2.08
Total shrubs	657	657	100%	387	235	35	2.54
Total herbaceous	866	839	97%	643	126	70	2.68

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 9 shows the survival and condition results of the plantings for the year one monitoring event.

Overall, there is mostly good survivorship, with 93% of all plantings still alive after 1 year of establishment. Species that are surviving and generally exhibiting good vigor include

creeping wild rye, deergrass (*Muhlenbergia rigens*), gumplant (*Grindelia camporum*), Salvia bee bliss (*Salvia x 'Bee's Bliss'*), coffeeberry, coyote brush, quail bush (*Atriplex lentiformis*), and toyon (*Heteromeles arbutifolia*). Some of the species planted that are still surviving but which are not establishing well include California fuchsia (*Epilobium canum*), foothill penstemon (*Penstemon heterophyllus*), firebird penstemon (*Penstemon 'firebird'*), and western redbud (*Cercis occidentalis*). Tree tubes may now be having a negative effect on survival and vigor. Creeping wild rye is expanding beyond its planting area onto adjacent access roads and agricultural areas.

Table 9. Year 1 Performance Monitoring Results for All Plants on the Cotta/Nuss Hedgerow Project in 2024

Plant Species	Number Originally Planted	Year 1 Number of Live Plants Observed	Year 1 Survival (%)	Year 1 Plant Vigor (quantity by category)			Average Plant Vigor, by Species
				Good	Fair	Poor	
California fuchsia (<i>Epilobium canum</i>)	59	46	78%	6	15	25	1.59
Creeping wild rye	73	73	100%	72	1	0	2.99
Deergrass	190	187	98%	14	3	12	2.97
Gumplant	112	112	100%	106	2	4	2.91
Penstemon (<i>Penstemon</i> spp.)	55	38	69%	17	9	12	2.13
Salvia bee bliss (cultivar; no scientific name)	109	103	95%	98	1	4	2.91
California buckwheat (<i>Eriogonum fasciculatum</i>)	52	63	83%	47	2	3	2.85
Coffeeberry	14	14	100%	10	4	0	2.71
California rose	67	65	97%	45	14	6	2.60
Coyote brush	26	26	100%	21	4	1	2.77
Quail bush	3	3	100%	3	0	0	3.00
Toyon	7	31	100%	6	1	0	2.86
Western redbud	29	34	85%	9	12	8	2.03
Goodding's willow	1	1	100%	1	0	0	3.00
Valley oak	7	7	100%	3	4	0	2.43
Total all plants	820	763	93%	628	70	65	2.74
Total trees	326	326	100%	114	124	88	2.63
Total shrubs	214	196	92%	141	37	18	2.63
Total herbaceous	598	559	93%	483	29	47	2.78

Barn Owl Box Monitoring

Barn owl (*Tyto alba*) boxes have been installed on the preserves listed in Table 10. Two of the preserves where boxes were installed no longer have functional boxes (D'Alonzo and Wing Levee Road). Two of the eight preserves where barn owl boxes have been installed had two boxes that were simultaneously occupied in 2024. Evidence of use of

the boxes by barn owls was found on every preserve in 2024, and successful reproduction was noted at three preserves.

Table 10. Summary of Barn Owl Box Monitoring in 2024

Preserve Name	No. of Boxes Installed (extant)	No. of Boxes Occupied	Notes
D'Alonzo Highway 4 Property	2(1)	N/A	Only one owl box extant, and the pole is bent so the box is not level. Not included in the analysis.
Jaques Family Properties	4	2	Owl box near photo station 6 is occupied by an adult. Box near photo station 9 contained at least one juvenile.
Kennedy Jaques Wing Levee	5	1	Adult in one box and two fledglings in restoration area.
Nakagawa	4	0	Two boxes had evidence of use, but none were occupied.
Pellegrini Preserve	5	2	Boxes near photo stations 6 and 9 occupied (one adult and two fledglings, respectively), and boxes near photo stations 3, 8, and 10 had evidence of occupancy.
Perry	2(1)	1	Box near photo station 1 occupied; second box no longer extant.
Wing Levee Road	4(1)	N/A	Only one box (not SJCOG boxes) remains, and it was not checked in 2024.
Wright Road Ernie Pombo	1	0	Extensive evidence of use but not occupied.

Biological Effectiveness Monitoring

Biological effectiveness monitoring in 2024 was limited to collecting additional data on land cover types to further evaluate the efficacy of using CDL data to track long-term trends in land cover/crop types throughout the plan area. Land cover/crop type mapping will continue to be collected incidentally during compliance monitoring in 2025 and the results of the effort, along with a recommendation regarding the efficacy of using the CDL dataset, will be provided in a future annual report.

Discussion

Compliance monitoring in 2024 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. The cattle rancher leasing the Clements Remitz Preserve has agreed to consult with SJCOG before taking actions that could potentially compromise habitat values on the property in the future. 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. Use of bait feeders to control California ground squirrels is still a common practice on properties in the Central and Delta zones, particularly adjacent to water supply infrastructure. Irrigation districts rather than landowners have control of water conveyance infrastructure (with some exceptions, including many concrete-lined irrigation canals where landowners poison ground squirrels), and thus the ability of landowners to control the use of poisons adjacent to these facilities is limited.

Preserve enhancements appear to be doing well overall. Except for the Machado and Clements Remitz properties 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 causes of the issue at this enhancement project are 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 restoration area. The discovery of a previously unknown (unknown at the time of the restoration project) 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. Other maintenance actions that should be considered include weed treatment and additional plantings at the Jaques Willow Glenn, Larson, and D.A. Strecker Preserve Enhancement Projects.

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 easement lands in 2021. Since 2018, loggerhead shrikes have been documented on a total of 25 preserves, while sandhill cranes (*Antigone canadensis*) have been documented using eight preserves (Ishizuka, Burchell, Nuss, Cotta Road, Hilder, Beck, Erman, and Cubiburu Preserves). 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 implemented in 2024 include the following.

- Installation of preserve enhancement on the Kramer McIntire Road Preserve, including initial planting and additional planting with the SLEWS program.
- Installation of pollinator hedgerows on the Nuss and Cotta Road Preserves.
- Noxious weed treatments on the Clements area preserves to control yellow star-thistle.
- Noxious weed treatments on the Garcia Undine Road Preserve in preparation for the drainage ditch enhancement projects scheduled for 2025.
- Installation of additional preserve enhancements on the Wetmore Forest Lake Road Preserve.

Management actions scheduled for 2025 include the following.

- Installing ditch improvements and habitat enhancements on the Garcia Undine Road Preserve.
- Installing a riparian enhancement project on the Costa Roberts Road Preserve and removal of eucalyptus trees, including those on the adjacent Strecker Preserve.
- Continuing maintenance and quantitative monitoring on the Lower Sacramento Road, Cotta Road, and Clements Kramer McIntire Road Preserves and the Cotta/Nuss Road pollinator hedgerow enhancement project.
- Continuing noxious weed treatments on the Clements Sheridan Preserve.
- Resolving issues around the wetland enhancements on the Machado Preserve.
- Expanding the cattle exclusion fencing along Bear Creek on the Clements Remitz Preserve.
- Implementing preserve enhancements on the Lodi White Slough #1 Preserve or completing negotiations to move the preserve to a new location.

Monitoring priorities for 2025 include the following.

- Completing the draft Comprehensive Monitoring Strategy to guide the compliance and biological effectiveness monitoring over the next 10 years.
- Conducting Swainson's hawk surveys at randomly selected locations throughout the plan area.
- Preparing for camera trap surveys for kit fox (*Vulpes macrotis*) on the Southwest Index Zone preserves.

Management Recommendations for 2025 include the following.

- **Wetmore Forest Lake Preserve.** Remove T-posts within planting habitat patches. There is good recruitment of new seedlings where existing plantings occur within

depressions, so these areas could be good targets for additional plantings to expand the riparian habitats.

- **D.A. Strecker Preserve.** Remove eucalyptus trees (red river gum) from the planting area, and remove the trees adjacent to the planting area and from the adjacent Costa Roberts Road Enhancement Project Area that are the source of the invasion. If feasible, individuals should be mechanically pulled (e.g., hand-pulled or weed-wrenched); if not, a cut stump method utilizing an application of glyphosate shortly after cutting could be utilized.
- **Jaques Willow Glenn Preserve.** Consider replacing some plants that did not survive with plants that exhibit good survival despite the salty soil conditions.
- **Lower Sacramento Road WHC Preserve.** Replace cottonwood and willow plantings in the oak woodland area with other species observed to exhibit better survival.
- **Clements Kramer McIntire Road Preserve.** Remove remaining tree tubes and, if feasible, install browse cages around plants that do not currently have them.
- **Cotta/Nuss Hedgerows.** Remove remaining tree tubes and replace dead plantings where necessary with species that exhibited higher survival rates. Silver bush lupine might also do well in these hedgerows.
- **Other Enhancement Areas.** Conduct quantitative and qualitative assessments in the spring and summer to allow for better assessments of the potential relationships between herbaceous cover and composition and tree and shrub survival and improve assessments of the effectiveness of various native grass seeding strategies.

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 – Separate
Download File]

Appendix B—Species Observed

Appendix B2. Species Observed during Compliance Monitoring Site Visits in 2024—Delta Zone

Species	Bettencourt Fink Road	Bettencourt Wing Levee Property Preserve	Burchell Family Trust Preserve	Costa Howard Road	Costa Roberts Road	Cotta Road Preserve	D.A. Strecker Property	D'Alonzo Highway 4 Property	Gikas Wing Levee Property	Ishizuka Preserve	Jaques Highway 4 Property	Jaques Willow Glen Road	Jaques Wing Levee Preserve	Kennedy Jaques Wing levee	Monroy Ranch Preserve	Muela Willow Glen Road	Nuss Farms	Ratto Family Property Preserve	Roza Howard Road Preserve	Surland D. Colli Property Preserve	Tony Machado Undine Road	Torlai Property Preserve	Wing Levee Road	Grand Total	
Delta Zone																									
American Crow						5																		5	
American Kestrel	1							1					1			1				1					5
American Robin						1											1								2
Ash-throated Flycatcher						1																			1
Barn Owl														3											3
Barn Swallow		2	3						4				8												17
Belted Kingfisher																						1			1
Black Phoebe	1					1	2	3															1		8
Black-tailed Jackrabbit										1															1
Blue Grosbeak																	1								1
Brewer's Blackbird										3															3
Brown-headed Cowbird						2																			2
California ground squirrel												1											1		2
California Horned Lark													5												5
California Quail		8				1								15											24
California Scrub-Jay		2			3		3					1				2					1	1	2		15
Canada Goose																								60	60
Cattle Egret								6																	6
Cliff Swallow	20												30	20			5	4							79
Common Raven	4			25																					29
Eurasian Collared-Dove							1	3	2											5					11
European Starling	45																								45
Great Blue Heron					1	1								1	1					1		1	1		7
Great Egret	1		1	1	1								2	2	3		2	4		2	2	1	7		29

Appendix B2. Species Observed during Compliance Monitoring Site Visits in 2024—Delta Zone (continued)

Species	Bettencourt Fink Road	Bettencourt Wing Levee Property Preserve	Burchell Family Trust Preserve	Costa Howard Road	Costa Roberts Road	Cotta Road Preserve	D.A. Strecker Property	D'Alonzo Highway 4 Property	Gikas Wing Levee Property	Ishizuka Preserve	Jaques Highway 4 Property	Jaques Willow Glen Road	Jaques Wing Levee Preserve	Kennedy Jaques Wing Levee	Monroy Ranch Preserve	Muela Willow Glen Road	Nuss Farms	Ratto Family Property Preserve	Roza Howard Road Preserve	Surland D. Colli Property Preserve	Tony Machado Undine Road	Torlai Property Preserve	Wing Levee Road	Grand Total
Delta Zone																								
Unknown Swallow																				3				3
Western Kingbird						2											5	2					3	12
Western Meadowlark			2																				1	3
Grand Total	92	17	17	27	16	46	11	18	20	17	3	4	62	42	6	9	46	13	6	27	29	73	42	643

Appendix B3. Species Observed during Compliance Monitoring Site Visits in 2024—Southwest Zone

Species	Connolly Ranch	Connolly Union Livestock Preserve	Cubiburu Preserve	Jet Mulch Patterson Pass	McDonald Kit Fox Preserve	Rustan Preserve	Grand Total
Southwest Zone							
American Kestrel	1		5				6
Brewer's Blackbird		35			45		80
Burrowing Owl			4		1		5
California Ground Squirrel		3	10		30		43
California Horned Lark					35		35
California Quail	8						8
California Scrub-Jay	2					5	7
California Towhee						2	2
Common Raven	2	6	4		8	2	22
Coyote	1					1	2
Feral Pig						15	15
Golden Eagle						1	1
Great Horned Owl	1						1
Greater Roadrunner						3	3
Mourning Dove					8	6	14
Northern Flicker						3	3
Red-tailed Hawk	1	2	1	1	3		8
Ruby-crowned Kinglet						1	1
Savannah Sparrow		5	15		5	5	30
Say's Phoebe	1			1		1	3
Western Meadowlark	30	15	3		30	40	118
White-crowned Sparrow	15			2			17
White-tailed Kite	1						1
Yellow-billed Magpie	3						3
Grand Total	66	66	42	4	165	85	428

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

By the end of the 2021 calendar year, a total of 22 preserves have had enhancements in the form of vegetative plantings installed on them 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.

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 Habitat

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.

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. The enhancement is in the center of the property and is split into two planting areas. An unfarmed area was utilized for the planting areas. A supply pipe below the surface created the northern border, a ditch created the western border, and a farm road created the southern and eastern borders. A mixture of riparian trees, shrubs, and herbaceous plants and grasses (totaling 752 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. The eastern portion of the planting areas has relatively high plant mortality. There is significant pocket gopher activity within the planting areas causing plant mortality, but soil analysis is indicating the eastern portion of the site is not as suitable for all the species that were installed, and supplemental planting using species more tolerant of the soil conditions was performed in 2023.

Kennedy Jaques Wing Levee Road Preserve

Preserve enhancements on the D.A. Strecker Preserve were installed in fall and winter 2021/2022. The enhancement consisted of a 3.0-acre riparian habitat patch. The enhancement is located on the landside of the levee along Old River on the eastern edge of the property. A mixture of riparian trees, shrubs, and herbaceous plants and grasses (totaling 1,964 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. Significant gopher activity was observed throughout the planting area during the first-year survival survey.

Nuss Preserve

Preserve enhancements on the Nuss Preserve consisted of two riparian enhancement areas along berms separating parallel linear water conveyance features and four oak clusters. The enhancement plantings were 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 have done 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 at least 2 elderberry shrubs that were well established and exhibiting good growth. Most of the elderberry shrubs have been pruned to allow for farming activities. Broadleaf weeds and grasses are present in each cluster but do not appear to inhibit the vigor of the plantings.

Torlai Preserve

Preserve enhancements were installed on the Torlai Preserve by the landowner. The enhancement consists of the renovation and expansion of the existing irrigation pond. The desired future condition of the pond was to have habitats comprised primarily of tule marsh with channels of open water to support nesting tricolored blackbirds (*Agelaius tricolor*). Trees associated with the pond before the expansion project now support nesting Swainson's hawk.

Wing Levee

The preserve enhancements on the Wing Levee Preserve consisted of a riparian hedgerow planting along the eastern border of the property and four approximately 0.1-acre oak clusters that were installed in 2007.

Riparian Hedgerow Planting Areas

The riparian hedgerow planting consisted of approximately 5.2 acres across 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%. There were a number of issues including herbivory, improper planting, and topographic issues in the southern half of the riparian area that resulted in excessive ponding. In subsequent years, the riparian hedgerow continued to develop and now functions well as high quality riparian habitat. Tree mortality in the southern half of the planting area has been an intermittent problem, resulting in some gaps in the upper canopy, but growth and vigor are generally good. Elderberry shrubs are over 10 feet tall and wide and annually produce many fruit clusters. Surviving oak trees exceed 20 feet in height, and many cottonwood trees are over 30 feet tall. Creeping wild rye forms a dense carpet throughout most of the planting area. Broadleaf weeds primarily comprising mustard, hemlock, and thistle species have become established on the southern half of the planting area.

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. However, in subsequent years one of the four oaks has died in three of the four clusters. California wild rose is doing well in all but one cluster, and one cluster has little to no creeping wild rye.

The oak cluster in the southeast corner is the most successful with robust oak trees and a dense stand of creeping wild rye and wild rose thicket.

The oak cluster in the southwest corner has two healthy oaks, one noticeably larger than the other, with one surviving stunted oak that may actually be a stump sprout. The wild rose and creeping wild rye have good coverage.

The oak cluster in the northwest corner has three healthy oaks and three volunteer black willows. The California wild rose and creeping wild rye have decent coverage.

The oak cluster in the northeast corner has three surviving oak trees and some California wild rose but little to no creeping wild rye. The fence has been knocked down and a fertilizer container and plow attachment are being stored in the planting area, with the fertilizer container leaning against one of the oak plantings.

Central Zone Preserves with Vegetation Planting Enhancements

El Rio Farms Preserve

The preserve enhancements at the El Rio Preserve consist of riparian enhancement through planting of native species and giant reed removal in winter 2006–2007. 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 will form contiguous habitat between the previously planted areas, once established. 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 continues to function well and provide good quality riparian habitat. The native shrubs and herbaceous plantings continue to provide food resources (e.g., flowers, fruit, and seeds) for wildlife. The tree canopy continues to fill in, and the shrub canopy, in most areas, is closed, which provides greater diversity of cover for wildlife. The herbaceous ground cover continues to grow in dense thickets and mats. The thistle patches that were targeted for eradication starting in 2016, appear to be eradicated. Only a mixture of annual and native grasses was observed in the areas where the thistle had been growing.

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 plantings continue to exhibit vigorous, healthy growth in most plants. At the time of the 2020 site visit, a few of the cottonwood trees had been removed by beavers. Additionally, PGE removed all trees and elderberry 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 becoming established, but additional monitoring will be needed to determine the success of the effort.

Giant Reed Removal Areas

Giant reed has completely reestablished in all areas that were originally treated, and new plants were observed outside the treatment areas.

Gwerder Preserve

Preserve enhancements were installed on the Gwerder Preserve in 2017. The enhancement consists of a 0.38-acre native tree, shrub, and grass/forb habitat patch that was completed in January 2018. 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. All areas between the plantings were seeded with a native grass and forb mix in spring 2019.

Upland Enhancement Planting Area

The enhancement plantings had good overall vigor (2.94) and 95% overall survival at the end of the monitoring period in 2020. Excess California blackberry shrubs were installed, resulting in above 100% survival percentage for blackberry. Creeping wild rye and mugwort were included in the seed mix that was applied in spring 2019. These species are abundant throughout the planting area and have formed thick mats and clusters. It was impossible to identify all original clusters of these species due to the prolific growth of the seeds, therefore these species were assumed to have 100% survival and good vigor throughout. Two of the six installed Santa Barbara sedge plants died, but the remaining four plants are doing well. Coffeeberry vigor (2.82) improved significantly indicating the shrubs have adapted to the site conditions and recovered from the dieback that was present in 2019. Both average height and average canopy continue to increase for the shrubs. All four valley oaks have good vigor and an average increase in height of almost 3 feet.

A 10-foot perimeter was established with native grass and forb species to allow for occasional mowing and access by the water district.

Hansen Preserve

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.

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 nonnative 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. Excessive cattle grazing resulted in the death of most plantings by 2014. However, some bog rush continues to grow along the shoreline of the pond.

Hilder Preserve

Preserve enhancements on the Hilder Preserve were 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 wetland to create wetland and 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 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. Some plantings in this area have survived.

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. It is uncertain if the plantings were affected by herbivory and/or water stress (irrigation was not included in the preserve enhancement plan) 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 non-irrigated pasture. The northern border of the pond is intermittently lined by dredge spoils piles that were excavated during past drainage maintenance actions. Portions of these spoils piles support Himalayan 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 wetland habitat, 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 has survived, and the rose has survived and is expanding. The creeping wild rye is now expanding to the north.

Homestead Road Preserve

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

Preserve enhancements were installed on the Jacques Family Properties Preserve in fall 2015. The enhancement consisted of renovation of an approximately 900-foot-long drainage 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 border 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.

Native Grass-Lined Ditch

Sedge and rush plugs were installed along the bottom of the drainage ditch along with broadcast seeding of native grass species. The bottom of the drainage ditch is now filled with dense rushes. The average height and width of the rushes was 36 inches. The rushes function well in the bottom of ditch, trapping sediment and holding soils in place while also bending over to allow the water to pass through and drain as needed. The graded bank now has excellent vegetative cover, with native grasses (e.g., meadow barley and creeping wild rye) dominating and a few good stands of mugwort. A small stand of perennial pepperweed has become established that should be targeted for removal.

Upland Native Grass/Forb Border

The upland native grass and forb border was broadcast seeded with native grass and forb species. Vegetative coverage has filled in throughout the upland border and is predominately made up of native species. 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). Nonnative weeds, including various thistle species, have been outcompeted and now only occur in increasingly small patches.

Larson Preserve

Preserve enhancements were initiated on the Larson Preserve in 2017. The enhancement 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 in preparation for planting and irrigation work to be completed in fall 2017. However, planting and irrigation were delayed and 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 and continuing to grow, spread, and set seed. Some patches of weeds occur where there are gaps between shrubs. Native grasses are present but have not yet spread sufficiently to prevent weeds from becoming established.

Lower Sacramento Road WHC Preserve

Preserve enhancements on the Lower Sacramento Road WHC 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 margin on the west side was graded to range from 0.0 to 3.0 feet below the normal water surface level and stockpiled wetland spoils material containing cattail tubers was distributed over the graded wetland. No other wetland plant material was installed in the pond. 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, creeping wild rye, bog rush, and Baltic rush.

The wetland enhancement functioned well and provided good quality habitat. The pond comprised approximately one-third open water and two-thirds emergent vegetation consisting primarily of cattails and tule. The shallower shoreline was lined with native emergent vegetation, and the two surviving valley oaks were over 20 feet tall.

However, all vegetation was removed by the landowner in 2022, and the site is now barren of any vegetation.

Nakagawa Preserve

The preserve enhancement on the Nakagawa property 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 now over 30 feet tall, with some much taller. Creeping wild rye and Santa Barbara sedge dominate the understory and open areas throughout the restoration area.

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 continue to be damaged by deer rubbing. The California blackberry and California wild rose that were planted had poor survival.

Perry Preserve

Preserve enhancements were installed on the Perry Preserve in the fall/early winter of 2017. The enhancement consisted of renovation of approximately 650 feet of irrigation supply ditch into a native grass-lined irrigation supply ditch and associated upland native grass/forb plant border. 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 with nine native trees and shrubs.

Native Grass and Rush-Lined Ditch and Border

Grass and rush plugs were installed along the bottom and side slope of the irrigation drainage ditch along with broadcast seeding of native grass species. Many of the rushes survived but grew poorly due to low water use crops being grown in 2018 such that water was supplied solely for the purpose of keeping plantings alive. The ditch slope that was not graded received a native grass and forb seed mix that was broadcast seeded. In 2019, the water district indicated that the water flow was being impeded by the vegetation installed within the ditch. Therefore, the vegetation in the ditch was removed and the water district reported adequate water flow. Even though the cause of the impeded water flow is unknown, the ditch will likely be subject to vegetation removal annually.

Meadow barley has become the dominant species along the steep side of the ditch.

The upland border was broadcast seeded with the same grass and forb mix as the ditch. Additionally, straw was placed on the seeds to ensure higher germination rates. A flush of a nonnative wheat occurred in one section of the upland border, and it was determined that one bale of hay was not sterile directly from the supplier. The area was treated and re-seeded and has become a mix of native and nonnative species. Native species include creeping wild rye, grindelia, and California poppy.

Upland Enhancement Planting Area

Of the nine native trees and shrubs planted, three oaks, two coyote brush shrubs, and two coffeeberry shrubs survived and became established, although the native grass and forb seeding did not work, and the area remains very weedy.

Seegers Preserve

Preserve enhancements were installed on the Seegers Preserve in the fall/early winter of 2017. The enhancements consist 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 2020. The wild rose hedgerow contains 730 plantings.

The enhancement plantings had excellent overall survival. However, only one of three elderberry shrubs survived due to pocket gopher activity. Creeping wild rye has spread throughout the habitat patch, and California blackberry and mugwort are well established.

The plants within the wild rose hedgerow adapted well to the irrigation cycle of the adjacent crop, and most plants are over 5 feet tall and wide and have produced fruit. Plants were installed in units of two to allow for mortality of one shrub without risking a gap in the hedgerow. There were 16 gaps where both rose plants were missing. It is likely the adjacent rose will expand through rhizomes and fill in the gaps. Overall, the hedgerow has formed a thicket and is providing cover and food as intended.

Wetmore Forest Lake Road Preserve

Preserve Enhancement Monitoring

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.

Wright Road E. Pombo Preserve

Preserve enhancements on the Wright Road E. Pombo Preserve consisted of a small 0.45-acre riparian habitat planting that was installed in stage 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 nonnative 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). 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).

By the end of the second year, all plants showed good survival, vigor, and growth, and the area is developing rapidly into a high-quality patch of riparian habitat.

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.
- A contract was issued to implement chemical control of invasive yellow star-thistle in 2020.
- 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.
- A contract was issued to implement chemical control of invasive yellow star-thistle in 2020.

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 Remitz Highway 12 Preserve
- Clements Reynolds Highway 12 Preserve
- Clements Sheridan Preserve
- Clements Kramer McIntire Road Preserve

- Rustan Preserve
- McDonald Kit Fox Preserve
- Cubiburu Preserve
- Connolly Ranch Preserve
- Connolly Union Livestock Preserve
- Musco Olive Patterson Pass Preserve
- Jet Mulch Patterson Pass Preserve
- Connolly Carnegie Preserve

Attachment D – 2024 Fee Update Staff Report

STAFF REPORT

SUBJECT: 2024 SJMSCP Development Fee Annual Adjustment

RECOMMENDED ACTION: Motion to Recommend to SJCOG, Inc. Board to Approve the 2024 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, HTAC Financial Subcommittee members (Table 1) and consultants undertook the annual analysis in summer 2023. The goal of the annual analysis is to establish the next year’s habitat plan fees paid by the development project. 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).

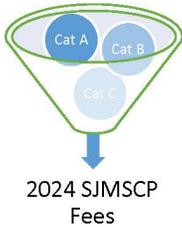


Table 1 – HTAC Financial Subcommittee Members:

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

The proposed 2024 SJMSCP development fees were adjusted using the recommended 2020 SJMSCP Five-Year Financial Model Update for the respective categories and are compared to the 2023 SJMSCP Development fees (Table 2) in the most common habitat categories under the plan. The change is an overall decrease of **7.4%** 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.



Table 2- Compared 2024 & 2023 SJMSCP Development Fees – Most Common Fee Habitat Types

	2024 Fee - Proposed	<i>2023 Fee - Adopted</i>	Difference	Percent Change
Agricultural/Natural	\$17,833	<i>\$19,255</i>	\$1,422	7.4%

Table 3 illustrates the history of the SJMSCP development fees over the years since the funding shortfall was noted by the permitting agencies in 2006. 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	2007 Financial Update#	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Multi-Purpose Open Space	\$6,511	\$6,165	\$7,052	\$7,307	\$6,631	\$7,195	\$6,364	\$6,656	\$7,281	\$7,807	\$8,905	\$9,701	\$6,700	\$6,412	\$8,682	\$9,781	\$9,629
Agriculture/Natural	\$13,022	\$12,329	\$14,104	\$14,615	\$13,262	\$14,372	\$12,711	\$13,295	\$14,543	\$15,596	\$17,808	\$19,400	\$13,399	\$12,822	\$17,363	\$19,561	\$19,255
Vernal Pools	\$69,858 (wetted)	\$71,125 (wetted)	\$78,353 (wetted)	\$80,760 (wetted)	\$77,720 (wetted)	\$81,989 (wetted)	\$78,311 (wetted)	\$80,972 (wetted)	\$85,631 (wetted)	\$90,273 (wetted)	\$109,737 (wetted)	\$116,871 (wetted)	\$101,033 (wetted)	\$100,788 (wetted)	\$161,286 (wetted)	\$174,040 (wetted)	\$176,878 (wetted)
	\$34,938 (upland)	\$35,143 (upland)	\$40,365 (upland)	\$42,071 (upland)	\$38,328 (upland)	\$41,534 (upland)	\$37,087 (upland)	\$39,047 (upland)	\$42,784 (upland)	\$46,869 (upland)	\$66,437 (upland)	\$72,523 (upland)	\$54,576 (upland)	\$52,833 (upland)	\$71,544 (upland)	\$80,453 (upland)	\$75,320 (upland)
Percentage of Change Yearly		-5.3%	14.4%	3.6%	-9.8%	8.4%	-11.6%	4.6%	9.4%	7.2%	14.2%	8.9%	-36.9%	-4.3%	35.4%	12.7%	-1.6%

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 2024 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. The three components of the formula are adjusted using a specific mechanism, which relates to the individual component in the fee based on the most current 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.

Also, the HTAC Financial Subcommittee completed a mid-cycle review of the percentage of easement value to fee title value used in the fee model for this category which was part of the 2020 model update. The percentage reviewed dropped slightly from 58% to 55% which was incorporated into the model going forward until next 5-Year Review process.

The fee model analysis update results in a **13.5% decrease** in the Agricultural/Natural Habitat types of Category A (Acquisition) component to be \$11,003. 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 2022 – June 2023) 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 2.88%). 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 4.7% increase in the Agricultural/Natural Habitat types of Category B (Assessment and Enhancement) component to be \$6,038.

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 2022 – June 2023) to keep up with inflation on an annual basis.

The fee model update results in an 2.88% increase in the Agricultural/Natural Habitat types of Category C (Management, Monitoring and Administration) component from prior years to be \$792.15.

In summary, the SJMSCP fees is 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 2024 Update). The overall result in the fee analysis is a **7.4%** decrease in the most impacted Agricultural and Natural Habitat Classifications fees for 2024.

Table 4 - 2024 SJMSCP Development Fees - Proposed

Habitat Type	Category A	Category B	Category C	Total Fee	Rounded Fee
Other Open Space	\$5,502.00	\$3,019.00	\$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

COMMITTEE ACTIONS:

- HTAC FINANCIAL SUBCOMMITTEE: Recommended Approval to HTAC
- HTAC: Action Required - Recommend Approval to SJCOG, Inc. Board
- Management and Finance: Information
- Executive Committee: Information
- SJCOG Inc. Board: August 24, 2023

Prepared by: Steven Mayo, Program Manager

Attachment 1 – 2024 Fee Study Property List - Props 24 Month

DRAFT MATERIAL ONLY

Attachment 1 - SMCIP Comparable Land Sales

Table A: General Zoned Properties

Analysis Date - June/August 2023	Address	#/A	Zone	Sale Date	Price	Acres	Price/Acre	Hub Type	Appraised Price	Appraised Price/Acre
	17221 Lower Sacramento Rd, Galt, CA	149-02-02	General	7/8/2021	\$794,000.00	47.00	\$16,893.62	General	\$794,261.50	\$16,899.18
	9433 Marlette Rd, French Camp, CA	139-2E-06	General	7/8/2021	\$750,000.00	44.48	\$16,866.25	General	\$750,263.00	\$16,871.68
	2836 Wheeler Rd, Thornton, CA	102-28-02	GenRes	2/15/2021	\$1,450,000.00	74.58	\$19,440.84	General	\$1,450,453.00	\$19,450.72
	44262 Christian Rd, Tracy, CA	124-28-04	GenRes	7/27/2021	\$1,400,000.00	52.18	\$26,830.37	General	\$1,400,000.00	\$26,830.37
	1180 Lamont Rd, Tracy, CA	112-28-06	GenRes	9/2/2021	\$1,115,000.00	66.25	\$16,831.83	General	\$1,115,475.00	\$16,839.48
	17629 Grant Ave, Tracy, CA	109-04-02	GenRes	9/17/2021	\$700,000.00	41.43	\$16,893.62	General	\$700,000.00	\$16,893.62
	10180 Marlette Rd, Tracy, CA	104-28-01	GenRes	9/24/2021	\$1,240,000.00	62.75	\$19,746.63	General	\$1,240,453.00	\$19,755.38
	10100 Sacchetti Rd, Tracy, CA	112-11-09	GenRes	10/25/2021	\$1,410,000.00	134.94	\$10,448.84	General	\$1,410,453.00	\$10,450.62
	15488 Eureka Rd, Escalon, CA	129-28-09	GenRes	11/17/2021	\$1,400,000.00	60.00	\$23,333.33	General	\$1,400,453.00	\$23,340.88
	15111 Marquette Rd, Escalon, CA	149-28-02 / 149-28-12	GenRes	11/23/2021	\$1,200,000.00	102.00	\$11,764.71	General	\$1,200,453.00	\$11,768.17
	12700 Geneva Rd, Escalon, CA	149-28-02	GenRes	12/2/2021	\$1,400,000.00	60.00	\$23,333.33	General	\$1,400,453.00	\$23,340.88
	12700 Geneva Rd, Escalon, CA	149-28-08	GenRes	12/8/2021	\$1,400,000.00	60.00	\$23,333.33	General	\$1,400,453.00	\$23,340.88
	113000 Lamont Rd, Tracy, CA	112-10-16	GenRes	2/7/2022	\$1,900,000.00	52.18	\$36,412.80	General	\$1,900,263.00	\$36,426.14
	10000 Wheeler Rd, Thornton, CA	102-28-04	GenRes	2/24/2022	\$1,450,000.00	100.00	\$14,500.00	General	\$1,450,453.00	\$14,504.53
	10000 Wheeler Rd, Tracy, CA	104-28-01	GenRes	3/9/2022	\$6,200,000.00	266.40	\$23,273.30	General	\$6,200,263.00	\$23,276.14
	17272 Marlette Rd, Marlette, CA	102-28-06	GenRes	4/18/2022	\$1,000,000.00	76.70	\$13,037.81	General	\$1,000,453.00	\$13,040.71
	14779 Hwy 47 Rd, Clements, CA	102-22-02	GenRes	5/9/2022	\$500,000.00	176.25	\$2,836.35	SPF	\$500,263.00	\$2,837.20
	26602 Eureka, Farmington, CA	102-28-05	GenRes	5/9/2022	\$1,250,000.00	66.10	\$18,910.74	General	\$1,250,453.00	\$18,926.67
	12149 Eureka Rd, Lodi, CA	102-28-07	GenRes	7/16/2022	\$1,400,000.00	79.28	\$17,646.46	General	\$1,400,453.00	\$17,651.23
	10111 Eureka Rd, Escalon, CA	129-28-01 & 129-28-04	GenRes	10/19/2022	\$1,400,000.00	117.80	\$11,977.17	General	\$1,400,263.00	\$11,975.14
	12120 Wheeler Rd, Tracy, CA	102-28-01	GenRes	11/2/2022	\$1,100,000.00	64.47	\$17,062.06	General	\$1,100,453.00	\$17,066.95
	10700 Bayview Rd, Stockton, CA	105-10-12	GenRes	12/8/2022	\$1,970,000.00	110.94	\$17,751.84	General	\$1,970,453.00	\$17,756.73
	10700 Bayview Rd, Stockton, CA	107-10-06	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,263.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-07	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-08	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-09	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-10	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-11	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-12	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-13	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-14	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-15	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-16	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-17	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-18	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-19	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-20	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-21	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-22	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-23	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-24	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-25	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-26	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-27	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-28	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-29	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-30	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-31	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-32	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-33	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-34	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-35	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-36	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-37	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-38	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-39	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-40	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-41	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-42	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-43	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-44	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-45	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-46	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-47	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-48	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-49	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-50	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-51	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-52	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-53	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-54	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-55	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-56	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-57	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-58	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-59	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-60	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-61	GenRes	12/8/2022	\$1,850,000.00	107.18	\$17,251.84	General	\$1,850,453.00	\$17,256.14
	10700 Bayview Rd, Stockton, CA	107-10-62	GenRes	12/8/20						

Attachment 2 – SJMSCP Cost and Fee Analysis 2024 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 AssessEnhancementCostAllocation	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

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.

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 5 and B1 ExistingPreserveEnhanceCost 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. 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).

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.

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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 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

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

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

1. 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).

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.

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 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.

DRAFT SJMSCP Cost and Fee 2024 Analysis Update_July 2023_Annual w CPI - NOTES TO USER - 7/24/2023

2024 Fees - Proposed	Category A	Category B	Category C	Total	Total Rounded
	Acquisition	Assessment & Enhancement	Monitoring, Management & Administration, & Post-permit Endowment		
Other Open Space	\$5,502.00	\$3,019.00	\$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
2023 Fees - Adopted	Category A	Category B	Category C	Total	Total Rounded
	Acquisition	Assessment & Enhancement	Monitoring, Management & Administration, & Post-permit Endowment		
Other Open Space	\$6,358.00	\$2,885.00	\$385.55	\$9,628.55	\$9,629
Natural/Ag Lands	\$12,716.00	\$5,769.00	\$769.97	\$19,254.97	\$19,255
Vernal Pool Grasslands	\$58,927.00	\$14,491.00	\$1,901.76	\$75,319.76	\$75,320
Vernal Pool Wetted	\$57,912.00	\$117,102.00	\$1,864.45	\$176,878.45	\$176,878
Difference Per Acre (\$)	Acquisition	Assessment & Enhancement	Monitoring, Management & Administration, & Post-permit Endowment	Total	Total Rounded
Other Open Space	(\$856)	\$134	\$11	(\$711)	(\$711)
Natural/Ag Lands	(\$1,713)	\$269	\$22	(\$1,422)	(\$1,422)
Vernal Pool Grasslands	(\$6,382)	\$415	\$55	(\$5,912)	(\$5,912)
Vernal Pool Wetted	(\$5,164)	\$5,956	\$54	\$846	\$846
Percent Difference	Acquisition	Assessment & Enhancement	Monitoring, Management & Administration, & Post-permit Endowment	Total	Total Rounded
Other Open Space	-13.5%	4.6%	2.9%	-7.4%	-7.4%
Natural/Ag Lands	-13.5%	4.7%	2.9%	-7.4%	-7.4%
Vernal Pool Grasslands	-10.8%	2.9%	2.9%	-7.8%	-7.8%
Vernal Pool Wetted	-8.9%	5.1%	2.9%	0.5%	0.5%

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TABLE A.1
2020 Five-Year Economic Analysis and Fee Update
SIMSCP Fee Update - 2023 (for 2024 SIMSCP Development Fee Cycle)
Category A Per-Acre Acquisition Cost Factors by Zone (2023 dollars)

		Central Zone	Primary Zone of the Delta	Southwest Zone ³
Fee title value ¹	a	\$20,543	\$19,439	na
Easement percent of fee title value ²	b	55%	55%	na
Easement costs	a x b	\$11,299	\$10,691	\$1,000

1. SICO, Inc. Fee Study Property List, Table A and Table B
2. SICO, Inc. Appraisals as of June 2023
3. Based on standard easement cost in Southwest Zone of \$1,000/acre.

DRAFT SIMSCP Cost and Fee 2024 Analysis Update_July 2023_Annual w CPI - A1 PerAcreCostFactorsbyZone - 7/24/2023

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TABLE A.2
2020 Five-Year Economic Analysis and Fee Update
SIMSCP Fee Update - 2023 (for 2024 SIMSCP Development Fee Cycle)
Per Acre Acquisition Cost by Preserve/Habitat Type (2023 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	\$11,299	\$10,691	\$1,000			
Agricultural Lands							
Percent in zone ²	e	98%	2%	0%			
Weighted costs ³	d x e	\$11,095	\$193	\$0	\$11,288	\$564	\$11,852
Natural Lands							
Non-vernal pool natural lands							
Percent in zone ²	f	77%	4%	18%			
Weighted costs ³	d x f	\$8,729	\$475	\$183	\$9,387	\$469	\$9,856
Vernal pool grasslands ⁴		n/a	n/a	n/a	\$16,434	\$822	\$17,256
Vernal pool wetted ⁴		n/a	n/a	n/a	\$16,434	\$822	\$17,256

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.

DRAFT SIMSCP Cost and Fee 2024 Analysis Update_July 2023_Annual w CPI - A2 PerAcreAcquisitionCost - 7/24/2023

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TABLE A.3
 2020 Five-Year Economic Analysis and Fee Update
 SIMSCP Fee Update - 2023 (for 2024 SIMSCP Development Fee Cycle)
 Total Acquisition Costs by Habitat Type, Remainder of Permit Term (2023 dollars)

Preserves by Habitat Type	Land Acquisition Cost Per Acre	Preserve Acres Remaining to be Acquired	Total Costs of Acquisition
Agricultural lands	\$11,852	38,488.30	\$456,163,343
Natural lands			
Non-vernal pool natural lands	\$9,856	24,321.84	\$239,716,055
Total for Non-vernal pool Natural /Ag Land	\$11,079	62,810.14	\$695,879,398
Vernal pool grasslands	\$17,256	15,720.66	\$271,275,623
Vernal pool wetted	\$17,256	2,115.00	\$36,496,440

Sources: SJCOG, Inc., SIMSCP 2022 Annual Report, and Hausrath Economics Group.

DRAFT SIMSCP Cost and Fee 2024 Analysis Update_July 2023_Annual w CPI - A3 AcquisitionCostHabitatType - 7/24/2023

FINANCIAL ANALYSIS UPDATE Final Adopted August 27, 2020

TABLE A.4
 2020 Five-Year Economic Analysis and Fee Update
 SIMSCP Fee Update - 2023 (for 2024 SIMSCP Development Fee Cycle)
 Category A Acquisition
 Fee Calculations (2023 dollars)

Habitat Type	Preserve Land Acquisition
Costs associated with non-vernal pool natural/agricultural lands conversion	\$695,879,398
Natural (non vernal pool)/Agricultural land conversion (acres) , remaining	46,245.39
Multi-purpose open space conversion (acres), remaining ¹	33,996.68
Multiplier for natural/agricultural land conversion	1
Multiplier for multi-ourpose open space conversion ¹	0.5
Acquisition Component of Natural (non vernal pool)/Agricultural Lands	\$11,003
Acquisition Component of Multi-Purpose Open Space Fee¹	\$5,502
Costs associated with vernal pool grasslands	\$271,275,623
Vernal pool grassland conversion (acres), remaining	5,162.74
Acquisition Component of Vernal Pool Grasslands Fee	\$52,545
Costs associated with vernal pool wetted	\$36,496,440
Vernal pool wetted conversion (acres), remaining	691.90
Acquisition Component of Vernal Pool Wetted Fee	\$52,748

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: SJCOG, Inc., SIMSCP 2022 Annual Report, and Hausrath Economics Group.

DRAFT SIMSCP Cost and Fee 2024 Analysis Update_July 2023_Annual w CPI - A4 AcquisitionFEE - 7/24/2023

TABLE B.1
2020 Five-Year Economic Analysis and Fee Update
SIMSCP Fee Update - 2023 (for 2024 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 (2023 dollars)

Habitat Type	Total Preserve Acres (including neighboring lands preserves)	Percent of Preserve Acres Enhanced ^d	Acres Benefiting from Enhancements	Hedge row or Other Linear Habitat Feature (acres) ^e	Enhancement Cost per Acre ^f	Enhancement Cost	Enhancement Cost per Preserve Acre
	1	2	3	4	5	6	7
Agricultural Lands^a	57,935	10%	5,794	776	\$82,588	\$64,088,248	\$1,106
Natural Lands							
Ditches	378	33%	126		\$360,596	\$45,435,154	
Grasslands	14,559	33%	4,853		\$22,798	\$110,639,703	
Oak woodlands	858	33%	286		\$33,733	\$9,647,730	
Riparian	2,775	33%	908		\$98,873	\$89,809,482	
Submerged aquatic in the Delta	10	100%	10		\$68,029	\$686,292	
Subtotal ^b	18,530		6,183		\$41,437	\$286,218,361	
Other natural lands ^c	6,445	33%	2,148		\$41,437	\$89,020,342	
Subtotal Non VP Natural	24,975					\$345,238,703	\$13,823
Vernal pool wetted	2,121	33%	707		\$120,626	\$85,282,420	\$40,209
Vernal pool grasslands	15,811	33%	5,270		\$14,540	\$76,630,807	\$4,847
Subtotal All Natural Lands	42,907		14,369			\$507,151,930	
Total	100,842		20,163			\$571,240,178	

1. Enhancement criteria derived from the SIMSCP, Section 5.4.6.
2. In the 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 SIMSCP. 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 or 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 3 monitoring years during a 10 year post-restoration monitoring period.
4. For agricultural habitat lands, a SIMSCP 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, SICO, Inc., ICF, and Hausrath Economics Group

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TABLE B.2
2020 Five-Year Economic Analysis and Fee Update
SIMSCP Fee Update - 2023 (for 2024 SIMSCP Development Fee Cycle)
Category B Assessment, Planning, Restoration and Enhancement Cost Factors (2023 dollars)

Remainder of Permit Term		
Remaining years in permit term	28	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
Annual cost	\$7,755	
Total Site Assessment cost remainder of permit term	\$217,143	
Preserve Management Plan Preparation		
Number of management plans per year	12	assumes 40 hours per plan
Annual cost	\$77,548	
Total Preserve Management Plan cost remainder of permit term	\$2,171,340	
Preserve Enhancement Plan Preparation		
Average cost per enhancement plan	\$4,524	assumes 28 hours per plan for each enhancement project
Average acres per project	240	
Average cost per preserve acre	\$19	
Preserve Enhancements on Agricultural Lands		
Enhancement cost per preserve acre	\$1,106	from Table B1
Preserve Enhancements on Non-Vernal Pool Natural Lands		
Enhancement cost per preserve acre	\$13,823	from Table B1
Vernal Pool Creation/Enhancement		
Enhancement cost per preserve acre	\$40,209	from Table B1
Vernal Pool Upland Grassland Enhancement		
Enhancement cost per preserve acre	\$4,847	from Table B1

Sources: SICO, Inc., SIMSCP 2022 Annual Report, ICF, and Hausrath Economics Group.

TABLE B.3
2020 Five-Year Economic Analysis and Fee Update
SJMSCP Fee Update - 2023 (for 2024 SJMSCP Development Fee Cycle)
Category B Assessment, Planning, Restoration and Enhancement (2023 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	38,488.30	48%	\$103,632	\$1,036,275	\$731,278	\$42,576,125	na
Non-vernal pool natural lands	24,321.84	30%	65,488	654,851	462,115	\$336,209,830	na
Vernal pool grasslands	15,720.66	19%	42,329	423,269	298,692	\$76,192,934	na
Vernal pool wetted	2,115.00	3%	5,695	56,945	40,185	na	\$85,041,169
	80,645.80	100%	\$217,143	\$2,171,340	\$1,532,270	\$454,978,889	\$85,041,169

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 2022 Annual Report, ICF, and Hausrath Economics Group.

DRAFT SJMSCP Cost and Fee 2024 Analysis Update_July 2023_Annual w CPI - B3 AssessEnhancementCostAlloc - 7/24/2023

TABLE B.4
2020 Five-Year Economic Analysis and Fee Update
SJMSCP Fee Update - 2023 (for 2024 SJMSCP Development Fee Cycle)
Category B Assessment, Planning, Restoration and Enhancement
Fee Calculations (2023 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	\$169,120	\$1,691,126	\$1,193,393	\$378,785,955	\$381,839,594		
Multi-purpose open space conversion (acres), remaining ¹	46,245.39	46,245.39	46,245.39	46,245.39	46,245.39		
	33,996.68	33,996.68	33,996.68	33,996.68	33,996.68		
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	\$19	\$5,989	\$6,038		
Assessment & Enhancement Component of Multi-Purpose Open Space	\$2	\$14	\$10	\$2,995	\$3,019		
Costs associated with vernal pool grasslands	\$42,329	\$423,269	\$298,692			\$76,192,934	\$76,957,224
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	\$82	\$58			\$14,758	\$14,906
Costs associated with vernal pool wetted	\$5,695	\$56,945	\$40,185			\$85,041,169	\$85,143,994
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	\$82	\$58			\$122,910	\$123,058

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 2022 Annual Report, ICF, and Hausrath Economics Group.

DRAFT SJMSCP Cost and Fee 2024 Analysis Update_July 2023_Annual w CPI - B4 AssessmentEnhancementFEE - 7/24/2023

TABLE C.5 for Annual Update
 2020 Five-Year Economic Analysis and Fee Update
 SJMSPC Fee Update - 2023 (for 2024 SJMSPC Development Fee Cycle)
 Category C Monitoring and Program Management/Administration, including endowment for post-permit costs
 Fee Calculations (2023 dollars)

Habitat Type	Remainder of		Total	Post Permit % of Total Fee
	Permit Term	Post permit		
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	\$1,649	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., SJMSPC 2022 Annual Report, ICF, Urban Economics, and Hausrath Economics Group.

DRAFT SJMSPC Cost and Fee 2024 Analysis Update_July 2023_Annual w CPI - C MonitorAdminFEE - 7/24/2023

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		Neighboring Land Protection Preserves	Total All Preserve Acres	Percent Total Acres
		Conversion Acres	Acres for Compensation			
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 SJMSPC 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 SJMSPC 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 SJMSPC. It generally included River and Deep water channel (W), Tributary Streams (W2), Creeks-intermittent and perennial (W3, W3-1, 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 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 Diablan sage scrub (S3 types) and all other types of Natural Lands.

DRAFT SJMSPC Cost and Fee 2024 Analysis Update_July 2023_Annual w CPI - 1 SJMSPC Acres 6_4_2015 - 7/24/2023

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 12/31/2022 ²	Total Preserve Acres Remaining to Be Acquired (links to A.3, B.3. and C.4)
	Agricultural lands	57,935	11,403.699
Grasslands mitigating agricultural land impacts		8,043	
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
Subtotal non-vp natural lands	24,975	653.160	24,321.84
Total Non VP Natural/Ag Lands	82,910	20,099.859	62,810.14
Vernal pool wetted	2,121	6,000	2,115.00
Vernal pool grasslands	15,811	90.345	15,720.66
Total	100,842	20,196.204	80,645.80

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 2022, 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 12/31/2022

Habitat Type	SJMSCP 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: SJMSCP 2022 Annual Report, Table 6 and Table 12

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

Habitat Type	SJMSCP 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: SJMSCP 2022 Annual Report, Table 6 and Table 12

C. Estimate of Future Southwest Zone Preserves, July 2020

2,500

Source: SJCOG, Inc. staff.

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 12/31/2022	Remaining Acres of Land Conversion (links to A.4, B.4, and C.5)
Agriculture	57,635	18,966.97	38,668.03
Multi-purpose (other open space)	37,465	3,468.32	33,996.68
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	730.97	7,577.36
Total	109,302	23,205.62	86,096.71

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 1-1 and Table 4.2-2; SICO, Inc., 2022 Annual Report Table 4

Attachment E – 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).

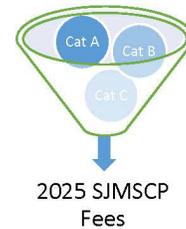
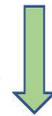


Table 1 – HTAC Financial Subcommittee Members:

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 (wetted)	\$161,286 (wetted)	\$174,040 (wetted)	\$176,878 (wetted)	\$177,724 (wetted)
	\$52,833 (upland)	\$71,544 (upland)	\$80,453 (upland)	\$75,320 (upland)	\$69,408 (upland)
<i>Percentage of Change Yearly</i>	<i>-4.3%</i>	<i>35.4%</i>	<i>12.7%</i>	<i>-1.6%</i>	<i>-7.4%</i>

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:

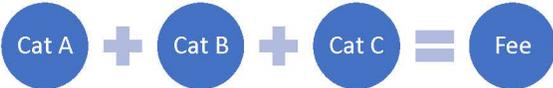
The HTAC Financial Subcommittee and staff ask the HTAC to make the recommendation to SJCOG, Inc. Board to approve the 2025 SJMSCP development fees as adjusted pursuant to the financial analysis model.

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 AssessEnhancementCostAllocation	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 PMAAdminCost	Project management and administrative cost factors, including post-permit annual cost; costs for remainder of permit term, all preserve acre
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

- TABLE OF CONTENTS -

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 5 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 Allocation

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	\$127,031.00	\$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	\$3,019.00	\$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. SISCOG, Inc. Fee Study Property List, Table A and Table B
2. SISCOG, 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 ³	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
 SJMSCP Fee Update - 2024 (for 2025 SJMSCP 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: SJCOG, Inc., SJMSCP 2023 Annual Report, and Hausrath Economics Group.

- A3 AcquisitionCostHabitatType -

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TABLE A.4
 2020 Five-Year Economic Analysis and Fee Update
 SJMSCP Fee Update - 2024 (for 2025 SJMSCP 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-ourpose open space conversion ¹	0.5
Acquisition Component of Natural (non vernal pool)/Agricultural Lands	\$9,608
Acquisition Component of Multi-Purpose Open Space Fee¹	\$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 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 2022 Annual Report, and Hausrath 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 preserves)	Percent of Preserve Acres Enhanced ¹	Acres Benefiting from Enhancements	Hedge-row or Other Linear Habitat Feature (acres) ²	Enhancement Cost per Acre ³	Enhancement Cost	Total Cost per Preserve Acre
	1	2	3	4	5	6	7
Agricultural Habitat Lands⁴	57,935	16%	5,794	776	\$85,256	\$66,158,340	\$1,142
Natural Lands							
Ditches	378	33%	126		\$177,243	\$46,902,650	
Grasslands	14,559	33%	4,855		\$73,534	\$114,212,324	
Oak woodlands	858	33%	286		\$14,873	\$9,999,257	
Riparian	2,725	33%	908		\$107,067	\$92,710,493	
Submerged aquatic in the Delta ⁵	10	100%	10		\$70,896	\$708,457	
Other natural lands ⁵	18,530	33%	6,183		\$42,775	\$264,493,180	
	6,445		2,148		\$41,775	\$91,899,339	
Subtotal Non-Vernal	24,975		707			\$356,388,520	\$14,270
Vernal pool/wetted	2,121	33%	707		\$134,522	\$88,037,209	\$41,507
Vernal pool grasslands	15,811	33%	5,270		\$15,010	\$79,105,817	\$5,003
Subtotal All Natural Lands	42,907		14,309			\$523,531,546	
Total	100,842		20,103			\$589,689,886	

1. Enhancement criteria derived from the SIMSCP, 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 hedge-rows at the edges of fields and grassland borders along irrigation and drainage ditches, and planting next 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 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 hedge-row or other linear feature multiplied by the cost per acre to install hedge-rows and similar linear features.
 3. The enhancement cost applies to the acres where construction and/or installation actually takes place. In the case of hedge-rows 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 SIMSCP 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 hedge-rows 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, SICO, Inc., ICF, and Hausrath 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	27	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	\$8,005	
Total Site Assessment cost remainder of permit term	\$216,148	
Preserve Management Plan Preparation		
Number of management plans per year	12	assumes 40 hours per plan
Annual cost	\$80,053	
Total Preserve Management Plan cost remainder of permit term	\$2,161,426	
Preserve Enhancement Plan Preparation		
Average cost per enhancement plan	\$4,670	assumes 28 hours per plan for each enhancement project
Average acres per project	240	
Average cost per preserve acre	\$19	
Preserve Enhancements on Agricultural Lands		
Enhancement cost per preserve acre	\$1,142	from Table B1
Preserve Enhancements on Non-Vernal Pool Natural Lands		
Enhancement cost per preserve acre	\$14,270	from Table B1
Vernal Pool Creation/Enhancement		
Enhancement cost per preserve acre	\$41,507	from Table B1
Vernal Pool Upland Grassland Enhancement		
Enhancement cost per preserve acre	\$5,003	from Table B1

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

- B2 Assessment Enhancement Cost -

FINANCIAL ANALYSIS UPDATE Final Adopted August 27, 2020

TABLE B.3
 2020 Five-Year Economic Analysis and Fee Update
 SJMSCP Fee Update - 2024 (for 2025 SJMSCP 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. 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 2023 Annual Report, ICF, and Hausrath Economics Group.

- B3 AssessEnhancementCostAlloc -

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TABLE B.4
 2020 Five-Year Economic Analysis and Fee Update
 SJMSCP Fee Update - 2024 (for 2025 SJMSCP 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	\$166,706	\$1,667,018	\$1,142,609	\$378,567,620	\$381,543,953		
Natural (non vernal pool)/Agricultural land conversion (acres), remaining ¹	45,955.30	45,955.30	45,955.30	45,955.30	45,955.30		
Multi-purpose open space conversion (acres), remaining ¹	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	\$79,431,852
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 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 2023 Annual Report, ICF, and Hausrath Economics Group.

- B4 AssessmentEnhancementFEE -

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 - 2024 (for 2025 SJMSCP Development Fee Cycle)
 Category C Monitoring and Program Management/Administration, including endowment for post-permit costs
 Fee Calculations (2024 dollars)

Habitat Type	Remainder of		Total	Post Permit % of Total Fee
	Permit Term	Post permit		
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	\$1,649	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 2024 Annual Report, ICF, Urban Economics, and Hausrath Economics Group.

- C MonitorAdminFEE -

FINANCIAL ANALYSIS UPDATE Final Adopted August 27, 2020

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 Protection Preserves	Total All Preserve	
					Acres	Percent Total Acres
Agricultural lands ²	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 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 the 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.

- 1 SJMSCP Acres 6_4_2015 -

FINANCIAL ANALYSIS UPDATE Final Adopted August 27, 2020

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
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 SJCOG Inc. staff.

- 2.1 RemainingPreservetoAcquire -

FINANCIAL ANALYSIS UPDATE Final Adopted August 27, 2020

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	SJMSCP 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: SJMSCP 2022 Annual Report, Table 6 and Table 12

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

Habitat Type	SJMSCP 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: SJMSCP 2022 Annual Report, Table 6 and Table 12

C. Estimate of Future Southwest Zone Preserves, July 2020

2,500

Source: SJCOG, 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, SJMSCP Table 1-1 and Table 4.2-2; SJCOG, Inc., 2023 Annual Report Table 4

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

STAFF REPORT

- SUBJECT:** Armstrong Road Dog Kennel Project,
Plan Participation and Habitat
Classification Change
- RECOMMENDED ACTION:** Motion to Approve Recommendation to
SJCOG, Inc. to 1) Allow the Armstrong
Road Dog Kennel Project to Participate
in the SJMSCP; and 2) Allow an
Alteration to the Habitat Type Coverage
from Agriculture (C34) Habitat Land to
Urban (U) and Multi-Purpose Open
Space (C2) Habitat Land

DISCUSSION:

SUMMARY:



The project applicant, Sherrie Balcioni, is requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) through the San Joaquin County Community Development Department. The project site is in an unmapped area of the Plan. The project site is located on the east side of N. Murphy Road, 860 feet north of E. Armstrong Road, east of the City of Lodi in the Central Zone (attachments 1 & 2).

RECOMMENDATION:

SJCOG, Inc. staff recommends the 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 an alteration to the habitat type coverage from Agriculture (C34) habitat land 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 SJMSCP for approximately 4.83 acres. The impacts for this project would consist of 2.24 acres of Urban (U) and 2.59 acres of Multi-Purpose Open Space (C2) habitat land.

BACKGROUND:

This project consists of an Administrative Use Permit application to allow a small boarding facility for up to 9 dogs within a proposed 536 square foot kennel building at an existing residence. The site will be served by a private septic system for wastewater, private well for water and natural drainage for storm water runoff (attachment 3).

In accordance with the SJMSCP Planned Land Use Map, the project site is 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 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 Urban (U) consisting of existing structures and Multi-Purpose Open Space (C2) habitat consisting of an existing orchard. The original SJMSCP habitat classification for this specific area would be re-classified from 4.83 acres of Agriculture (C34) to 2.24 acres of Urban (U) and 2.59 acres of Multi-Purpose Open Space (C2) habitat land.

If allowed to participate in the SJMSCP, the total disturbed area will consist of 2.59 acres of Multi-Purpose Open Space (C2) and 2.24 acres of Urban (U) impacts. The project applicant will be responsible for mitigating the habitat impacts that is 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.

Adjacent Vegetation and Land Use

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

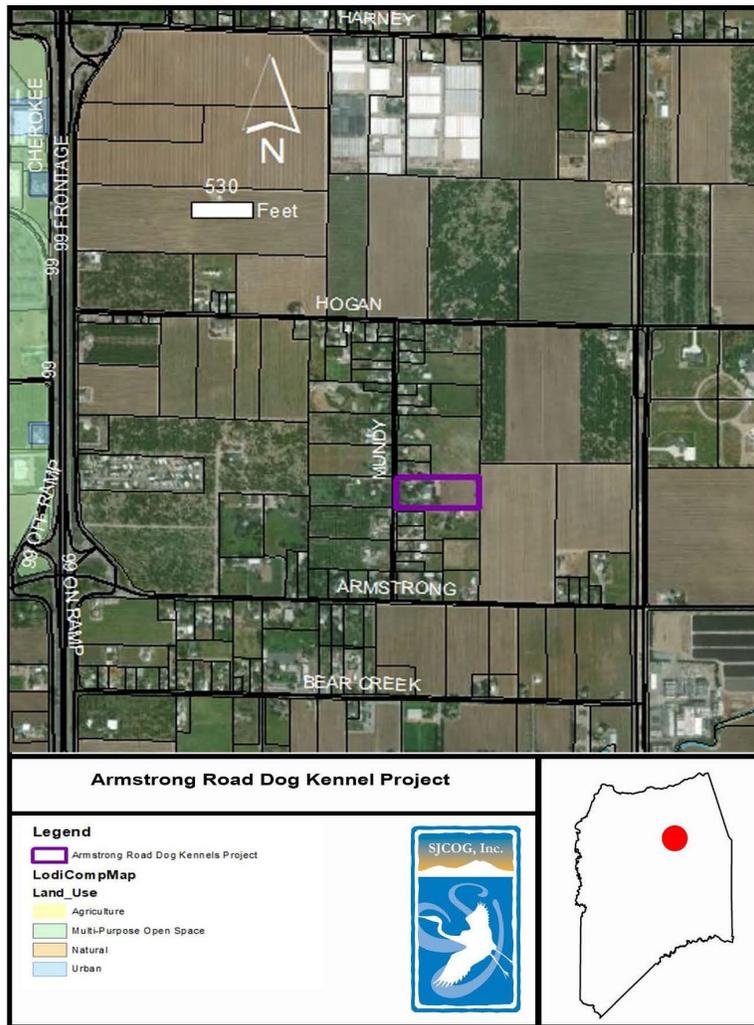
COMMITTEE ACTIONS:

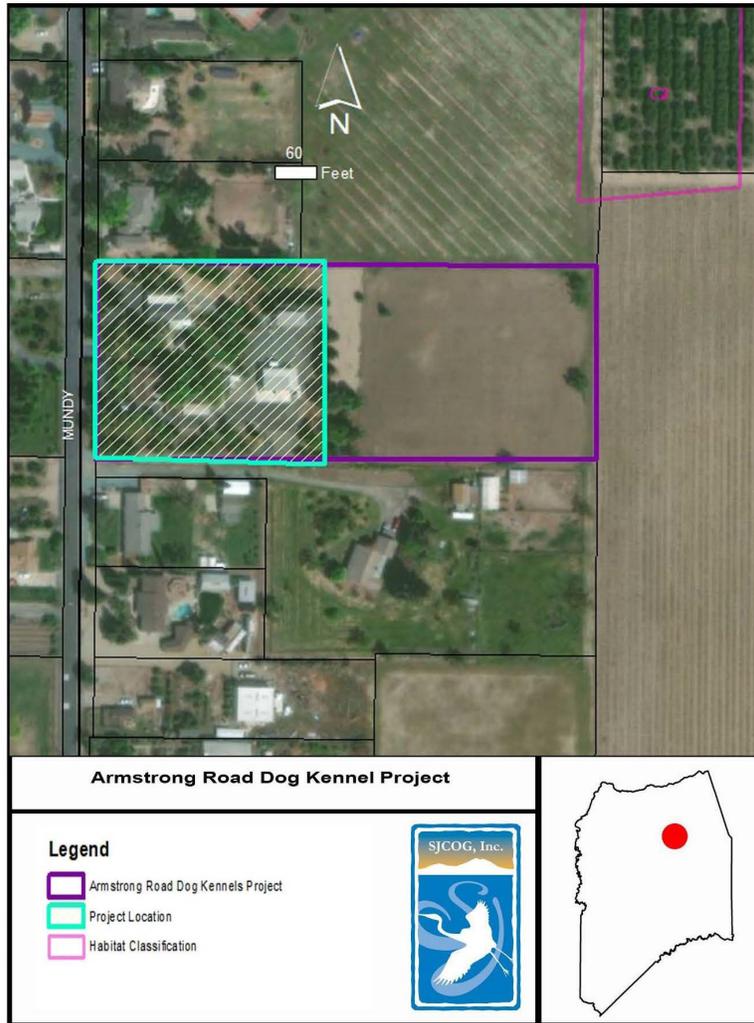
- Habitat Technical Advisory Committee: Action Required
- SJCOG, Inc. Board: February 22nd if Recommended

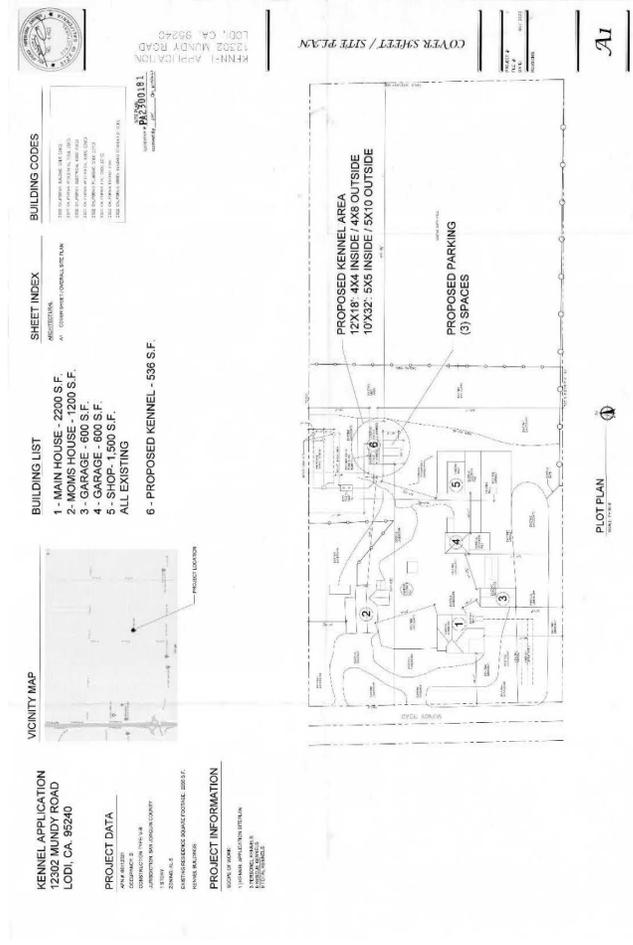
ATTACHMENTS:

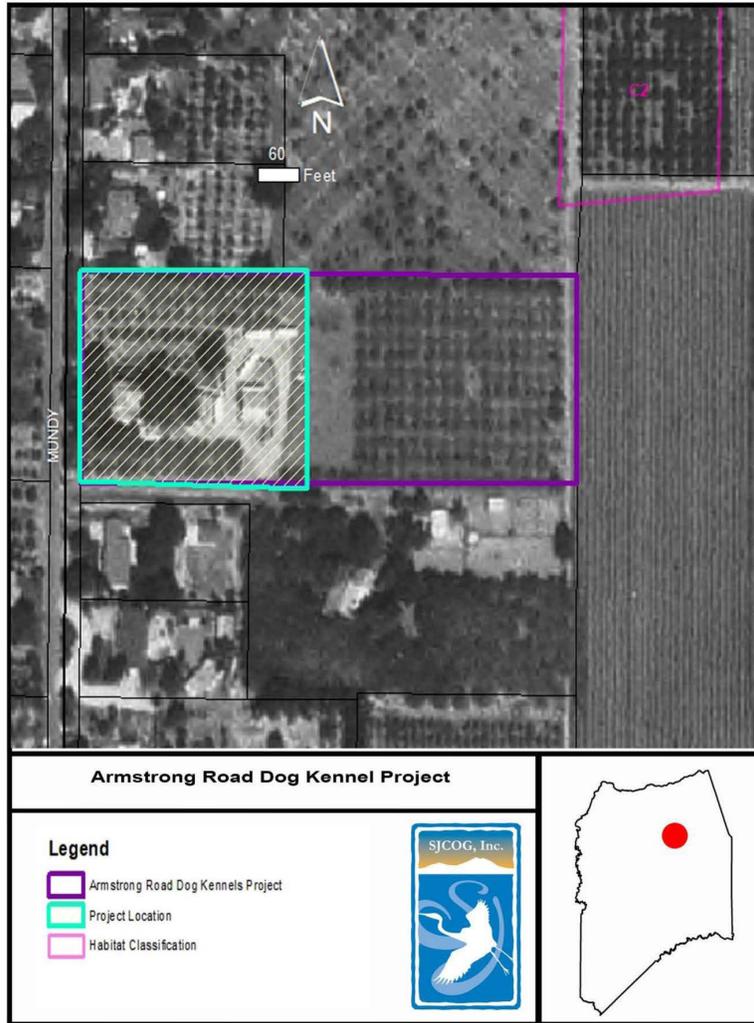
1. General Location Map
2. Project Location Map
3. Project Site Map
4. 2001 Aerial Map

Prepared by: Laurel Boyd, Associate Habitat Planner









STAFF REPORT

SUBJECT: Mountain House, Neighborhood I, Dry Creek Crossing Project, Buffer Reduction

RECOMMENDED ACTION: Motion to SJCOG, Inc. to Allow the Mountain House, Neighborhood I, Dry Creek Crossing Project 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, Mountain House Developers, LLC, is requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). The project is in a mapped area of the Plan and is requesting a revision to the Incidental Take Minimization Measures. The project site is located on the north side of Byron Highway and southeast of the Clifton Court Forebay in the Central Southwest Transition Zone (attachments 1 & 2).

RECOMMENDATION:

SJCOG, Inc. staff recommends the HTAC make the recommendation to the SJCOG, Inc. Board to 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 including the habitat type coverage alteration, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP for approximately 5.12 acres. The impacts for this project would consist of 5.12 acres of Urban (U) habitat land. There are no fees for Urban (U) habitat land.

BACKGROUND:



The majority of the Mountain House Community was mitigated in the early years of the Habitat Plan's implementation. The Mountain House Community consists of a residential and commercial development. The project request consists of constructing 2 road crossings across Dry Creek in Neighborhood I (attachment 3)

To construct the road crossings across Dry 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 5.59 of the Plan, HTAC, on a case-by-case review, staff can establish a setback and buffer zone to be used by the project in place of the 200 and 300 feet suggested.

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 impacts within Dry 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.

If allowed to participate in the SJMSCP, the total disturbed area will consist of 5.12 acres of Urban (U) impacts. The project applicant will be responsible for mitigating the habitat impacts that is 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.

Adjacent Vegetation and Land Use

Location	SJMSCP Vegetation Map Classification	Habitat Type Category	Actual Use of Property
Site	Agriculture (C34), Natural (W8)	Agriculture (C34), Natural (W8)	Natural (W3)
North	Agriculture (C34)	Agriculture (C34)	Agriculture (C34)
South	Agriculture (C34)	Agriculture (C34)	Agriculture (C34)
East	Agriculture (C34)	Agriculture (C34)	Agriculture (C34)
West	Agriculture (C34)	Agriculture (C34)	Agriculture (C34)

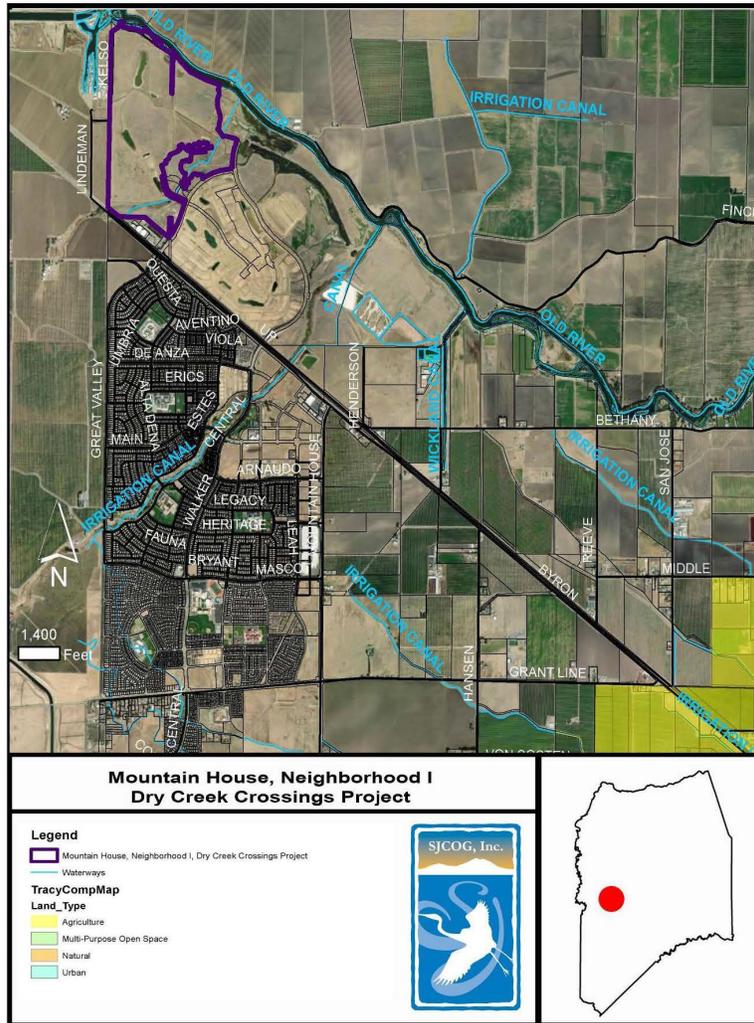
COMMITTEE ACTIONS:

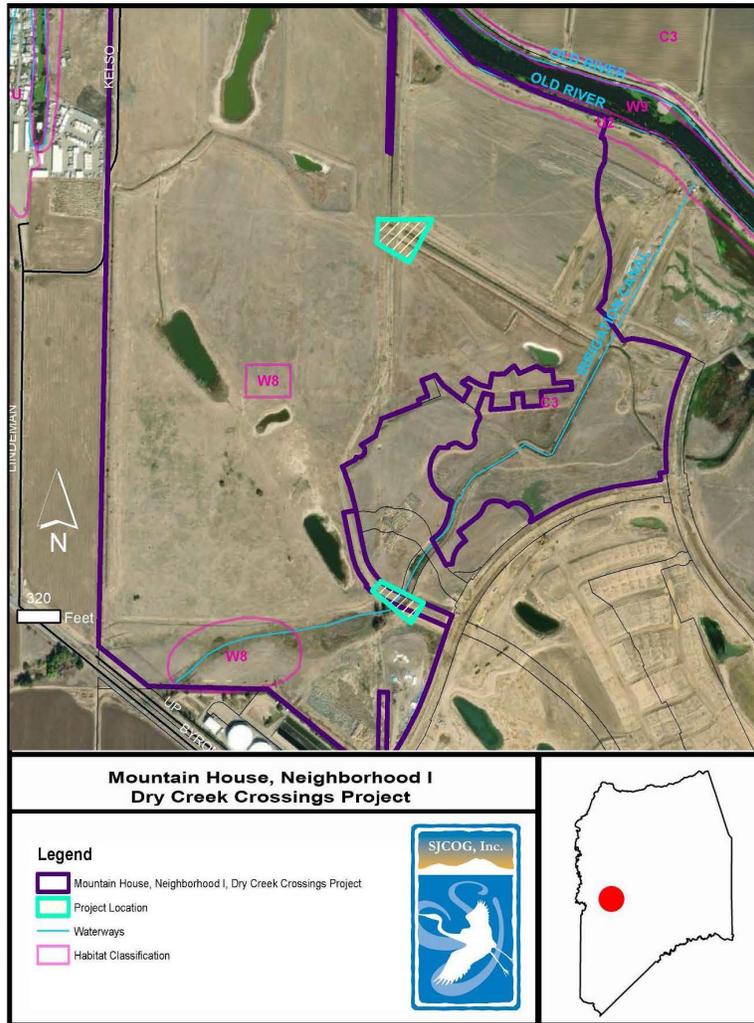
- Habitat Technical Advisory Committee: Action Required
- SJCOG, Inc. Board: February 22nd if Recommended

ATTACHMENTS:

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

Prepared by: Laurel Boyd, Associate Habitat Planner





STAFF REPORT

SUBJECT: Stockton Diamond Grade Separation Project, Plan Participation and Buffer Reduction

RECOMMENDED ACTION: Motion to SJCOG, Inc. to 1) Allow the Stockton Diamond Grade Separation Project to Participate in the SJMSCP; and 2) 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, San Joaquin Regional Rail Commission, is requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). The project is in a mapped area of the Plan and is requesting participation due to outside permitting needs and a revision to the Incidental Take Minimization Measures. The project site is located on the south side of E. Weber Avenue and west of Airport Way in downtown Stockton in the Central Zone (attachments 1 & 2).

RECOMMENDATION:

SJCOG, Inc. staff recommends the 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 85.0 acres. The impacts for this project would consist of 83.59 acres of Urban (U) and 1.41 acres of Natural (W3) habitat land.

BACKGROUND:



The 'Stockton Diamond', currently has wye connection tracks in three of its four quadrants. These wye connection tracks allow trains of one railroad to use the other railroad's tracks. The proposed Stockton Diamond Grade Separation Project would replace the existing at-grade intersection of the BNSF Stockton Subdivision and the UP Fresno Subdivision with a grade-separated structure (flyover bridge) that would elevate the UP main tracks over the BNSF main tracks. The grade separation would enable through trains proceeding on the UP main tracks to travel unimpeded through the crossing, avoiding any conflict with trains on the BNSF main tracks (and vice versa). The purpose of this project is to improve operational efficiency in the regional rail network that exists where the BNSF main lines cross the UP main lines in the City of Stockton at the Stockton Diamond.

The Mormon Slough crosses the alignment just north of Anderson Street in downtown Stockton. A drainage structure would be constructed to span the Mormon Slough in that location. The preferred structure is a multi-cell, open-bottom culvert that would accommodate future flows (attachment 3).

This project is currently seeking outside permitting for portions of the project with the following agencies:

- Section 401 permit from the Regional Water Quality Control Board,
- Federal Endangered Species Act, Section 7 Compliance from the National Marine Fisheries Service,
- 1600 permit from the California Department of Fish and Wildlife; and
- Consultation with United States Fish and Wildlife Service

To install a multi-cell, open-bottom culvert in and around Mormon Slough, 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 200 and 300 feet suggested.



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 impacts within 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. All other ITMMs for GGS (e.g., construction window between May 1 and October 1 and required survey work) and WPT will remain standard.

If allowed to participate in the SJMSCP, the total disturbed area will consist of 1.41 acres of Natural (W3) and 83.59 acres of Urban (U) habitat land impacts. The project applicant will be responsible for mitigating the 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.

Adjacent Vegetation and Land Use

Location	SJMSCP Vegetation Map Classification	Habitat Type Category	Actual Use of Property
Site	Urban (U) and Natural (W3)	Urban (U) and Natural (W3)	Urban (U) and Natural (W3)
North	Urban (U)	Urban (U)	Urban (U)
South	Urban (U)	Urban (U)	Urban (U)
East	Urban (U)	Urban (U)	Urban (U)
West	Urban (U)	Urban (U)	Urban (U)

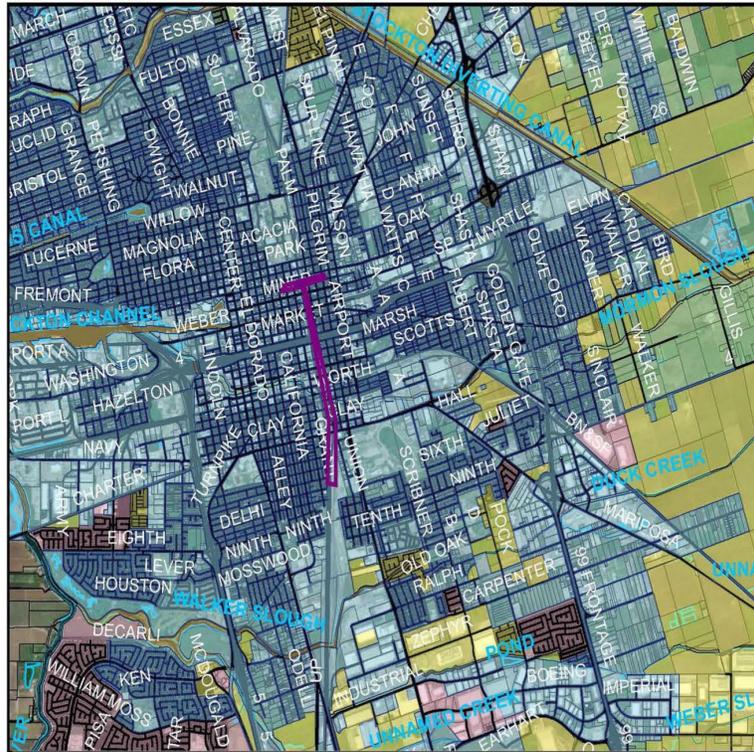
COMMITTEE ACTIONS:

- Habitat Technical Advisory Committee: Action Required
- SJCOG, Inc. Board: February 22nd if Recommended

ATTACHMENTS:

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

Prepared by: Laurel Boyd, Associate Habitat Planner



Stockton Diamond Grade Separation Project

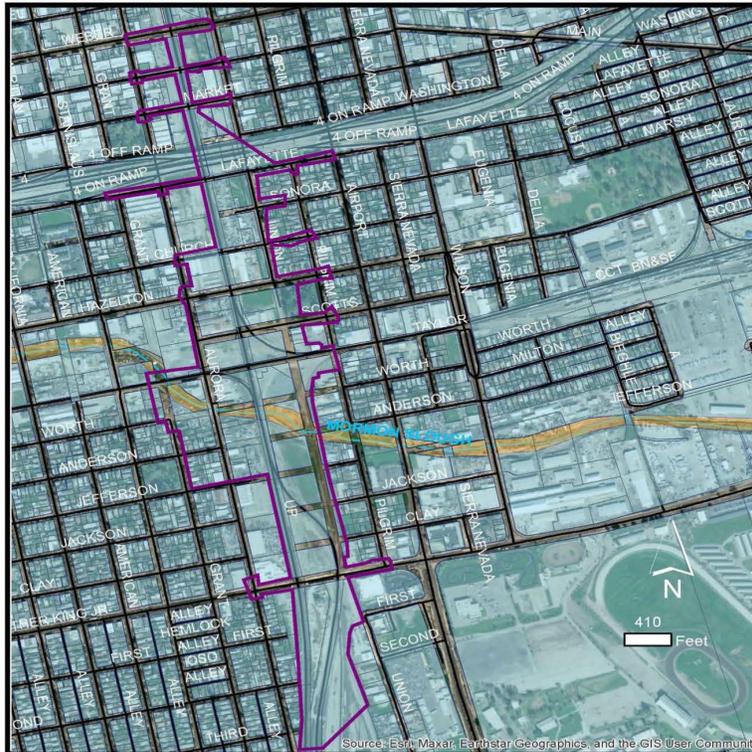
Legend

 Stockton Diamond Grade Separation Project

City of Stockton Compensation Map

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





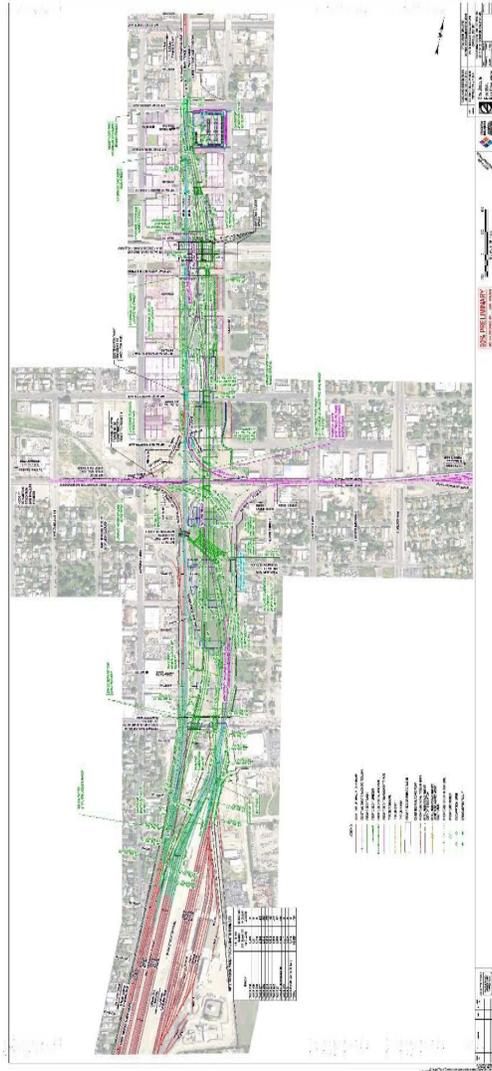
Stockton Diamond Grade Separation Project

Legend
 Stockton Diamond Grade Separation Project
City of Stockton Compensation Map

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



ATTACHMENT 3



STAFF REPORT

SUBJECT: Wilson Way Residential Development Project, Buffer Reduction

RECOMMENDED ACTION: Motion to SJCOG, Inc. to 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, Gurpartap Singh, is requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). The project is in a mapped area of the Plan and is requesting a revision to the Incidental Take Minimization Measures. The project site is located on the west side of Wilson Way and southwest of State Route Highway 99 in the Central Zone (attachments 1 & 2).

RECOMMENDATION:

SJCOG, Inc. staff recommends the HTAC make the recommendation to the SJCOG, Inc. Board to 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's buffer reduction is approved, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP for approximately 67.25 acres. The impacts for this project would consist of 67.25 acres of Urban (U) habitat land. There are no fees for Urban (U) habitat land.

BACKGROUND:



This project consists of the potential development of the Oakmoore Golf Course. The applicant intends to re-develop the golf course primarily as a residential subdivision, with lesser areas of commercial (attachment 3).

To allow for development near the Stockton Diverting Canal, 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 200 and 300 feet suggested.



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 10-foot north of the landside levee toe or approximately 25 feet north of the levee crown road, consistent with the jurisdiction of Central Valley Flood Protection Board and the San Joaquin County Flood Control for the impacts near the Stockton Diverting Canal. 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.

If allowed to participate in the SJMSCP, the total disturbed area will consist of 67.25 acres of Urban (U) impacts. The project applicant will be responsible for mitigating the 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.

Adjacent Vegetation and Land Use

Location	SJMSCP Vegetation Map Classification	Habitat Type Category	Actual Use of Property
Site	Urban (U)	Urban (U)	Urban (U)
North	Agriculture (C34), Multi-Purpose Open Space (C2), and Urban (U)	Agriculture (C34), Multi-Purpose Open Space (C2), and Urban (U)	Agriculture (C34), Multi-Purpose Open Space (C2), and Urban (U)
South	Natural (W9)	Natural (W9)	Natural (W9)
East	Urban (U)	Urban (U)	Urban (U)
West	Multi-Purpose Open Space (C2)	Multi-Purpose Open Space (C2)	Multi-Purpose Open Space (C2)

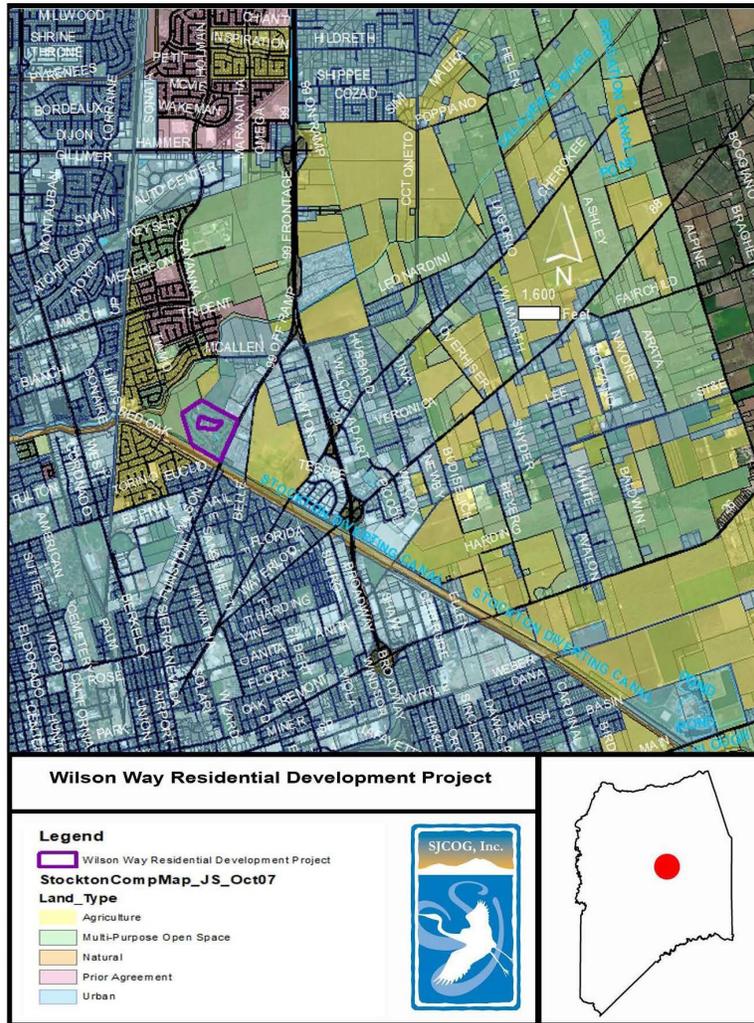
COMMITTEE ACTIONS:

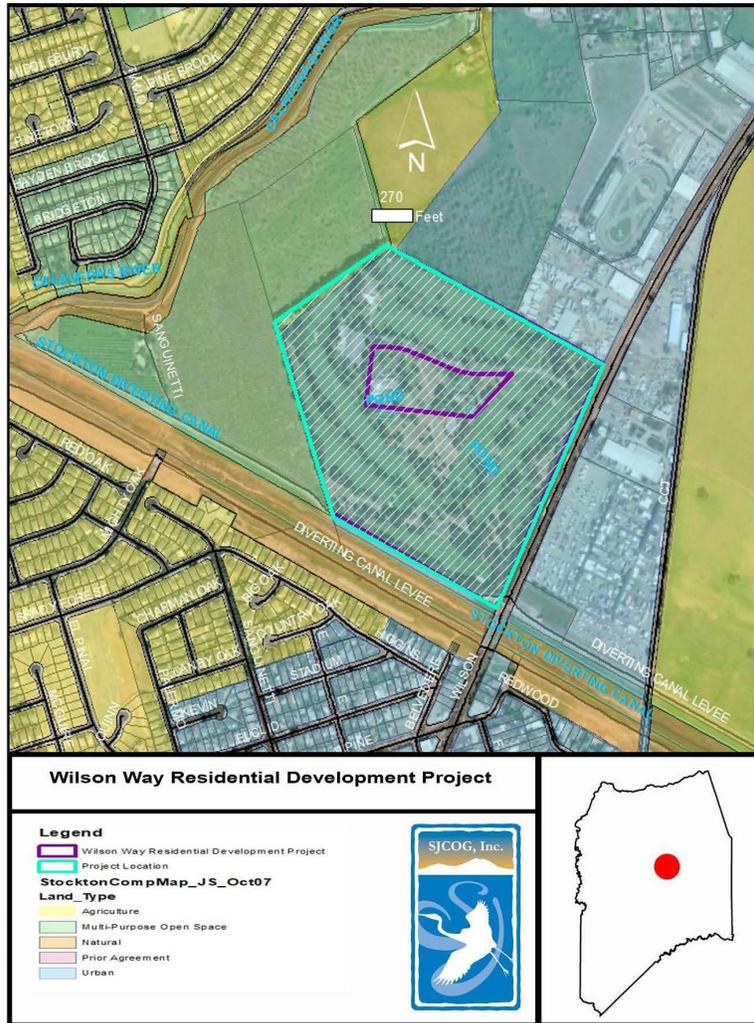
- Habitat Technical Advisory Committee: Action Required
- SJCOG, Inc. Board: February 22nd if Recommended.

ATTACHMENTS:

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

Prepared by: Laurel Boyd, Associate Habitat Planner





Wilson Way Residential Development Project

- Legend**
- Wilson Way Residential Development Project
 - Project Location
- StocktonCompMap_JS_Oct07**
- Land_Type**
- Agriculture
 - Multi-Purpose Open Space
 - Natural
 - Prior Agreement
 - Urban



ATTACHMENT 3

POR. OF SECTIONS 29,41,42 & 52
WEBER GRANT

THIS MAP IS FOR
ASSESSMENT USE ONLY

132-02



NOTICE: This map is for assessment use only. It is not to be used for any other purpose. The assessor is not responsible for any errors or omissions on this map. The assessor is not responsible for any changes in the law or any other circumstances that may affect the accuracy of this map. The assessor is not responsible for any damages or losses resulting from the use of this map. The assessor is not responsible for any other matters that may arise from the use of this map.

- A - D. S. 04. 08. 09. 238
- B - A. S. 04. 11. 09. 238
- C - D. S. 04. 11. 09. 148
- E - S. S. 06. 18. 09. 032. #
- F - S. S. 06. 17. 09. 238
- G - S. S. 06. 07. 09. 098

MAP-132-01-13-02-02	132-02-01	132-02-02	132-02-03	132-02-04	132-02-05	132-02-06	132-02-07	132-02-08	132-02-09	132-02-10	132-02-11	132-02-12	132-02-13	132-02-14	132-02-15	132-02-16	132-02-17	132-02-18	132-02-19	132-02-20	132-02-21	132-02-22	132-02-23	132-02-24	132-02-25	132-02-26	132-02-27	132-02-28	132-02-29	132-02-30

Assessor's Map Bk.132 Pg.02
County of San Joaquin, Calif.

24-25

STAFF REPORT

- SUBJECT:** Acampo Orchards Subdivision Project,
Plan Participation and Habitat
Classification Change
- RECOMMENDED ACTION:** Motion to Approve Recommendation to
SJCOG, Inc. to 1) Allow the Acampo
Orchards Subdivision Project to
Participate in the SJMSCP; and 2) Allow
an Alteration to the Habitat Type
Coverage from Multi-Purpose Open
Space (C2) Habitat Land to Urban (U)
and Multi-Purpose Open Space (C2)
Habitat Land

DISCUSSION:

SUMMARY:



The project applicant, Bryan Laber, is requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) through the San Joaquin County Community Development Department. The project site is in an unmapped area of the Plan. The project site is located on the north side of Acampo Road, 1,185 feet west of N. Bruella Road, east of the City of Lodi in the Central Zone (attachments 1 & 2).

RECOMMENDATION:

SJCOG, Inc. staff recommends the 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 an alteration to the habitat type coverage from Multi-Purpose Open Space (C2) habitat land 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 SJMSCP for approximately 29.48 acres. The impacts for this project would consist of 2.85 acres of Urban (U) and 26.63 acres of Multi-Purpose Open Space (C2) habitat land.

BACKGROUND:



This project consists of a Minor Subdivision application to subdivide 3 parcels totaling 29.48 acres into 4 parcels and a remainder parcel. Parcel 1 to contain 9.25 acres. Parcels 2 to 4 to contain 5.0 acres. The designated remainder parcel to contain 5.25 acres. Parcels 1 and the designated remainder parcel have access via an existing 12-foot and 13-foot easement from the parcels to the immediate south off of East Acampo Road (attachment 3).

In accordance with the SJMSCP Planned Land Use Map, the project site is 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 GIS vegetation map portrays portions of the project site as Multi-Purpose Open Space (C2) 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 Urban (U) consisting of existing structures. The original SJMSCP habitat classification for this specific area would be re-classified from 29.48 acres of Multi-Purpose Open Space (C2) to 2.85 acres of Urban (U) and 26.63 acres of Multi-Purpose Open Space (C2) habitat land.

If allowed to participate in the SJMSCP, the total disturbed area will consist of 26.63 acres of Multi-Purpose Open Space (C2) and 2.85 acres of Urban (U) impacts. The project applicant will be responsible for mitigating the habitat impacts that is 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.

Adjacent Vegetation and Land Use

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

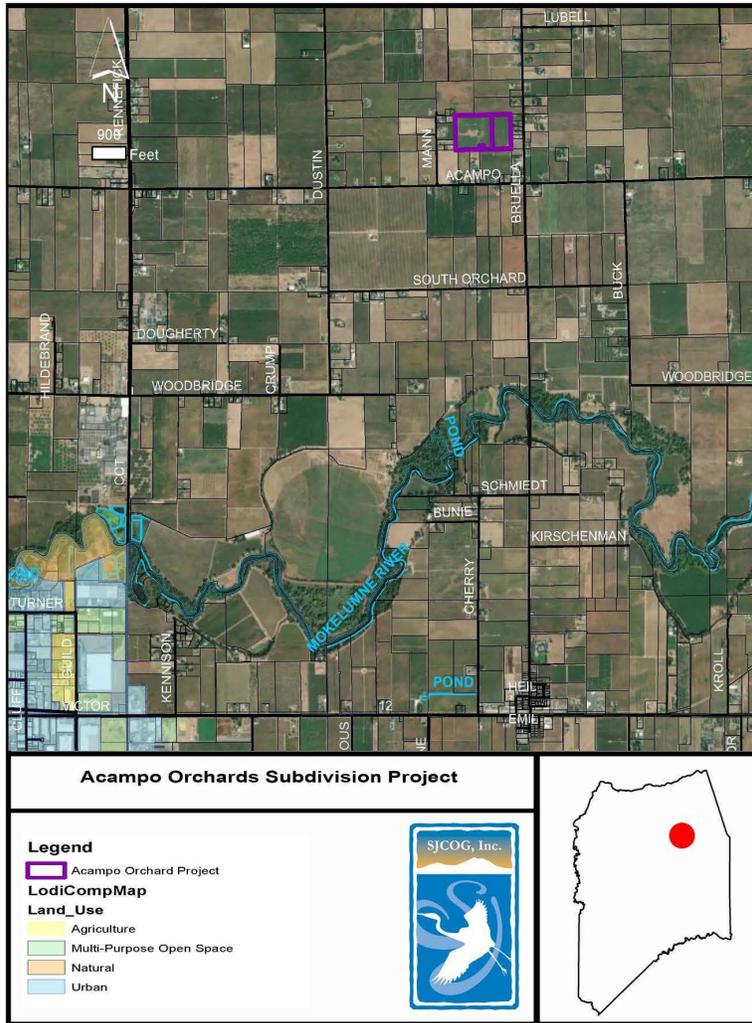
COMMITTEE ACTIONS:

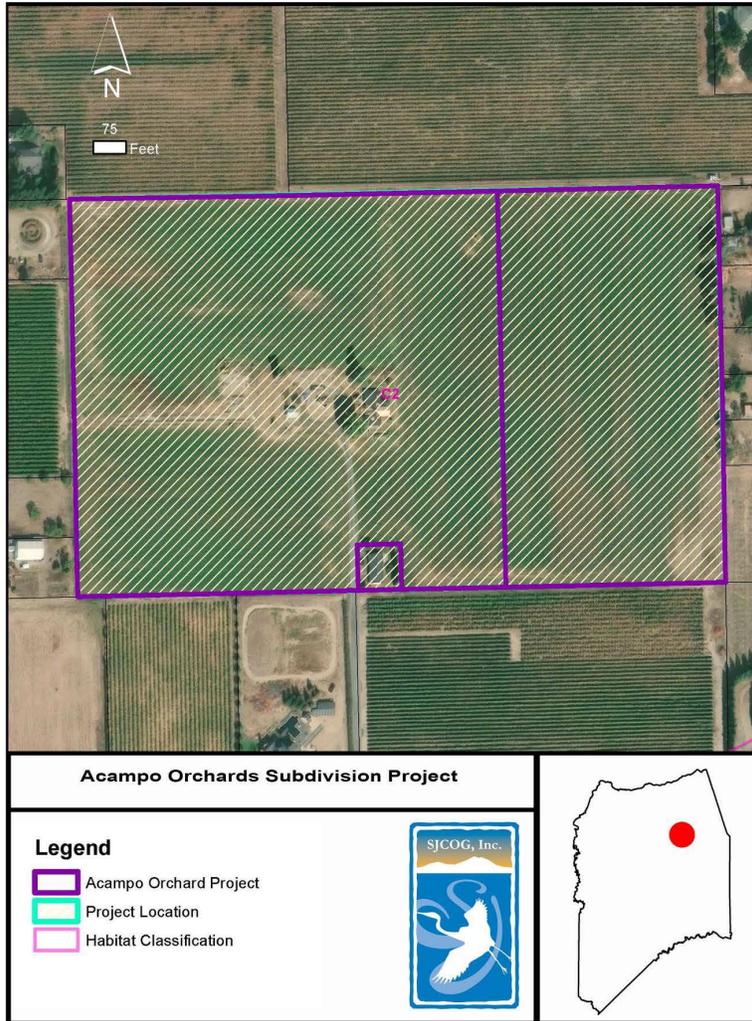
- Habitat Technical Advisory Committee: Action Required
- SJCOG, Inc. Board: April 25th if Recommended

ATTACHMENTS:

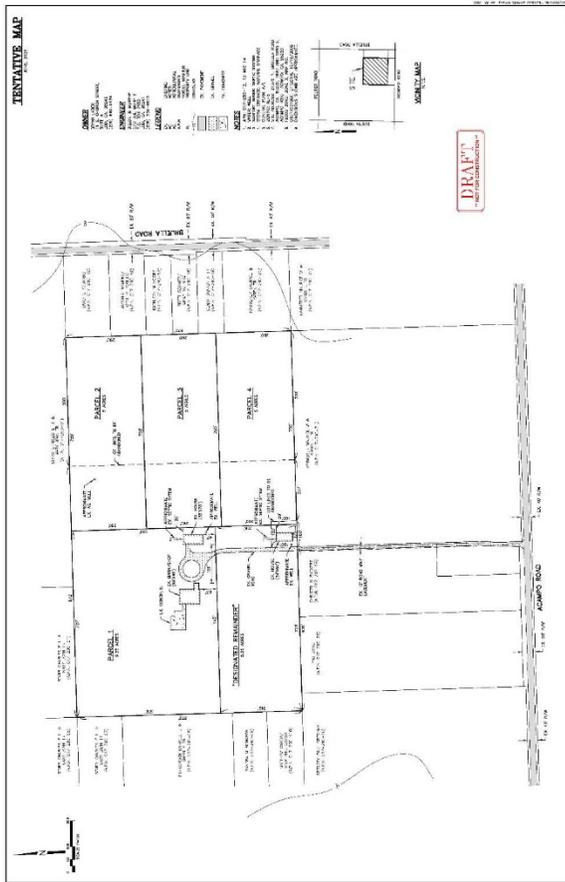
1. General Location Map
2. Project Location Map
3. Project Site Map
4. 2001 Aerial Map

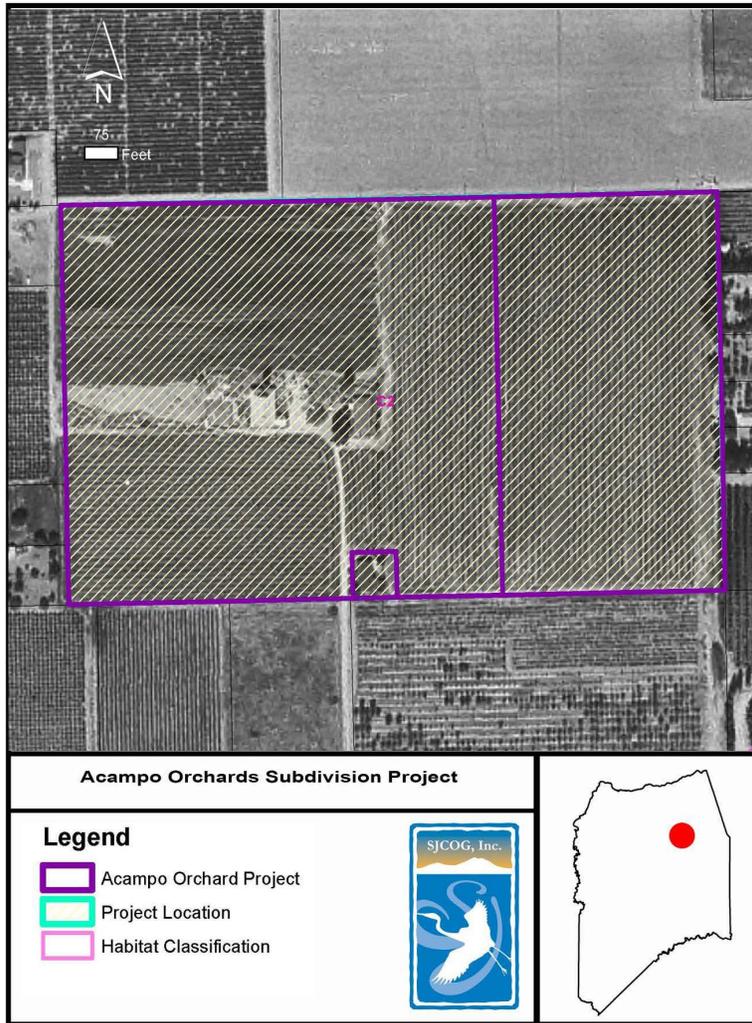
Prepared by: Laurel Boyd, Associate Habitat Planner





ATTACHMENT 3





STAFF REPORT

SUBJECT: Center Street Weir Repair Project, Plan Participation

RECOMMENDED ACTION: Motion to Approve Recommendation to SJCOG, Inc. to Allow the Center Street Weir Repair Project to Participate in the SJMSCP

DISCUSSION:

SUMMARY:



The project applicant, the 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. Although the project is in a mapped area of the Plan, the project needs to be allowed to participate due to outside permitting needs. The project site is located north of Weber Avenue and west of Airport Way, in the City of Stockton in the Central Zone (attachments 1 & 2).

RECOMMENDATION:

SJCOG, Inc. staff recommends the HTAC make the recommendation 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 0.50 acres. The impacts for this project would consist of 0.50 acres of Urban (U) habitat impacts. There are no fees for Urban (U) habitat impacts.

BACKGROUND:



This project consists of the removal of stone protection materials within the channel and the installation of a temporary cofferdam to facilitate construction activities within the Stockton Channel. The city will remove a portion of an existing concrete seawall and sheet pile concrete cap and install approximately 47 linear feet of steel sheet pile and approximately 11 linear feet of this total is within the channel. The city will then backfill behind the sheet piling with reinforced concrete, construct a new concrete pile cap, reconstruct the concrete portion of the existing damaged seawall, remove the temporary cofferdam, and dewater the landside of the coffer dam to facilitate the repair, replace the previously removed stone protection materials and add supplemental stone protection materials. The project also features improvements outside of the channel such as rail painting, removal of City trees, AC pavement, curb, gutter, and landscaping. SJCOG, Inc. will be covering the landside of the project, which includes all impacts above the high-water mark (attachment 3).

The project is currently seeking outside permitting for portions of the project with the following agencies:

- 1600 Streambed Alteration Agreement from California Department of Fish and Wildlife;
- Section 401 permit from Central Valley Regional Water Quality Control Board;
- Section 404 permit from the U.S. Army Corps of Engineers (USACOE); and
- Section 7 permit from U.S. Fish and Wildlife Agency

The SJMSCP GIS habitat layer classifies the project site as Urban (U) habitat.

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 is 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.



Adjacent Vegetation and Land Use

Location	SJMSCP Vegetation Map Classification	Habitat Type Category	Actual Use Of Property
Site	Urban (U)	Urban (U)	Urban (U)
North	Urban (U)	Urban (U)	Urban (U)
South	Urban (U)	Urban (U)	Urban (U)
East	Urban (U), Natural (W)	Urban (U), Natural (W)	Urban (U), Natural (W)
West	Urban (U)	Urban (U)	Urban (U)

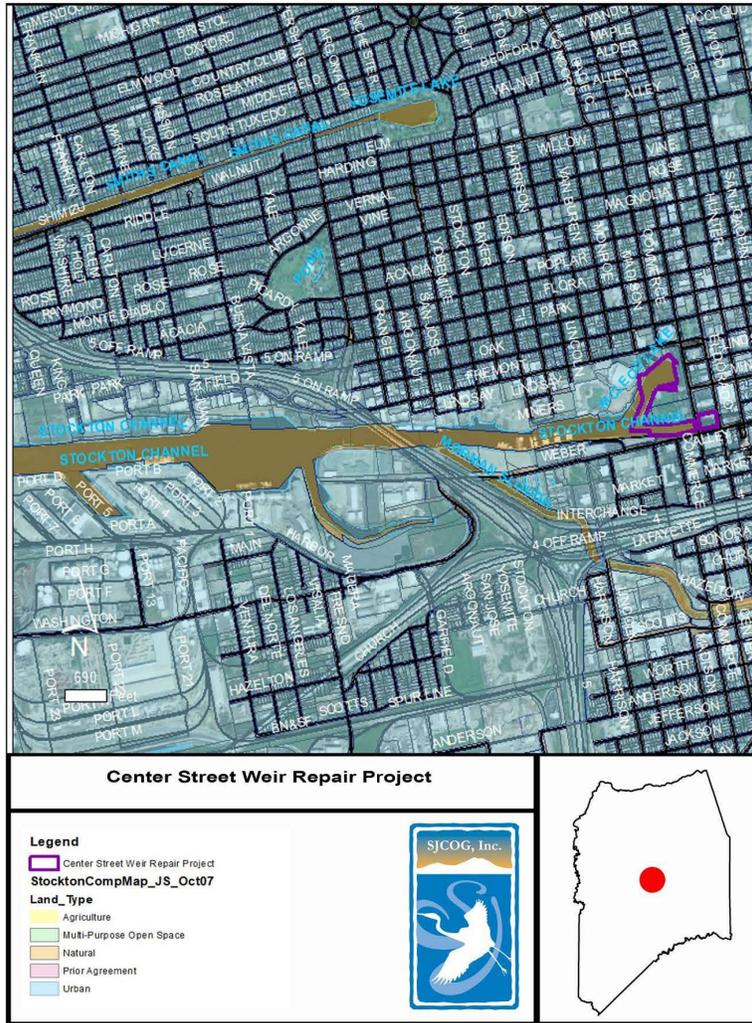
COMMITTEE ACTIONS:

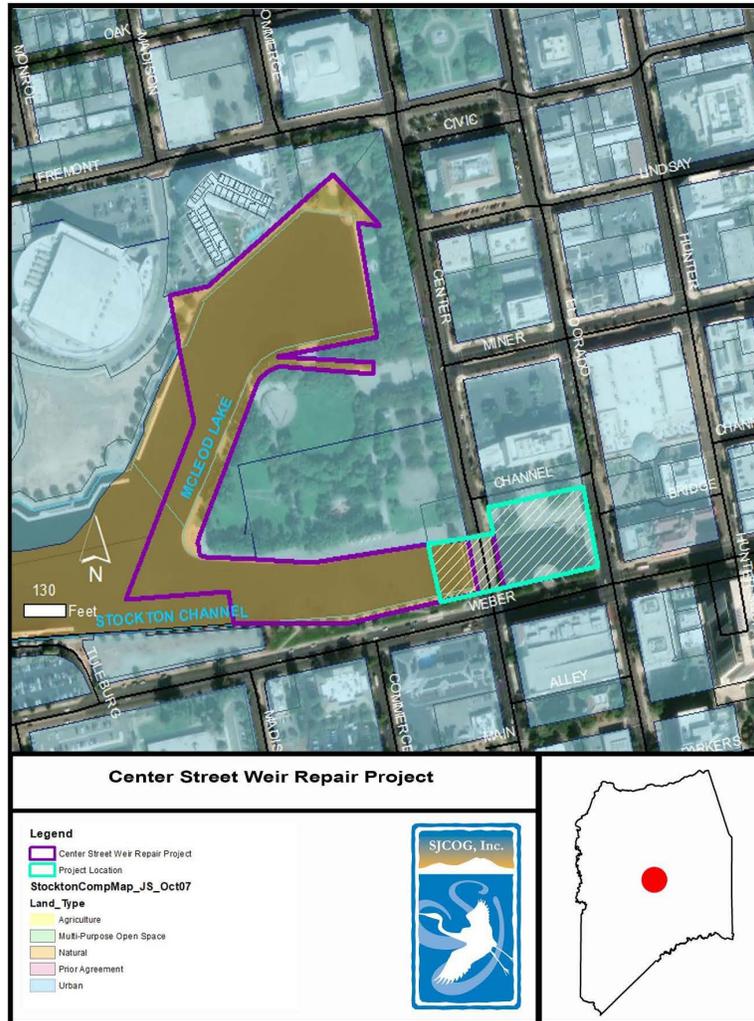
- Habitat Technical Advisory Committee: Action Required
- SJCOG, Inc. Board: April 25th if Recommended

ATTACHMENTS:

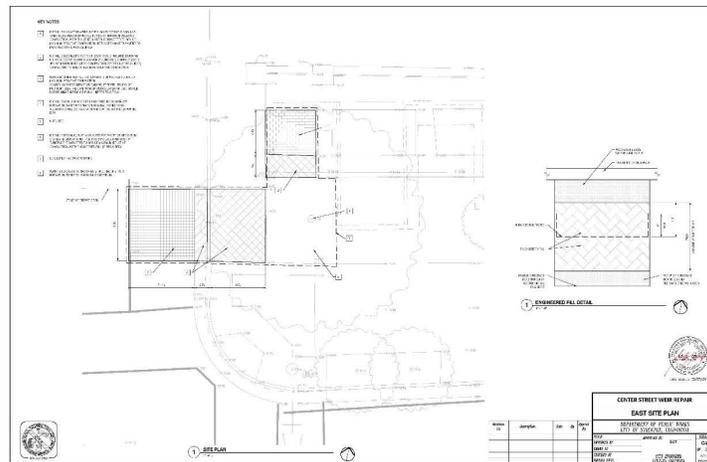
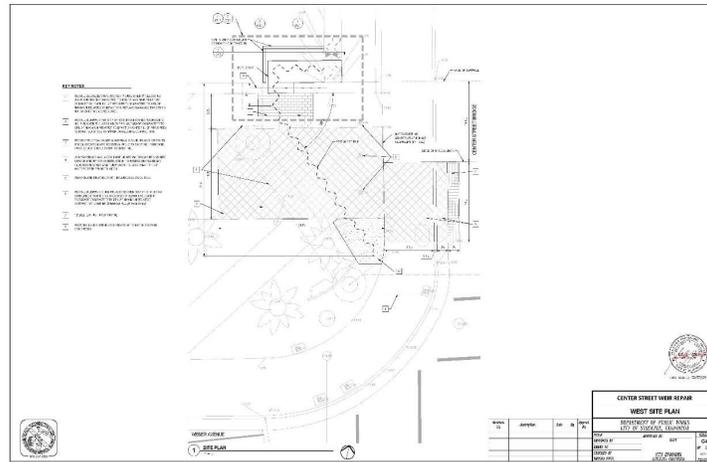
1. General Location Map
2. Project Site Map
3. Site Plan

Prepared by: Laurel Boyd, Associate Habitat Planner





ATTACHMENT 3



STAFF REPORT

SUBJECT: Epic Wireless, Alpine Avenue Project,
Plan Participation

RECOMMENDED ACTION: Motion to Approve Recommendation to
SJCOG, Inc. to Allow the Epic Wireless,
Alpine Avenue Project to Participate in
the SJMSCP

DISCUSSION:

SUMMARY:



The project applicant, Epic Wireless, is requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) through the San Joaquin County Community Development Department. The project site is in an unmapped area of the Plan. The project site is located on the east side of N. Alpine Road and south of State Route 26 Highway, east of the City of Stockton in the Central Zone (attachments 1 & 2).

RECOMMENDATION:

SJCOG, Inc. staff recommends the HTAC make the recommendation 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, SJCOG, Inc. will be provided 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 impacts.

BACKGROUND:



This project consists of an Administrative Use Permit application for an unmanned faux water tank telecommunication tower, with 3 ground mount equipment cabinets, and a 30kW, 80-foot-tall emergency power backup generator within a 30 x 30, or 900 square foot lease area (attachment 3).

The SJMSCP GIS habitat layer classifies the project site as Urban (U) Habitat.

If allowed to participate in the SJMSCP, the total disturbed area will consist of 0.10 acres of Urban (U) impacts. The project applicant will be responsible for mitigating the habitat impacts that is 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.



Adjacent Vegetation and Land Use

Location	SJMSCP Vegetation Map Classification	Habitat Type Category	Actual Use Of Property
Site	Urban (U), Natural (G)	Urban (U), Natural (G)	Urban (U), Natural (G)
North	Agriculture (C34)	Agriculture (C34)	Agriculture (C34)
South	Agriculture (C34)	Agriculture (C34)	Agriculture (C34)
East	Agriculture (C34)	Agriculture (C34)	Agriculture (C34)
West	Agriculture (C34)	Agriculture (C34)	Agriculture (C34)

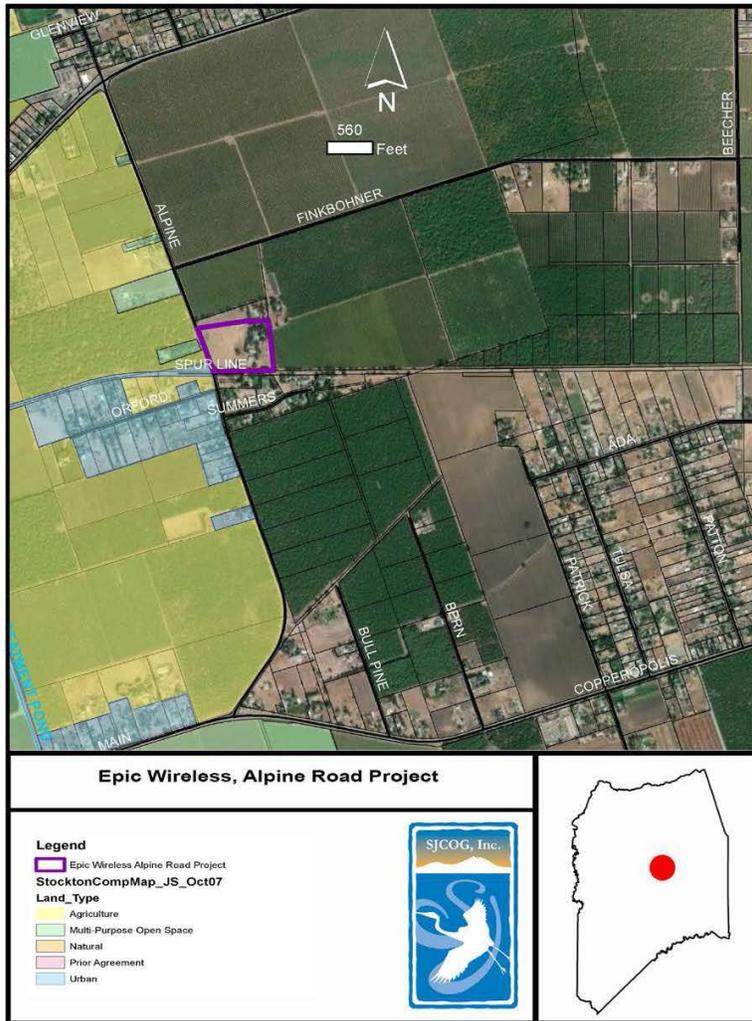
COMMITTEE ACTIONS:

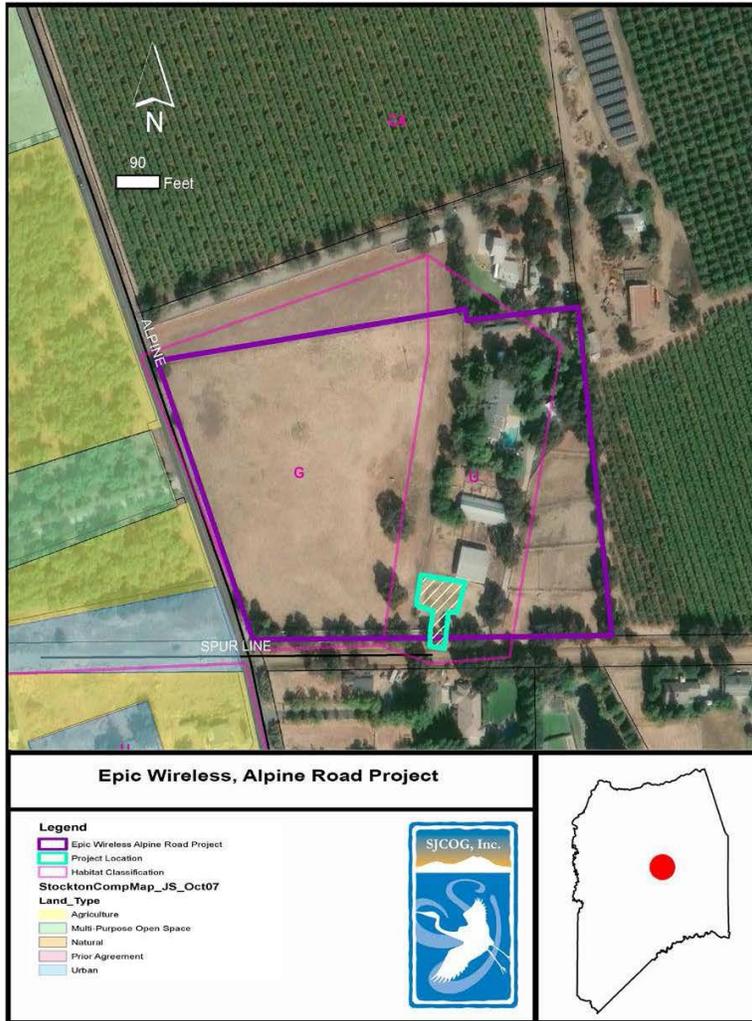
- Habitat Technical Advisory Committee: Action Required
- SJCOG, Inc. Board: April 25th if Recommended

ATTACHMENTS:

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

Prepared by: Laurel Boyd, Associate Habitat Planner





STAFF REPORT

- SUBJECT:** Mountain House Parkway Crossing of Mountain House Creek Project, Plan Participation and Buffer Reduction
- RECOMMENDED ACTION:** Motion to Approve Recommendation to SJCOG, Inc. to 1) Allow the Mountain House Parkway Crossing of Mountain House Cree 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)

DISCUSSION:

SUMMARY:



The project applicant, Mountain House Developers, LLC, is requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) through the San Joaquin County Community Development Department. Although the project is in a mapped area of the Plan, the project needs to be allowed to participate due to outside permitting needs. The project site is located south of Old River and north of Byron Road, northwest of the City of Tracy in the Central Southwest Transition Zone (attachments 1 &2).

RECOMMENDATION:

SJCOG, Inc. staff recommends the 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 5.8 acres. The impacts for this project would consist of 5.8 acres of Urban (U) habitat impacts. There are no fees for Urban (U) habitat.

BACKGROUND:



The majority of the Mountain House Community was mitigated in the early years of the Habitat Plan's implementation. The Mountain House Community consists of a residential and commercial development. This project consists of a road crossing over Mountain House Creek. The crossing will facilitate the extension of Mountain House Parkway from Byron Highway north and then northwest through previously mitigated Neighborhoods of L and K (attachment 3).

The 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); and
- Section 7 Consultation with United States Fish and Wildlife Service; and
- 1600 Streambed Alteration Agreement from California Department Fish and Wildlife.

To construct the road crossing at Mountain House 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 5.59 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 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 impacts within Mountain House 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.



If allowed to participate in the SJMSCP, the total disturbed area will consist of 5.80 acres of Urban (U) impacts. The project applicant will be responsible for mitigating the 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.

Adjacent Vegetation and Land Use

Location	SJMSCP Vegetation Map Classification	Habitat Type Category	Actual Use Of Property
Site	Urban (U)	Urban (U)	Urban (U)
North	Natural (W9), Agriculture (C34)	Natural (W9), Agriculture (C34)	Natural (W9), Agriculture (C34)
South	Urban (U)	Urban (U)	Urban (U)
East	Urban (U)	Urban (U)	Urban (U)
West	Urban (U)	Urban (U)	Urban (U)

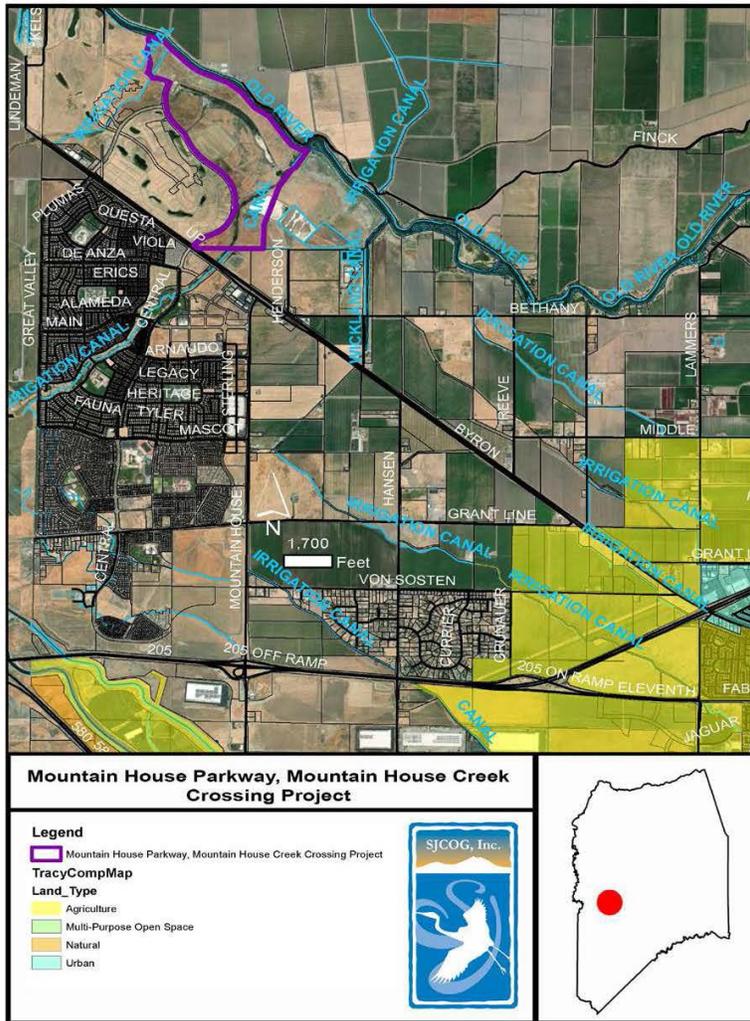
COMMITTEE ACTIONS:

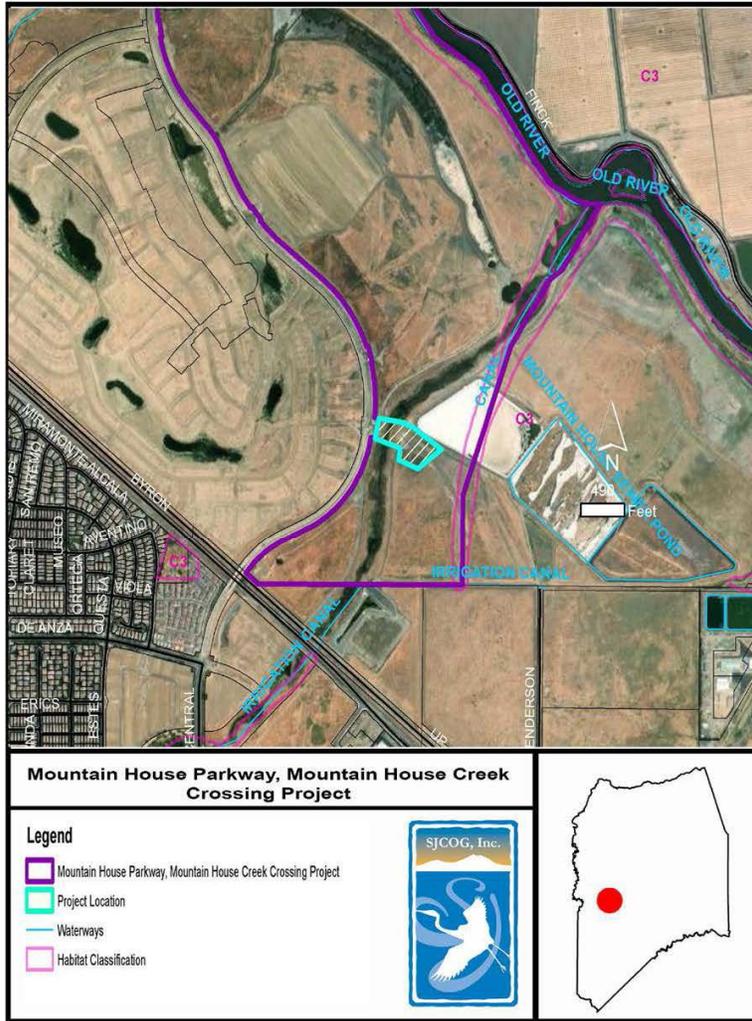
- Habitat Technical Advisory Committee: Action Required
- SJCOG, Inc. Board: April 25th if Recommended

ATTACHMENTS:

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

Prepared by: Laurel Boyd, Associate Habitat Planner





STAFF REPORT

- SUBJECT:** Port of Stockton Rail Improvements Project, Plan Participation and Buffer Reduction
- RECOMMENDED ACTION:** Motion to Approve Recommendation to SJCOG, Inc. to 1) Allow the Port of Stockton Rail Improvements Project to Participate in the SJMSCP; and 2) Allow a Revision to the Incidental Take Minimization Measures for Western Pond Turtle (WPT)

DISCUSSION:

SUMMARY:



The project applicant, the Port of Stockton, is requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) through the City of Stockton. Although the project is in a mapped area of the Plan, the project needs to be allowed to participate due to outside permitting needs. The project site is located north of State Route 4 Highway and west of Interstate 5, in the City of Stockton in the Central Zone (attachments 1 &2).

RECOMMENDATION:

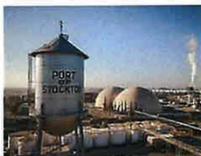
SJCOG, Inc. staff recommends the HTAC make the recommendation to the SJCOG, Inc. Board to:

- 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) 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 60 acres. The impacts for this project would consist of 46.25 acres of Urban (U) and 13.75 acres of Agricultural (C34) habitat impacts.

BACKGROUND:



This project is proposed to replace the outdated rail swing bridge and to accommodate planned capacity needs of the rail infrastructure within the Port, to increase efficiency of train operations with the Port, and to support future increases in train volumes. The Port's current rail system serves 21 trains per week. Additionally, several system bottlenecks constrain existing movements at the Port. The existing rail swing bridge only has one track and the pre-World War II era wood and steel truss, single-track swing bridge has weight and clearance limitations, that over time, has become susceptible to structural deficiencies that could lead to closure. The proposed project would remove the outdated rail swing bridge that connects the East and West Complexes of the Port of Stockton over the San Joaquin River and replace it with a double-track rail removable span bridge. The Port will be working on removing the 223 existing in-water timber piles and the existing concrete swing pier and abutments, first with a crane and vibratory hammer or with the use of a cofferdam.

In the West Complex, a new rail classification yard would be constructed between Fyffe Street and McCloy Avenue. The new McCloy rail yard would be built adjacent to existing Port tracks and would include five new tracks, totaling approximately 17,300 track feet. (attachment 3).

The project is currently seeking outside permitting for portions of the project with the following agencies:

- Section 7 Consultation with the National Marine Fisheries Service (NMFS); and
- Section 7 Consultation with United States Fish and Wildlife Service

To work near and in the San Joaquin River, the project will potentially impact 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 construction of portions of the project will be within the suggested 300-foot buffer areas, the project proponent has requested a reduction in the buffer to a 0-foot setback for the impacts within the San Joaquin River. The reduction of these buffers is necessary for the construction of this project. All other ITMMs for WPT will remain standard.

If allowed to participate in the SJMSCP, the total disturbed area will consist of 13.75 acres of Agricultural (C34) and 46.25 acres of Urban (U) habitat impacts. The project applicant will be responsible for mitigating the 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.

Adjacent Vegetation and Land Use

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

COMMITTEE ACTIONS:

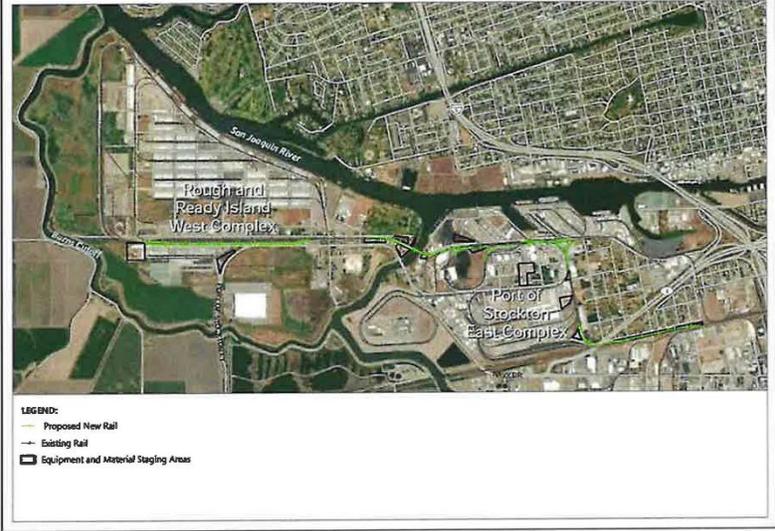
- Habitat Technical Advisory Committee: Action Required
- SJCOG, Inc. Board: April 25th if Recommended

ATTACHMENTS:

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

Prepared by: Laurel Boyd, Associate Habitat Planner

Figure 2
Equipment and Material Staging Areas



STAFF REPORT

SUBJECT: Bellota Weir Modification Project, Plan Participation and Buffer Reduction

RECOMMENDED ACTION: Motion to Approve Recommendation to SJCOG, Inc. to 1) Allow the Bellota Weir Modification Project to Participate in the SJMSCP; and 2) Allow a Revision to the Incidental Take Minimization Measures for Western Pond Turtle (WPT) and Valley Elderberry Longhorn Beetle (VELB) Buffers

DISCUSSION:

SUMMARY:



The project applicant, Stockton East Water District (SEWD), is requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). This project is in an unmapped area of the Plan and has outside permitting needs. The project site is located south of State Route 26 Highway and east of Escalon-Bellota Road, east of the City of Stockton in the Central Zone (attachments 1 &2).

RECOMMENDATION:

SJCOG, Inc. staff recommends the 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 Valley Elderberry Longhorn Beetle (VELB) buffers 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 15.49 acres. The impacts for this project would consist of 15.49 acres of Multi-Purpose Open Space (C2) habitat impacts.

BACKGROUND:



This project is proposing to demolish the existing weir, including the sheet piling, within Mormon Slough and replace it with a new weir. The replacement structure would consist of a concrete structure anchored to a sheet pile cutoff wall with a weir-gate span of 150 feet, integrating three adjustable weir gates designed to modulate forebay pool elevations based on operational needs.

The weir would be anchored by a series of pipe piles for seismic considerations. Additionally, the project would include the creation of a roughened channel fishway immediately downstream of the weir to improve fish passage through the project area along with the rock slope protection along the banks of the roughened channel. This would involve the removal of current streambed materials via excavation and replacement with new gravels and boulders. Improvements to the intake structures would include the creation of a new intake structure on the north bank immediately upstream of the weir, and the installation of a new 54-inch water supply pipeline (WSPs), with a new fish screen. The current intake on the south bank will be converted to a conveyance, the new WSPs will be situated underneath the footprint of the improved weir. Additionally, the project would include a small 2-room utility building and a 100-foot-tall antenna tower mounted on an 11-foot by 11-foot concrete foundation. During construction, cofferdams would be placed instream, upon completion, all cofferdams would be removed, and the structure would operate (attachment 3).

The project is currently seeking outside permitting for portions of the project with the following agencies:

- Section 7 Consultation with the National Marine Fisheries Service (NMFS),
- Section 7 Consultation with United States Fish and Wildlife Service,
- Section 404 permit with United States Army Corps of Engineers (USACE),
- Streambed Alteration Agreement, 1602 permit with California Department of Fish and Wildlife

To work near and in both the Calaveras River and Mormon Slough, the project will potentially impact 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 construction of portions of the project will be within the suggested 300-foot buffer areas, the project proponent has requested a reduction in the buffer to a 0-foot setback for the impacts within the Calaveras River and Mormon Slough respectively. The reduction of these buffers is necessary for the construction of this project. All other ITMMs for WPT will remain standard.

In addition, for the proponents to construct the site, the project will impact potential Valley Elderberry Longhorn 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 0-foot setback. The reduction of these buffers 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 0-feet 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 SJMSCP GIS habitat layer classifies the project as Multi-Purpose Open Space (C2) habitat.

If allowed to participate in the SJMSCP, the total disturbed area will consist of 15.49 acres of Multi-Purpose Open Space (C2) habitat impacts. The project applicant will be responsible for mitigating the 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.

Adjacent Vegetation and Land Use

Location	SJMSCP Vegetation Map Classification	Habitat Type Category	Actual Use Of Property
Site	Multi-Purpose Open Space (C2)	Multi-Purpose Open Space (C2)	Multi-Purpose Open Space (C2)
North	Natural (W2)	Natural (W2)	Natural (W2)
South	Natural (W9)	Natural (W9)	Natural (W9)
East	Multi-Purpose Open Space (C2)	Multi-Purpose Open Space (C2)	Multi-Purpose Open Space (C2)
West	Agriculture (C34), Multi-Purpose Open Space (C2)	Agriculture (C34), Multi-Purpose Open Space (C2)	Agriculture (C34), Multi-Purpose Open Space (C2)

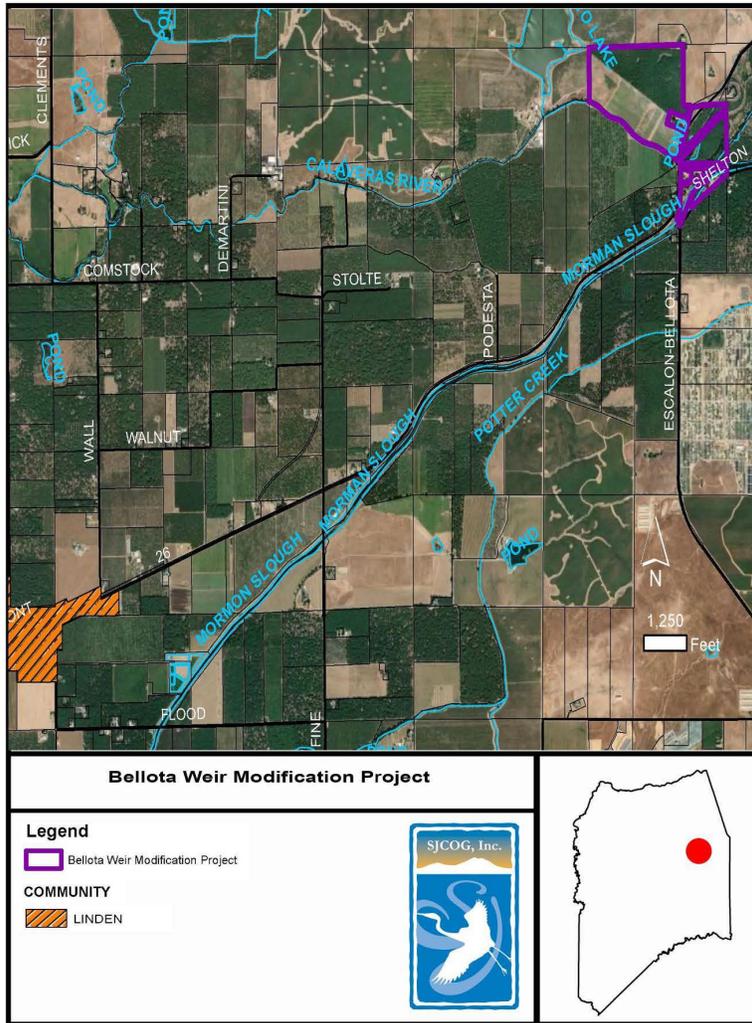
COMMITTEE ACTIONS:

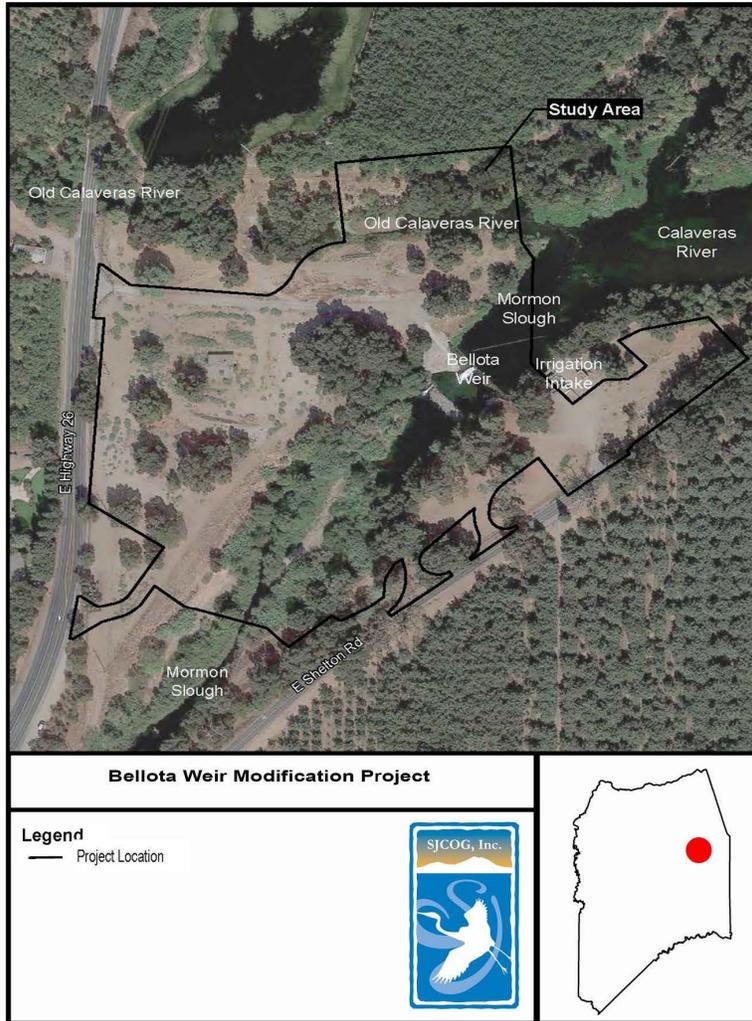
- Habitat Technical Advisory Committee: Action Required
- SJCOG, Inc. Board: June 27th if Recommended

ATTACHMENTS:

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

Prepared by: Laurel Boyd, Associate Habitat Planner





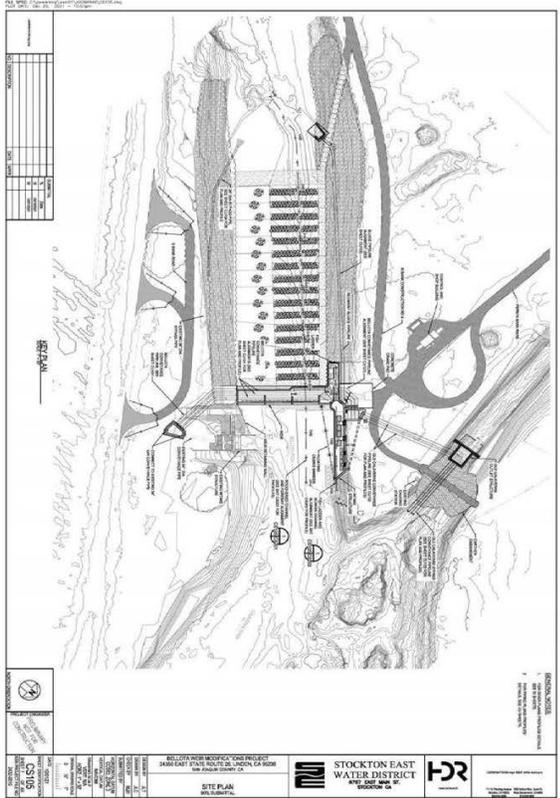


Figure 2.4. Improvement Plans
2019-225 Bellona Weir Modification Project

STAFF REPORT

- SUBJECT:** Kiper at Indelicato Project Plan Participation and Habitat Classification Change
- RECOMMENDED ACTION:** Motion to Recommend Approval to SJCOG, Inc. for 1) a Minor Revision to Allow the Kiper at Indelicato Project to Utilize the Unmapped Land Use Process for Coverage under the SJMSCP; and 2) Allow an Alteration to the Habitat Type Coverage from Multi-Purpose Open Space (C2) and Agriculture (C34) to Multi-Purpose Open Space (C2) Habitat Land

DISCUSSION:

SUMMARY:



The project applicant, Kiper Homes, is requesting a minor revision to allow the Kiper at Indelicato project to utilize the Unmapped Land Use Process for coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) through the City of Manteca's permits. The Kiper at Indelicato project is in an unmapped area of the Plan and consists of a total of 40.0 acres which plans to be developed on the northwest boundary of the City of Manteca, west of Union Road and north of Lathrop Avenue in the Central Zone (attachments 1 & 2).

RECOMMENDATION:

SJCOG, Inc. staff recommends the HTAC make the recommendation to the SJCOG, Inc. Board to:

- 1) Allow the minor revision to utilize the Unmapped Land Use Process 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 Agriculture (C34) and Multi-Purpose Open Space (C2) 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 SJMSCP for approximately 40 acres. The impacts for this project would consist of 40.0 acres of Multi-Purpose Open Space (C2) habitat land.

BACKGROUND:



The project is located within the "Unmapped" area, northwest of the City of Manteca. The project is a single parcel that will be developed into a 173-lot residential subdivision.

To grant coverage under the SJMSCP, the project was subject to the Unmapped Land Use process. A project proponent seeking coverage for a project in this category shall 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 3).
- 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 ICF Jones & Stokes 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.

In accordance with the SJMSCP Planned Land Use Map, the project site is 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 GIS vegetation map portrays portions of the project site as Agricultural (C34) and Multi-Purpose Open Space (C2) habitat land. However, the 2001 aerial (attachment 4), which shows a broader review of the habitat types in San Joaquin County, shows the project footprint as Multi-Purpose Open Space (C2) habitat consisting of an existing orchard. The original SJMSCP habitat classification for this specific area would be re-classified from 20.0 acres of Agriculture (C34) and 20.0 acres of Multi-Purpose Open Space (C2) habitat to 40.0 acres of Multi-Purpose Open Space (C2) habitat land.

If allowed to participate in the SJMSCP, the total disturbed area will consist of 40.0 acres of Multi-Purpose Open Space (C2) impacts. The project applicant will be responsible for mitigating the 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.



Adjacent Vegetation and Land Use

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

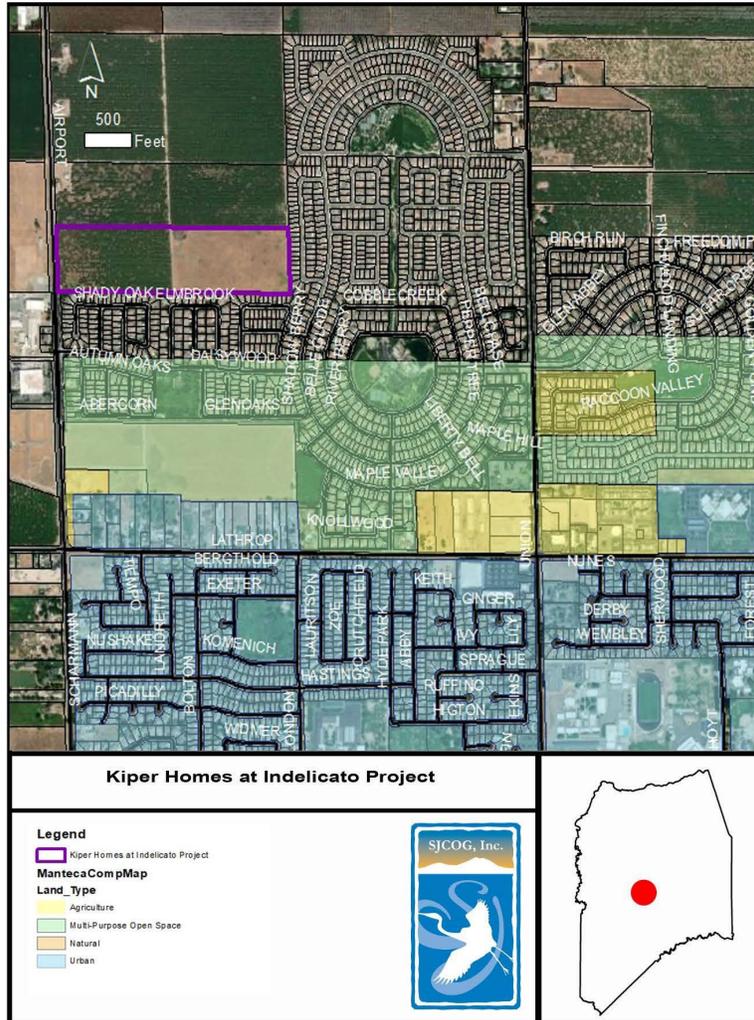
COMMITTEE ACTIONS:

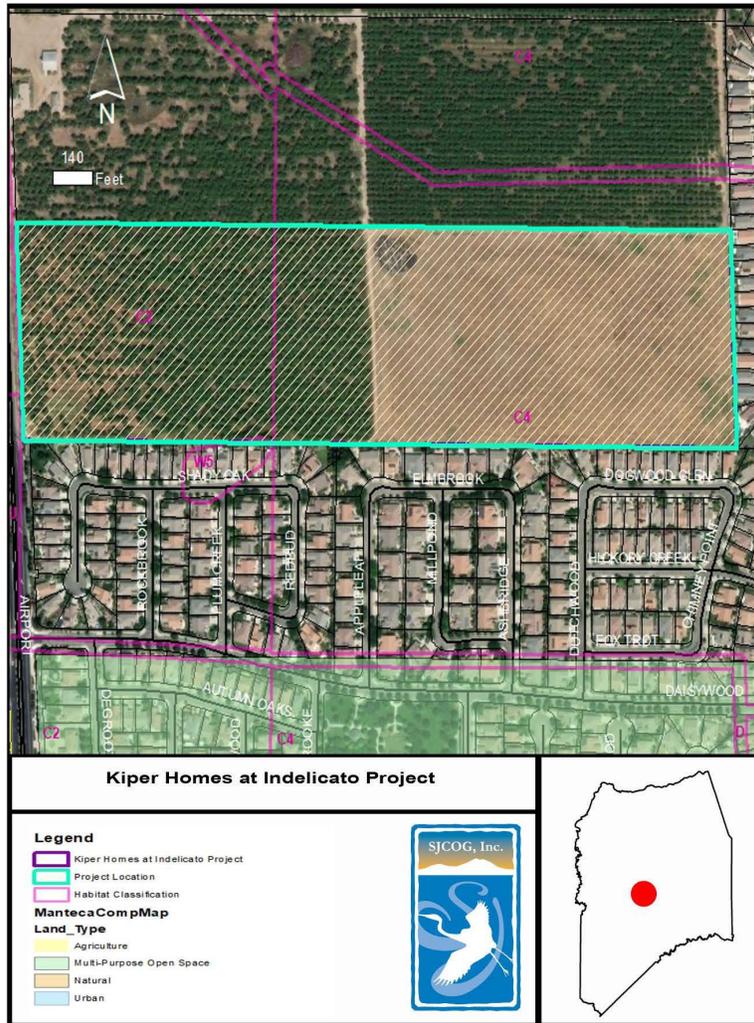
- Habitat Technical Advisory Committee: Action Required
- SJCOG, Inc. Board: June 27th if recommended

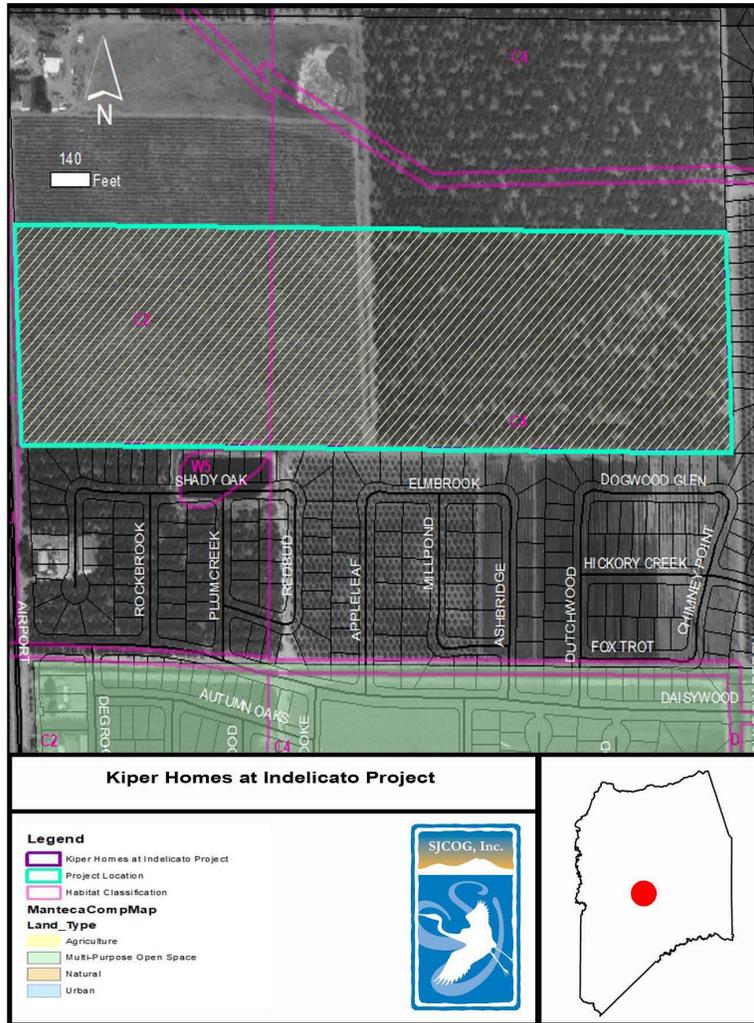
ATTACHMENTS:

1. General Location Map
2. Project Site Map
3. 2001 Aerial Map
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: "Kiper at Indelicato"

Project Description:

The proposed annexation is residential development anticipated to provide 173 residential units. The project would also involve a neighborhood park, that would be expanded to the north when land to the north is developed.

Project Title:				
Findings	Not Applicable	Undetermined	No	Yes
A. SJMSCP General Findings (All Unmapped Projects)	Not Applicable	Undetermined	No	Yes
1. SJMSCP Consistency. Coverage for the proposed the proposed project is consistent with the overall SJMSCP biological intent and conservation program.				X
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
3. Biological Opinion. Coverage for the proposed project is consistent with the SJMSCP Biological Opinion				X
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
5. Mitigation pursuant to the SJMSCP is appropriate for the impacts on the Covered Species. (SJMSCP 8.2.4)				X
B. NEPA, CEQA, FESA, CESA Consistency (All Unmapped Projects)	Not Applicable	Undetermined	No	Yes
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
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,				X

Section 8.2.1(10) CHECKLIST for UNMAPPED SJMSCP Projects Subject to TAC Review

Project Title:				
Findings	Not Applicable	Undetermined	No	Yes
California Environmental Quality Act and California Endangered Species Act.				
C. Incidental Take Acreage Limits (All Unmapped Projects)	Not Applicable	Undetermined	No	Yes
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
2. Natural Lands. The project will not result in exceeding 9,202 acres of conversion of Natural Lands by SJMSCP Permitted Activities (this excludes 5,000 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
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
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
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
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: <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 				X

Section 8.2.1(10) CHECKLIST for UNMAPPED SJMSCP Projects Subject to TAC Review

Project Title:				
Findings	Not Applicable	Undetermined	No	Yes
individual brush rabbits. [SJMSCP 5.2.4.23 (C)]				
D. Project Coverage (All Unmapped Projects)	Not Applicable	Undetermined	No	Yes
<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"> ✓ Agricultural 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
E. Preconstruction Survey (Projects with Natural Lands, Potential SJMSCP Covered Species)	Not Applicable	Undetermined	No	Yes
<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	
<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</p>				X

Section 8.2.1(10) CHECKLIST for UNMAPPED SJMSCP Projects Subject to TAC Review

Project Title:				
Findings	Not Applicable	Undetermined	No	Yes
species consistent with the SJMSCP and Biological Opinion as determined by the TAC				
F. Corridors/Species Movement (All Unmapped Projects)	Not Applicable	Undetermined	No	Yes
<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 <i>SW/Central Transition Zones</i>, development is situated to allow stepping stone refugia west of the Delta Mendota Canal between that canal and the CA aqueduct.</p> <p>AND maintains 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
<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 Manteca as indicated on the SJMSCP Planned Land Use Map, setbacks to be determined based on surveys for riparian brush rabbit. (SJMSCP Section 5.5.2.3)</p>				X
<p>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)</p>				X
<p>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)</p>				X

Section 8.2.1(10) CHECKLIST for UNMAPPED SJMSCP Projects Subject to TAC Review

Project Title:				
Findings	Not Applicable	Undetermined	No	Yes
G. Species Specific (All Unmapped Projects)	Not Applicable	Undetermined	No	Yes
<p>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 tuctoria, Delta button celery, diamond-petaled California poppy, showy madia, slough thistle, legenera, Hospital Canyon larkspur or Sanford's arrowhead 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.</p> <p>The project will not result in conversion of occupied habitat for California hibiscus (BO, p. 151), Delta mudwort (BO, p. 152), Delta tule pea (BO p. 153), Mason's blaeposis (BO, p. 154), Suisun Marsh Aster (BO, p. 156).</p>				X
<p>2. Burrowing Owl. The project will not result in exceeding 19,533 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)</p> <p>The project does not encompass known locations of burrowing owls. (BO, p. 145)</p>				X
<p>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 Terminus 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.</p>				X
<p>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)</p>				X
<p>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 unless the provisions of Section 5.5.2.7 have been met (SJMSCP 5.2.4.23 as modified by BO).</p> <p>Direct or indirect impacts on occupied habitat are assumed with:</p> <p>✓ Projects with potential to introduce domestic pets on</p>				X

Section 8.2.1(10) CHECKLIST for UNMAPPED SJMSCP Projects Subject to TAC Review

Project Title:				
Findings	Not Applicable	Undetermined	No	Yes
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 5.2.4.23.C. (Biological opinion)				
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 (SJMSCP 5.2.4.24, as modified by Biological Opinion). Direct or indirect impacts on occupied habitat are assumed with: ✓ 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
7. Conservancy/Longhorn Fairy Shrimp. The project will not result in mortality or harm to individual conservancy and/or longhorn fairy shrimp (SJMSCP Section 5.5.2.7)				X
8. Yellow-legged frog. The project does not encompass occupied foothill yellow-legged frog habitat. (BO, p. 128)				X
9. Spadefoot toad. The project does not encompass occupied spadefoot toad habitat. (BO, p. 130)				X
10. Tricolored Blackbird. The project does not increase the distance between tricolored blackbird nesting colonies and the closest suitable foraging habitat (BO, p. 135)				X
11. Swainson's hawk. The project does not impact any of the five primary population centers for the Swainson's hawk (BO, pg. 120).				X
12. California tiger salamander. The project does not encompass any known breeding ponds for the California tiger salamander (BO, pg. 125)				X
H. Unmapped Land Use Projects (Unmapped)	Not	Undetermined	No	Yes

Section 8.2.1(10) CHECKLIST for UNMAPPED SJMSCP Projects Subject to TAC Review

Project Title:				
Findings	Not Applicable	Undetermined	No	Yes
Land Use Projects)	Applicable			
1. The project meets at least one of the following criteria: ✓ 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			

Section 8.2.1(10) CHECKLIST for UNMAPPED SJMSCP Projects Subject to TAC Review

EXPLANATION OF "NO" and "UNDETERMINED" ANSWERS PROVIDED IN PRECEDING TABLE:

Section E (1) is marked "no" because preconstruction surveys must be completed within 14 days prior to the commencement of ground disturbance.

Section H (1) is marked "Not Applicable" because the project site was adjacent to existing city limits until recently, but was annexed in to the City of Manteca in December 2023.

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)

Section 8.2.1(10) CHECKLIST for UNMAPPED SJMSCP Projects Subject to TAC Review

Project Title: Kiper at Indelicato

Project Description: *(Attach additional information if needed)*

The project is a residential development proposed to construct 173 residential units and be annexed by the City of Manteca.

Project Title:						
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		
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 8.3(45)].				X		
3. Biological Opinion. Coverage for the proposed project is consistent with the SJMSCP Biological Opinion				X		
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		
5. Mitigation pursuant to the SJMSCP is appropriate for the impacts on the Covered Species. (SJMSCP 8.2.4)				X		
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		

Project Title:						
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		
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		
2. Natural Lands. The project will not result in exceeding 9,202 acres of conversion of Natural Lands by SJMSCP Permitted Activities (this excludes 5,000 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		
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		
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		
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		

Project Title:						
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		
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		
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		

Project Title:						
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		
F. 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 <i>SW/Central Transition Zones</i>, development is situated to allow stepping stone refugia west of the Delta Mendota Canal between that canal and the CA aqueduct.</p> <p>AND maintains 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		
<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 Manteca as indicated on the SJMSCP Planned Land Use Map, setbacks to be determined based on surveys for riparian brush rabbit.</p> <p>(SJMSCP Section 5.5.2.3)</p>				X		

Project Title:						
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		
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		
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 tuctoria, Delta button celery, diamond-petaled California poppy, showy madia, slough thistle, legene, Hospital Canyon larkspur or Sanford's arrowhead 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 hibiscus (BO, p. 151), Delta mudwort (BO, p. 152), Delta tule pea (BO p. 153), Mason's Ilaeoposis (BO, p. 154), Suisun Marsh Aster (BO, p. 156).				X		
2. Burrowing Owl. The project will not result in exceeding 19,533 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		
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 Terminous 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		
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		
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 unless the provisions of Section 5.5.2.7 have been met (SJMSCP 5.2.4.23 as modified by BO).				X		

Project Title:						
Findings	Not Applicable	Undetermined	No	Yes	Peer Review	SJMSCP Staff
<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 (SJMSCP 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		
<p>7. Conservancy/Longhorn Fairy Shrimp. The project will not result in mortality or harm to individual conservancy and/or longhorn fairy shrimp (SJMSCP Section 5.5.2.7)</p>				X		
<p>8. Yellow-legged frog. The project does not encompass occupied foothill yellow-legged frog habitat. (BO, p. 128)</p>				X		
<p>9. Spadefoot toad. The project does not encompass occupied spadefoot toad habitat. (BO, p. 130)</p>				X		
<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		
<p>11. Swainson's hawk. The project does not impact any of the five primary population centers for the Swainson's hawk (BO, pg. 120).</p>				X		
<p>12. California tiger salamander. The project does not encompass any known breeding ponds for the California tiger salamander (BO, pg. 125)</p>				X		

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:** Highway 12 Truck and Trailer Parking Project Habitat Classification Change and Plan Participation
- RECOMMENDED ACTION:** Motion to Approve Recommendation to SJCOG, Inc. to 1) Allow the Highway 12 Truck and Trailer Parking Project to Participate in the SJMSCP; and 2) Allow 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, Farooq Trucking, Inc., 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 west side of Interstate 5 and north of State Route Highway 12, near Flag City 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 an alteration to the habitat type coverage from Agricultural (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 SJMSCP for

approximately 4.96 acres. The impacts for this project would consist of 4.96 acres of Multi-Purpose Open Space (C2) habitat impacts.

BACKGROUND:



This project consists of constructing a truck parking and service facility to include 96 truck parking spaces, 23 standard spaces, and 2 Americans with Disabilities Act (ADA) spaces (1 van accessible) and a 4,800 square foot service building (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 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) consisting of an existing vineyard. The original SJMSCP habitat classification for this specific area would be re-classified from 4.96 acres of Agricultural (C34) to 4.96 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)	Multi-Purpose Open Space (C2)
West	Agriculture (C34)	Agriculture (C34)	Agriculture (C34)

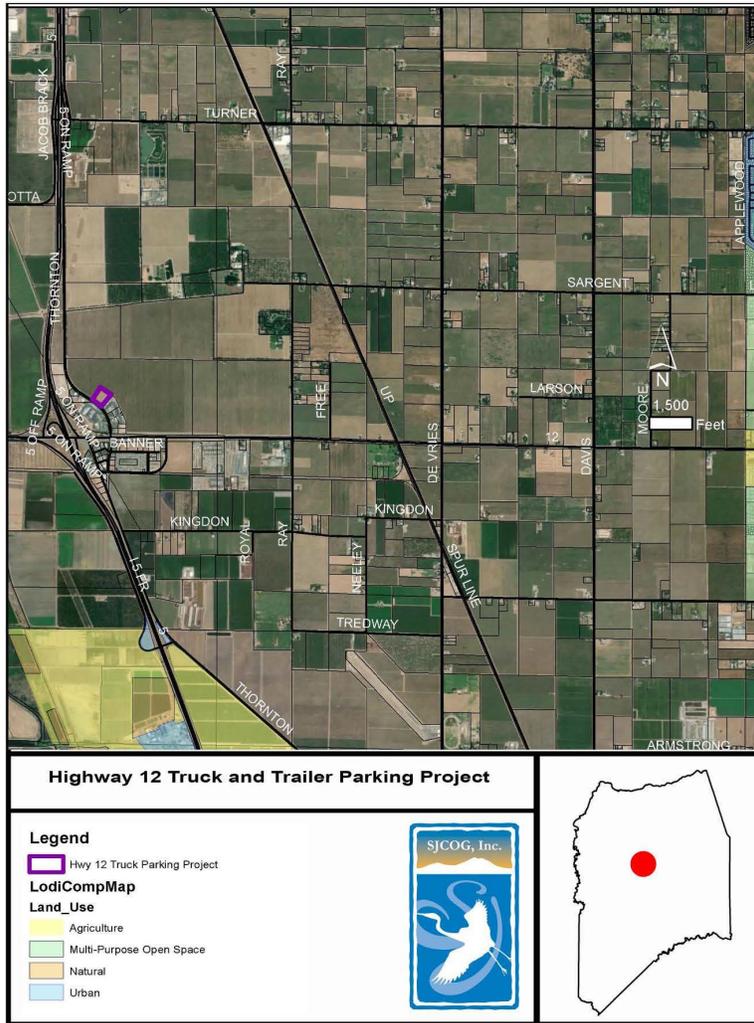
NEXT STEPS:

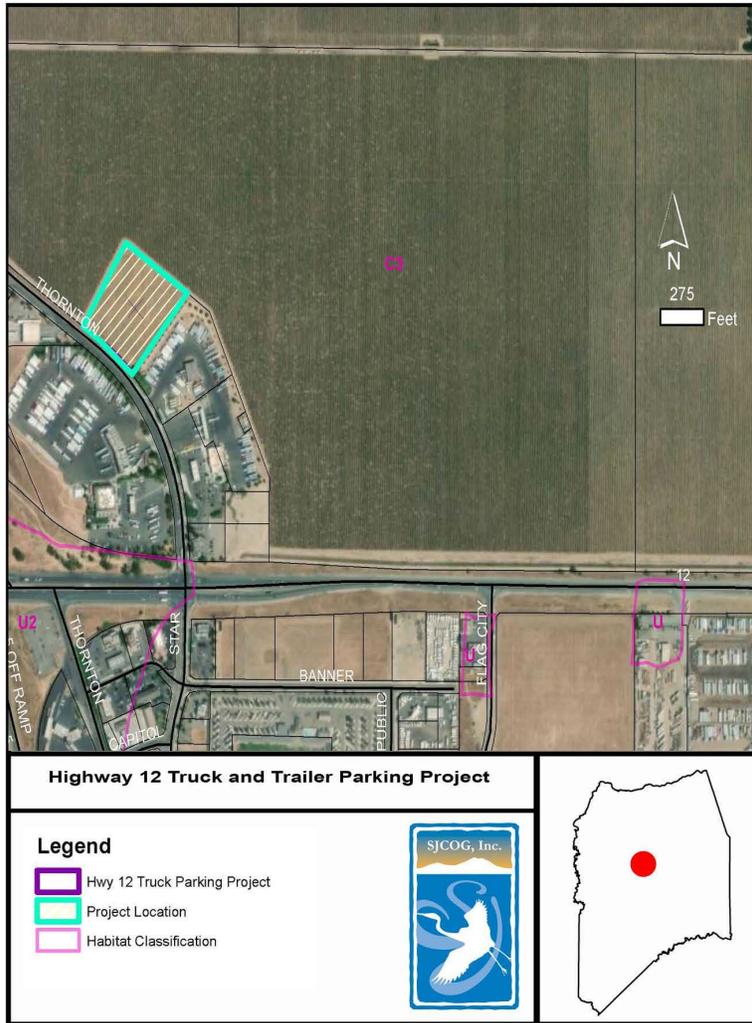
Should the staff recommendation be approved by the SJCOG, Inc. Board at the August 22nd Board meeting, the acquisition will proceed forward.

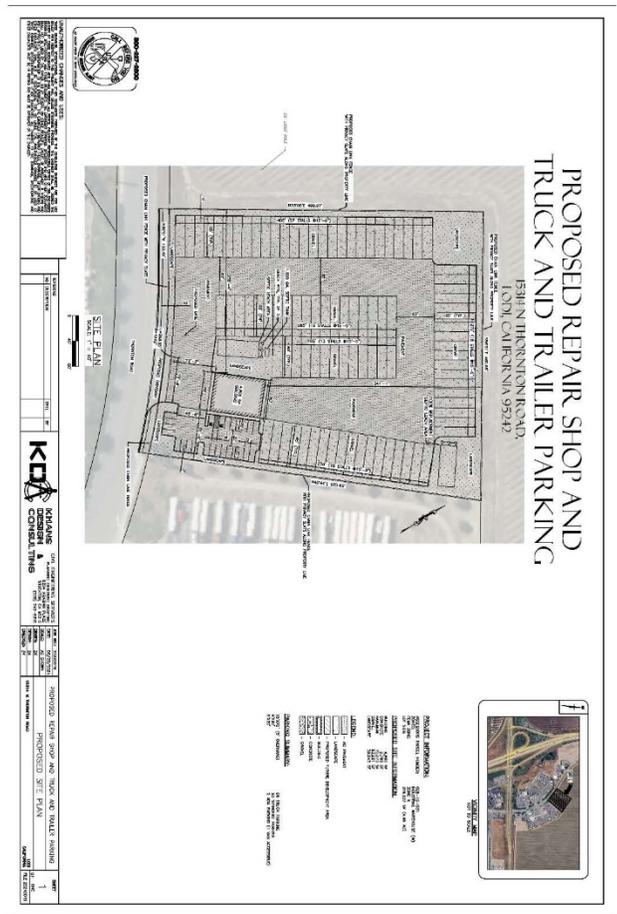
ATTACHMENTS:

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

Prepared by: Laurel Boyd, Associate Habitat Planner







DATE: 10/15/2014
 TIME: 10:00 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

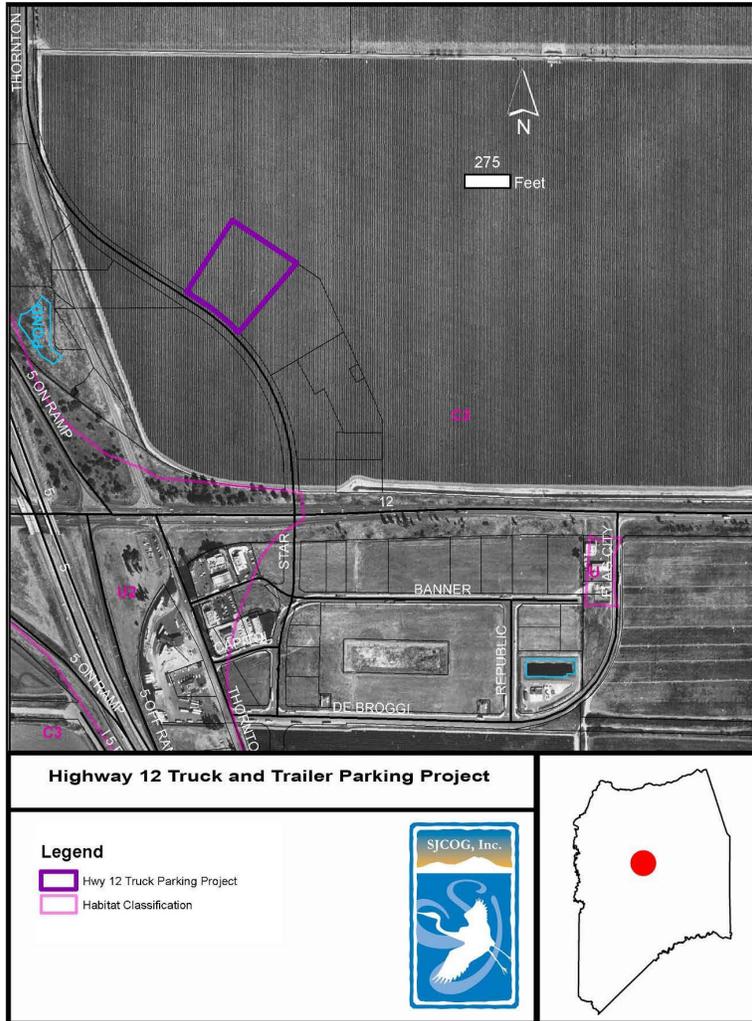
PROJECT: PROPOSED REPAIR SHOP AND TRUCK AND TRAILER PARKING
 SHEET: 1 OF 1



KDB CONSULTING
 1581 N HICKORY ROAD
 CORN, CALIFORNIA 95342
 TEL: (916) 438-1111
 FAX: (916) 438-1112
 WWW.KDBCONSULTING.COM



FIGURE 1: PROJECT LOCATION



STAFF REPORT

- SUBJECT:** The Bridge Worship Project Habitat Classification Change and Plan Participation
- RECOMMENDED ACTION:** Motion to Approve Recommendation to SJCOG, Inc. to 1) Allow the Bridge Worship Project to Participate in the SJMSCP; and 2) Allow an Alteration to the Habitat Type Coverage from Agricultural (C34) Habitat Land to Agricultural (C34) and Urban (U) Habitat Land

DISCUSSION:

SUMMARY:



The project applicant, Bridge Worship Center, 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 west side of Davis Road and south of Armstrong Road, north 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 an alteration to the habitat type coverage from Agricultural (C34) habitat land to Agricultural (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 3.34 acres. The impacts for this project would consist of 0.76 acres of Agricultural (C34) and 2.58 acres of Urban (U) habitat impacts.

BACKGROUND:



This project consists of a Use Permit application for a 5,300 square foot expansion of an existing 2,416 square foot religious assembly. The expansion will include the construction of a 4,500 square foot assembly area and an 810 square foot breezeway with three (3) offices, two (2) restrooms, and a copy room. The existing 1,320 square foot religious assembly building will be converted into a fellowship hall. The proposed expansion includes an increase in the number of people from a maximum of sixty (60) people to 150 people on Sundays and services would end by 1:00 p.m. instead of 12:00 p.m.

The project site is on a fourteen (14) acre parcel developed with a single-family residence, guest house, barn, and the existing 2,416 square foot religious assembly which includes a 1,320 square foot assembly area, a 456 square foot dining area, a 380 square foot lobby, and a 260 square foot storage and restroom area. The existing religious assembly facility holds services and Bible Study group on Sunday from 9:00 a.m. to 12:00 p.m. with a maximum of sixty (60) participants, and a youth group on Fridays between 7:00 p.m. and 9:00 p.m. No changes are proposed to the Friday night operations (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 Urban (U) habitat consisting of existing structures. The original SJMSCP habitat classification for this

specific area would be re-classified from 3.34 acres of Agricultural (C34) to 0.76 acres of Agricultural (C34) and 2.58 Urban (U) habitat land.

Adjacent Vegetation and Land Use

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

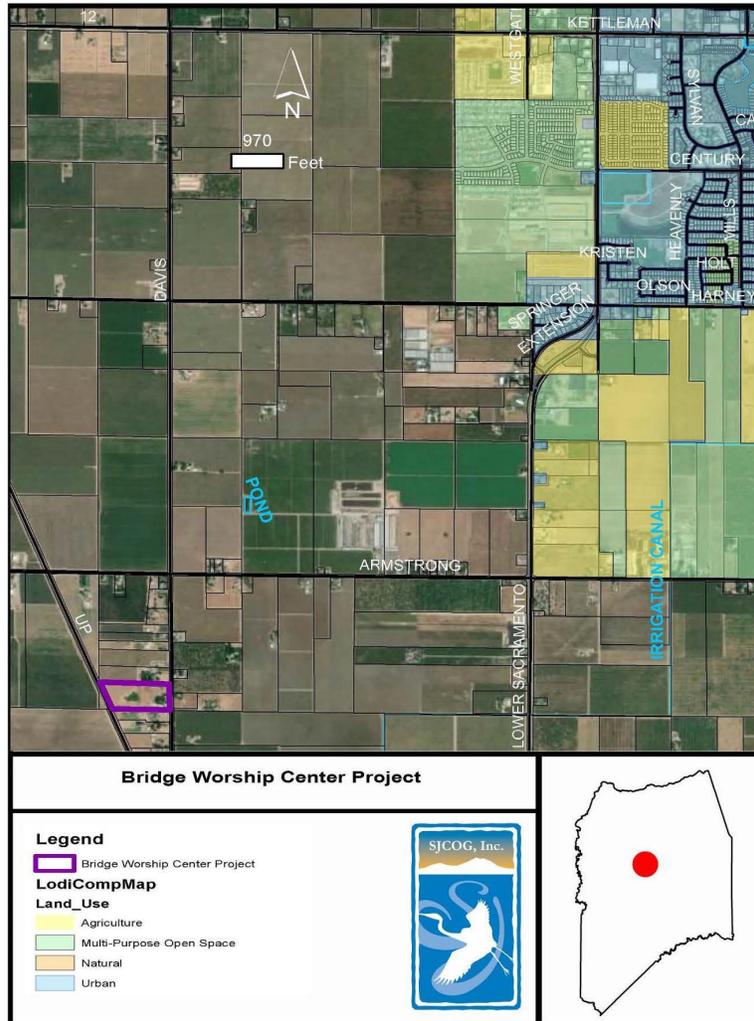
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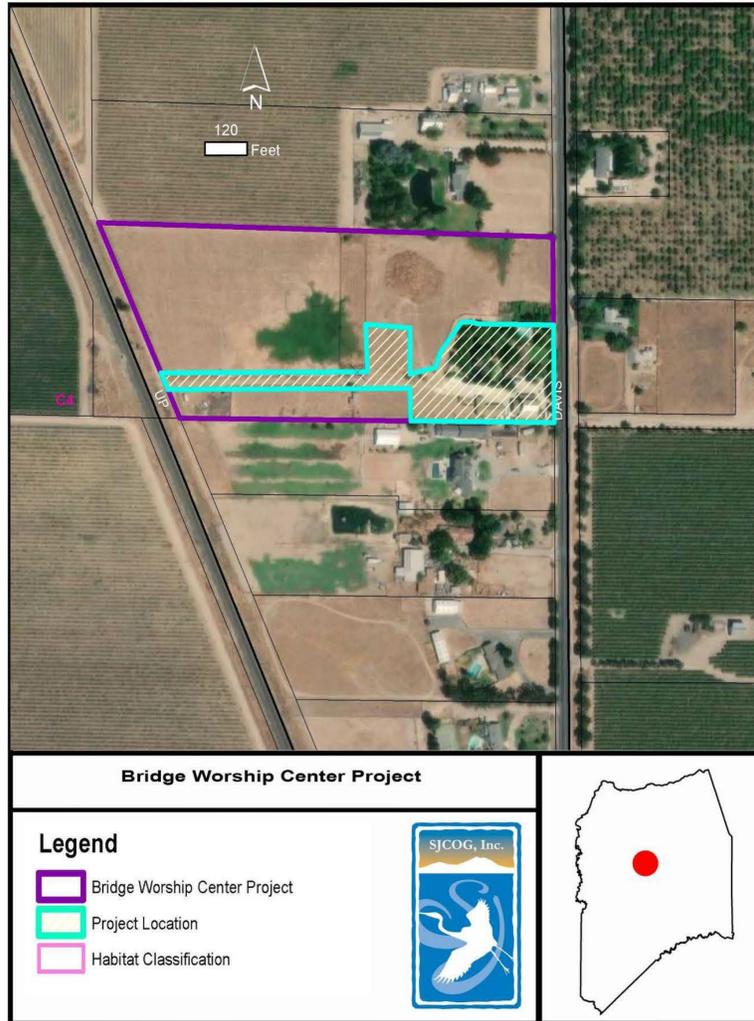
Should the staff recommendation be approved by the SJCOG, Inc. Board at the August 22nd Board meeting, the acquisition will proceed forward.

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:** Cult Following Winery Project Habitat Classification Change and Plan Participation
- RECOMMENDED ACTION:** Motion to Approve Recommendation to SJCOG, Inc. to 1) Allow the Cult Following Winery Project to Participate in the SJMSCP; and 2) Allow an Alteration to the Habitat Type Coverage from Multi-Purpose Open Space (C2) Habitat Land to Multi-Purpose Open Space (C2) and Urban (U) Habitat Land

DISCUSSION:

SUMMARY:



The project applicant, Ravdeep Singh Dhatt, 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 north side of Peltier Road and east of Bender Road, north of the City of Lodi in the Central Zone (attachments 1 &2).

RECOMMENDATION:

SJCOG, Inc. staff recommends then 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 an alteration to the habitat type coverage from Multi-Purpose Open Space (C2) habitat land to Multi-Purpose Open Space (C2) 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 2.74 acres. The impacts for this project would consist of 1.68 acres of Multi-Purpose Open Space (C2) and 1.06 acres of Urban (U) habitat impacts.

BACKGROUND:



This project proposes a new winery facility that will be built in one phase. The project includes an 1,800 square foot tasting room, 1,600 square foot covered crush pad, 3,200 square foot production building for barrel and tank storage. Domestic water will be

supplied by the existing onsite well and treated to required specifications. The proposed driveway and parking surface is to be gravel. An alternative surface material application is requested. Any storm water runoff will be drained into the vineyards and contained onsite (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 Multi-Purpose Open Space (C2) 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 Urban (U) habitat consisting of existing structures. The original SJMSCP habitat classification for this specific area would be re-classified from 2.74 acres of Multi-Purpose Open Space (C2) to 1.68 acres of Multi-Purpose Open Space (C2) and 1.06 Urban (U) habitat land.

Adjacent Vegetation and Land Use

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

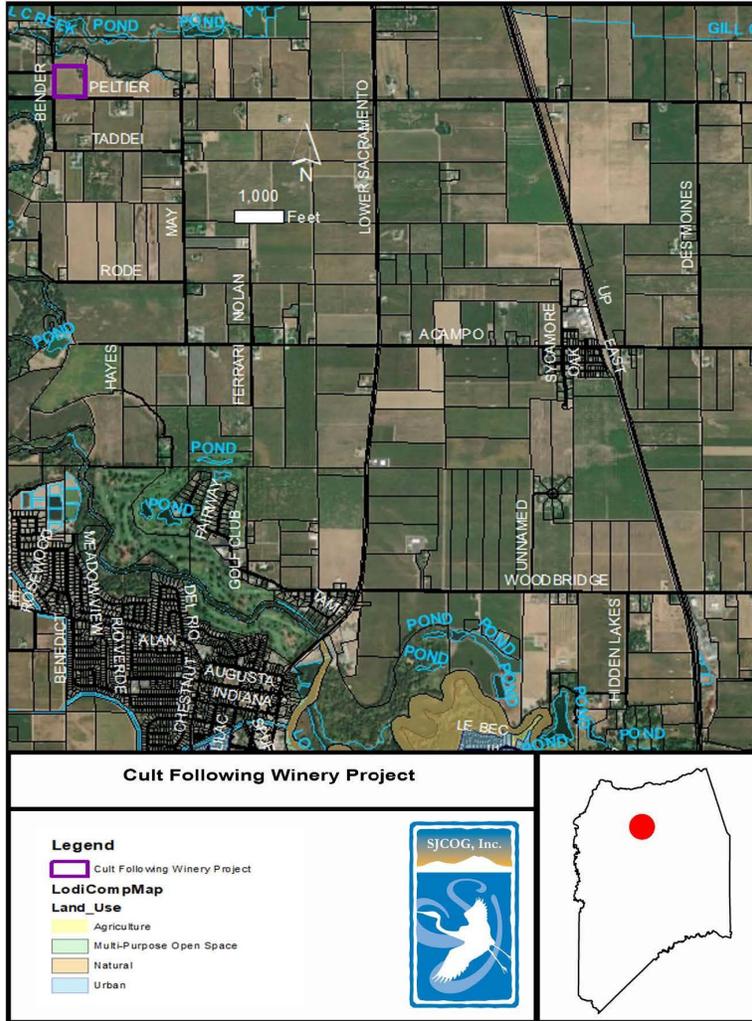
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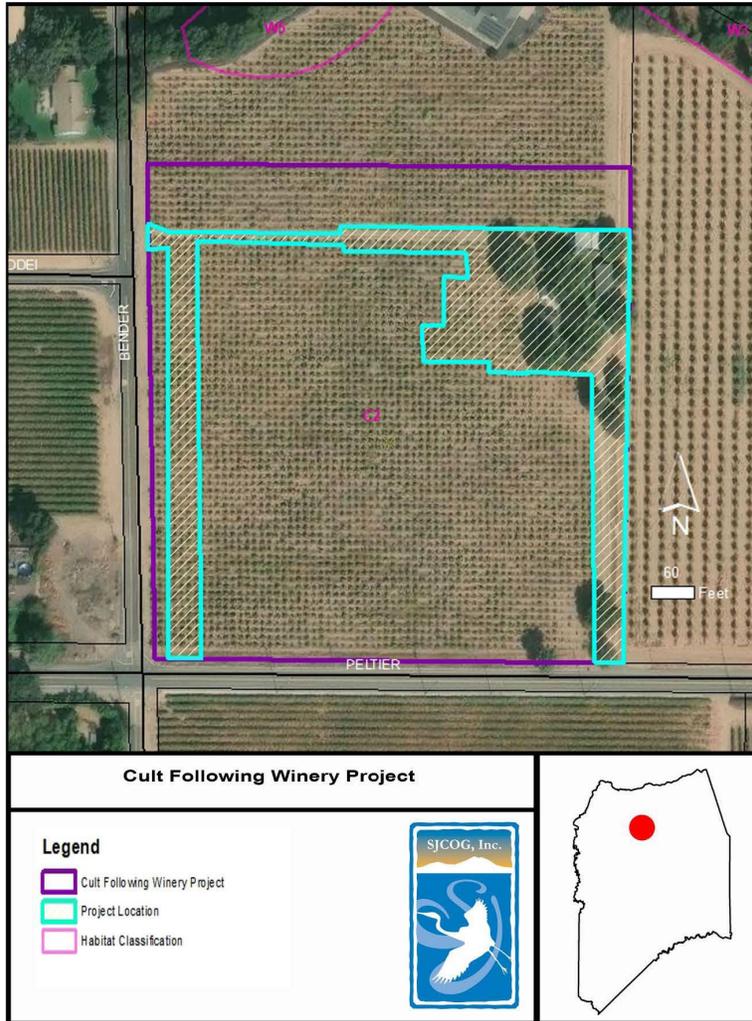
Should the staff recommendation be approved by the SJCOG, Inc. Board at the August 22nd Board meeting, the acquisition will proceed forward.

ATTACHMENTS:

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

Prepared by: Laurel Boyd, Associate Habitat Planner



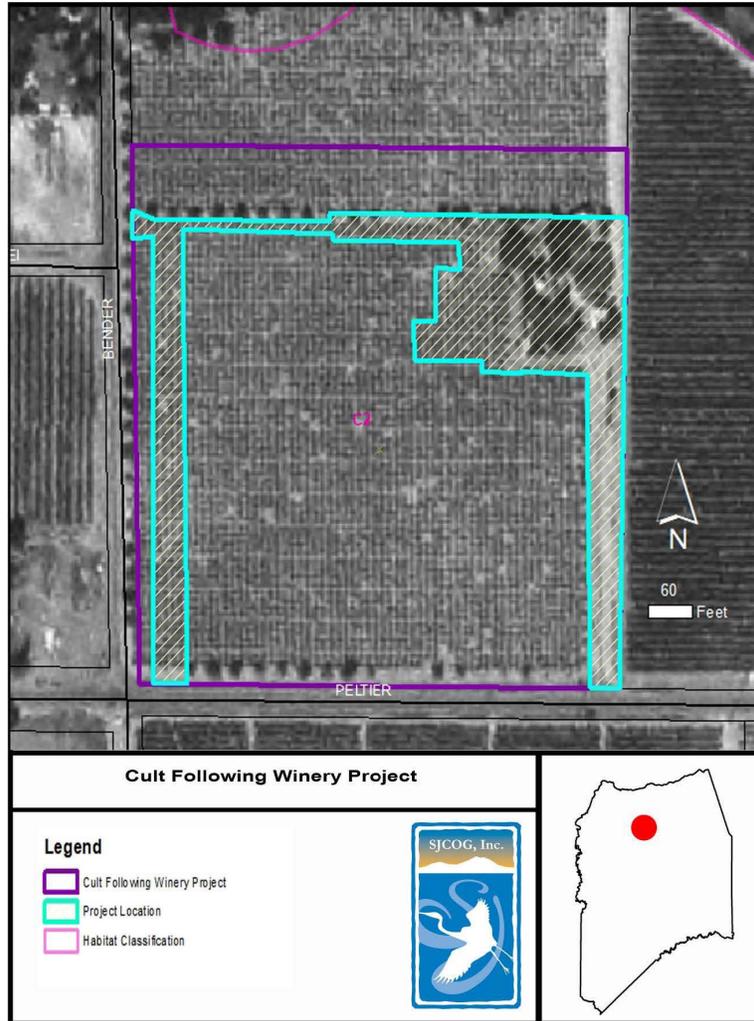


Cult Following Winery Project

Legend

-  Cult Following Winery Project
-  Project Location
-  Habitat Classification





STAFF REPORT

- SUBJECT:** Approve Cherokee Memorial Park Expansion Project, Plan Participation and Habitat Classification Change
- RECOMMENDED ACTION:** Motion to Approve Recommendation to SJCOG, Inc. to 1) Allow the Cherokee Memorial Park Expansion Project to Participate in the SJMSCP; and 2) Allow an Alteration to the Habitat Type Coverage from Agricultural (C34) Habitat Land to Agricultural (C34), Multi-Purpose Open Space (C2), and Urban (U) Habitat Land

DISCUSSION:

SUMMARY:



The project applicant, Cherokee Memorial Park, 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. Concurrently, the project applicant is requesting that the habitat type be classified as Agricultural, Multi-Purpose Open Space, and Urban consistent with its predominant use. The project site is located north of Harney Road 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:

- 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 Agricultural (C34) habitat land to Agricultural (C34), Multi-Purpose Open Space (C2), 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 47.33 acres. The impacts for this project would consist of 1.87 acres of Agricultural (C34), 45.21 acres of Multi-Purpose Open Space (C2), and 0.25 acres of Urban (U) habitat impacts. Should the project mitigate for project impacts by paying the 2024 fee, the project would be responsible for mitigating the following fee calculation:

- Urban (U) Habitat – 0.25 acres x \$0.00 per acre = **\$0.00**
- Multi-Purpose Open Space (C2) Habitat – 45.21 acres x \$8,918 per acre = **\$ 403,182.78**
- Agricultural (C34) Habitat – 1.87 acres x \$17,833 per acre = **\$ 33,347.71**
- **2024 Total Fee: \$436,530.49**

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 develop a cemetery on three parcels in two phases. Phase one includes developing APN 061-020-23 and the creation of private roadways. Phase 2 is the development of APN 061-020-22 and the top of APN: 061-030-48 (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 Urban (U) habitat consisting of existing structures. The original SJMSCP habitat classification for this specific area would be re-classified from 47.33 acres of Agricultural (C34) to 1.87 acres of Agricultural (C34), 45.21 acres of Multi-Purpose Open Space (C2), and 0.25 acres Urban (U) habitat land.

Adjacent Vegetation and Land Use

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

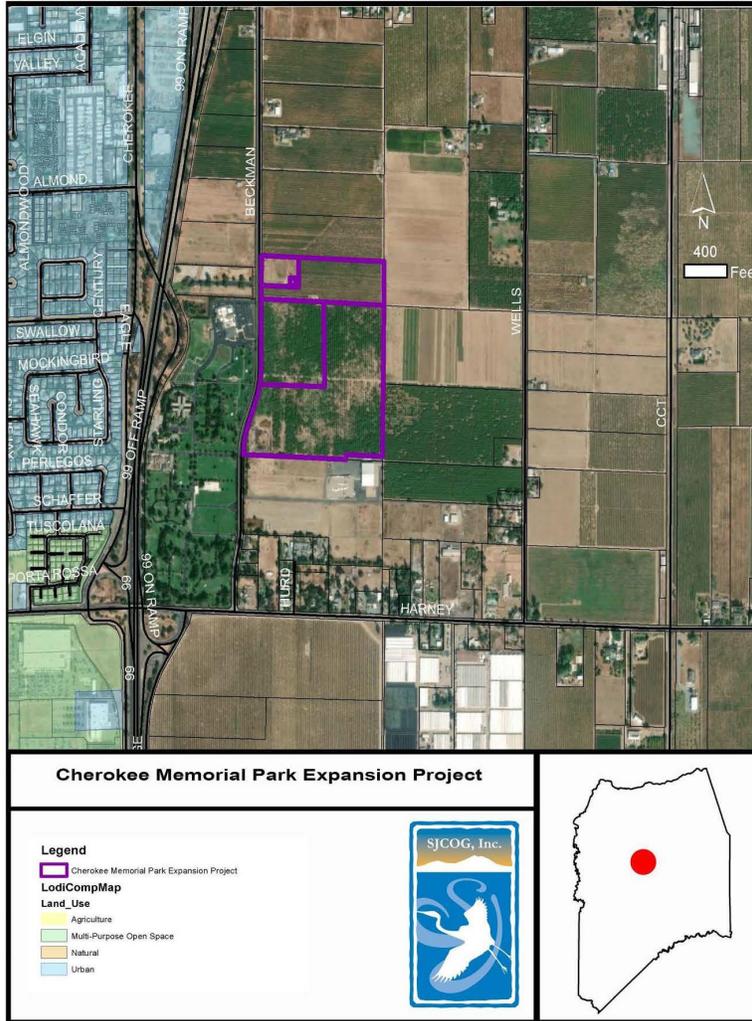
NEXT STEPS:

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

Prepared by: Laurel Boyd, Associate Habitat Planner



Cherokee Memorial Park Expansion Project

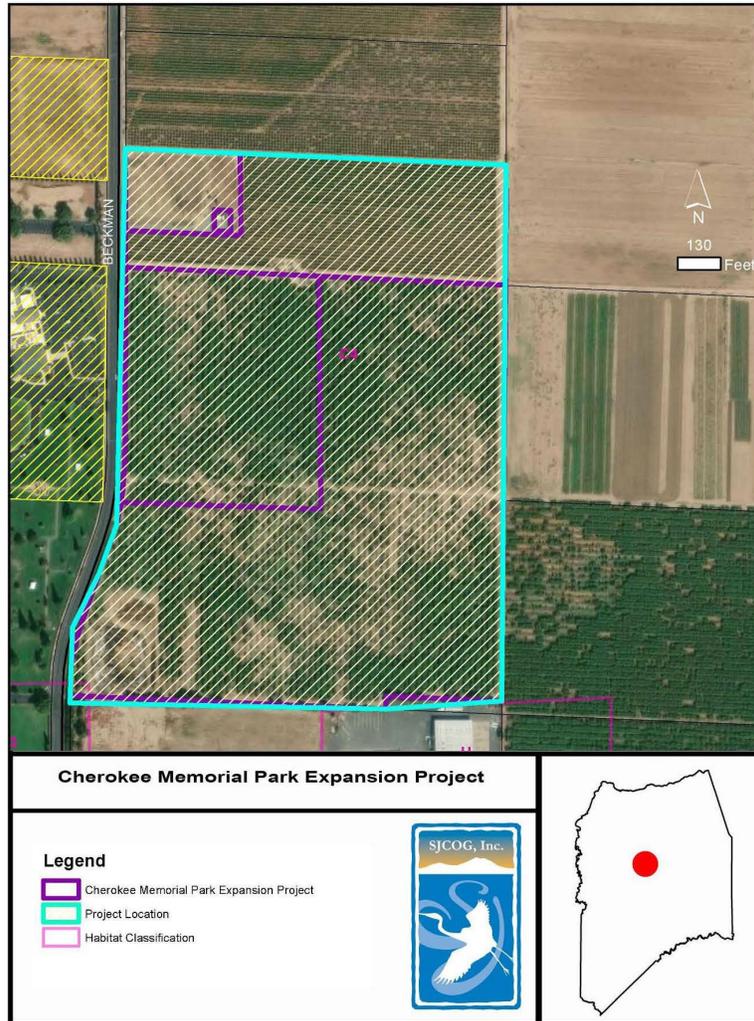
Legend
Cherokee Memorial Park Expansion Project

LodiCompMap

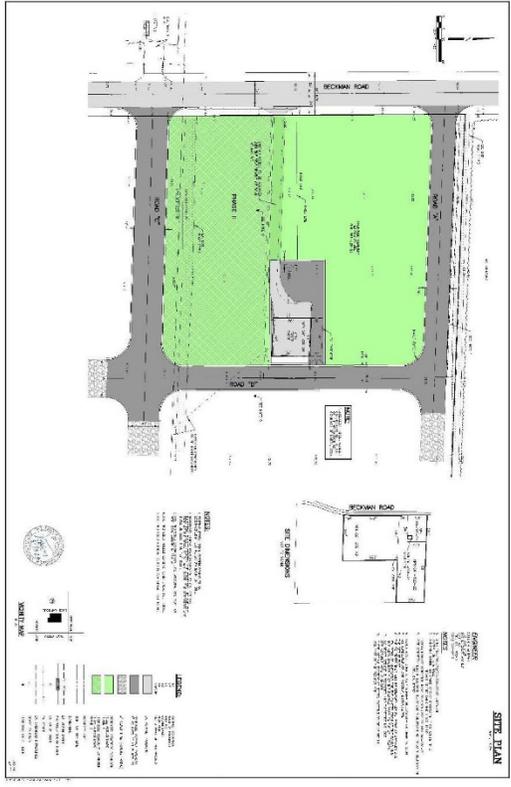
Land_Use

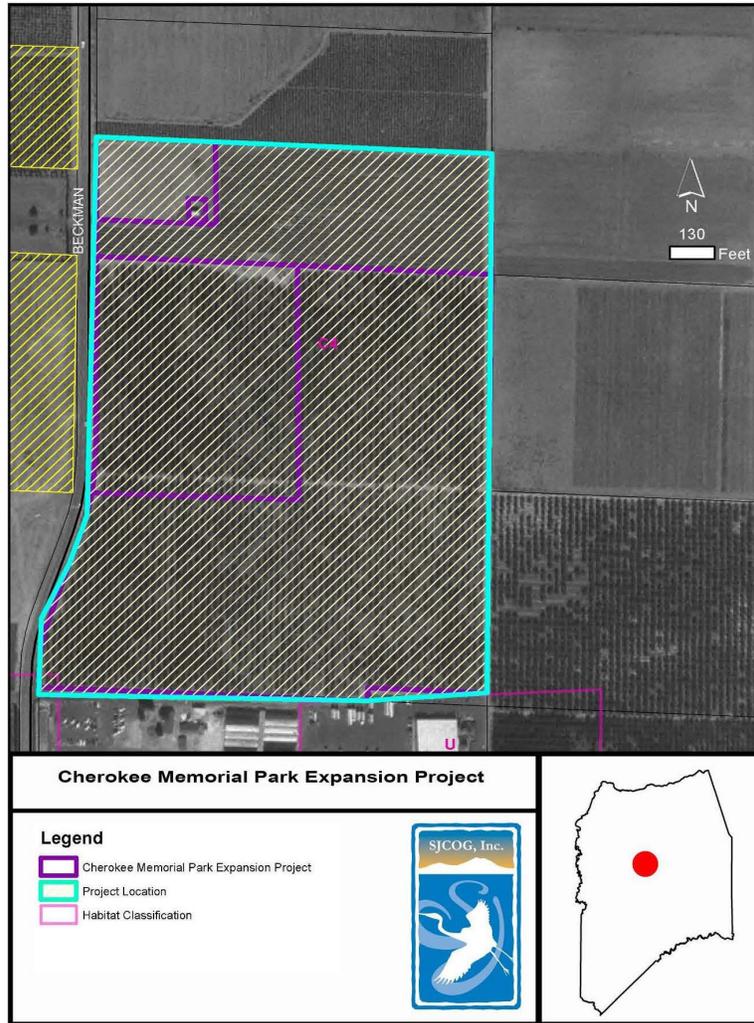
- Agriculture
- Multi-Purpose Open Space
- Natural
- Urban





ATTACHMENT 3





STAFF REPORT

SUBJECT: Approve the Kesar Winery Project,
Plan Participation

RECOMMENDED ACTION: Motion to Approve Recommendation
to SJCOG, Inc. to Allow the Kesar
Winery Project to Participate in the
SJMSCP

DISCUSSION:

SUMMARY:



The project applicant, NJA Architecture, 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 northeast corner of N. Curry Avenue and East Sargent 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 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 10.0 acres. The impacts for this project would consist of 8.77 acres of Multi-Purpose Open Space (C2) and 1.23 acres of Urban (U) habitat impacts. Should the project mitigate for project impacts by paying the 2024 fee, the project would be responsible for mitigating the following fee calculation:

- Urban (U) habitat – 1.23 acres x \$0.00 per acre = **\$0.00**
- Multi-Purpose Open Space (C2) habitat – 8.77 acres x \$8,918 per acre = **\$78,210.86**
- **2024 Total Fee: \$78,210.86**

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

BACKGROUND:



This project consists of an Administrative Use Permit application to establish an off-site wine cellar. The applicant proposes to construct a 2,400 square foot building containing a wine cellar, tasting room, serving kitchen, storage area, small indoor event area, and restrooms. The applicant is also proposing a 900 square foot gazebo, 1,390-foot trellis area, and outdoor area for winery events and customers.

Annual winery events proposed: 10 marketing events (maximum attendance 300); 80 Small Scale Accessory Winery Events (maximum attendance 50); 60 Large Scale Accessory Winery Events (maximum attendance 50); 4 Wine Release Events (maximum attendance 300). Amplified sound is being requested for all Marketing Events, Large Scale Accessory Events, and Wine Release Events. A well for water, septic system for wastewater, and onsite drainage for stormwater are proposed on site. The winery driveway is proposed from North Curry Avenue (attachment 3).

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



If allowed to participate in the SJMSCP, the total disturbed area will consist of 8.77 acres of Multi-Purpose Open Space (C2) and 1.23 acres of Urban (U) impacts. The project applicant will be responsible for mitigating habitat impacts that is 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.

Adjacent Vegetation and Land Use

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

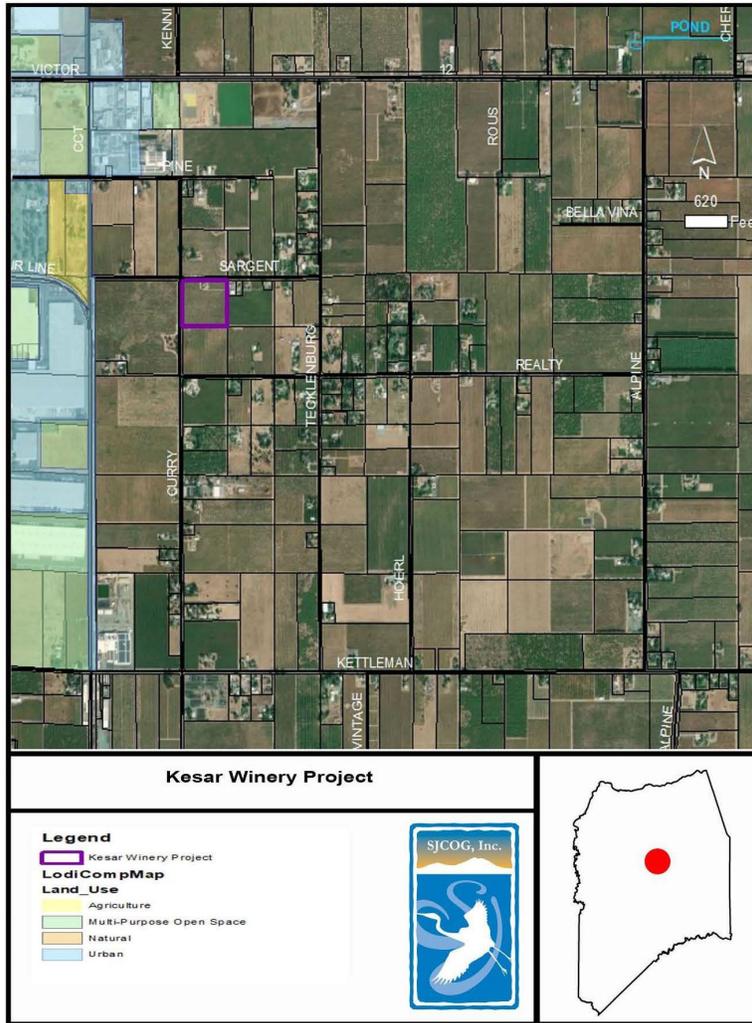
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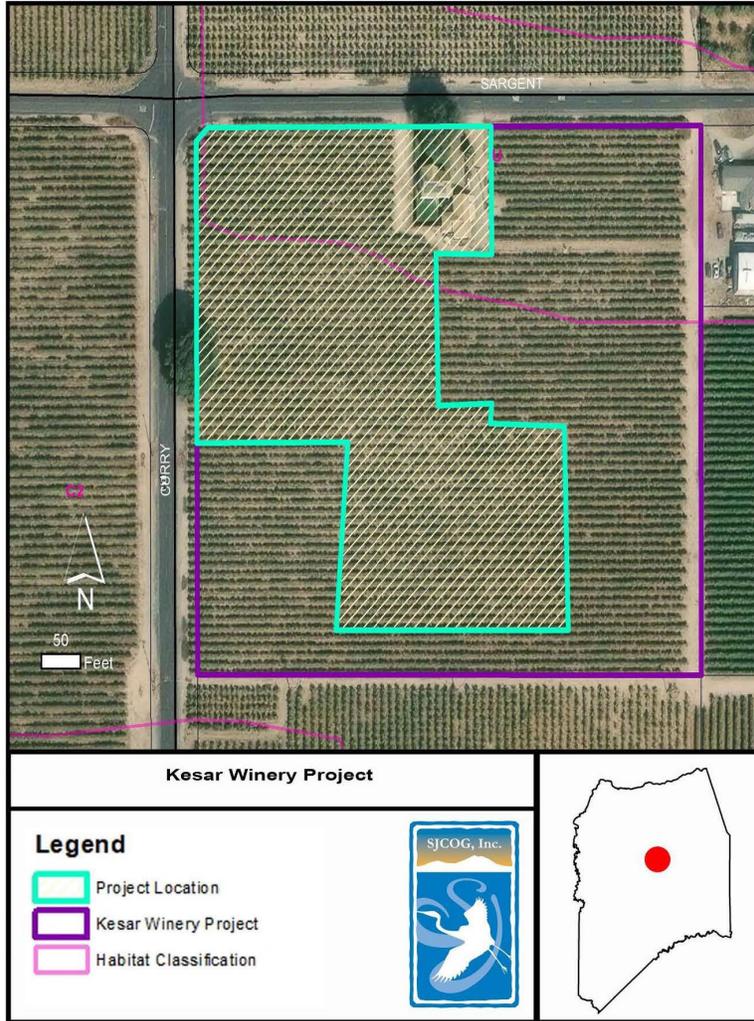
Should the staff recommendation be approved by the SJCOG, Inc. Board at the September 26th Board meeting, the project will proceed forward under the plan.

ATTACHMENTS:

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

Prepared by: Laurel Boyd, Associate Habitat Planner





STAFF REPORT

SUBJECT: Eight Mile Road Monopole Project, Plan Participation and Buffer Reduction

RECOMMENDED ACTION: Motion to Approve Recommendation to SJCOG, Inc. to 1) Allow the Eight Mile Road Monopole Project to Participate in the SJMSCP; and 2) 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, SAC Wireless, 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. Concurrently, the project applicant is requesting a buffer reduction for Western Pond Turtle (WPT) and Giant Garter Snake (GGS) buffers. The project site is located south of W. Eight Mile Road, 6,435 feet west of N. Atherton

Road, west of the City of Stockton in the Delta 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 to 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 0.050 acres. The impacts for this project would consist of approximately 0.020 acres of Urban (U2) and 0.030 acres of Agricultural (C34) habitat impacts. Should the project mitigate for project impacts by paying the 2024 fee, the project would be responsible for mitigating the following fee calculation:

- Urban (U2) Habitat – 0.020 acres x \$0.00 = \$0.00
- Agricultural (C34) Habitat – 0.030 acres x \$17,833 per acre = **\$534.99**
- **2024 Total Fee: \$534.99**

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 (Administrative Use Permit) Application for the construction of a 130-foot tall, unmanned telecommunications monopole with accessory equipment with a 1,120 square foot lease area (attachment 3).

To construct the monopole 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 300 feet suggested.



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 Disappointment 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.

If allowed to participate in the SJMSCP, the total disturbed area will consist of approximately 0.020 acres of Urban (U2) and 0.030 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.

Adjacent Vegetation and Land Use

Location	SJMSCP Vegetation Map Classification	Habitat Type Category	Actual Use Of Property
Site	Urban (U2), Agriculture (C34)	Urban (U2), Agriculture (C34)	Urban (U2), Agriculture (C34)
North	Agriculture (C34)	Agriculture (C34)	Agriculture (C34)
South	Agriculture (C34)	Agriculture (C34)	Agriculture (C34)
East	Agriculture (C34)	Agriculture (C34)	Urban (U), Agriculture (C34), Natural (W)
West	Agriculture (C34)	Agriculture (C34)	Agriculture (C34)

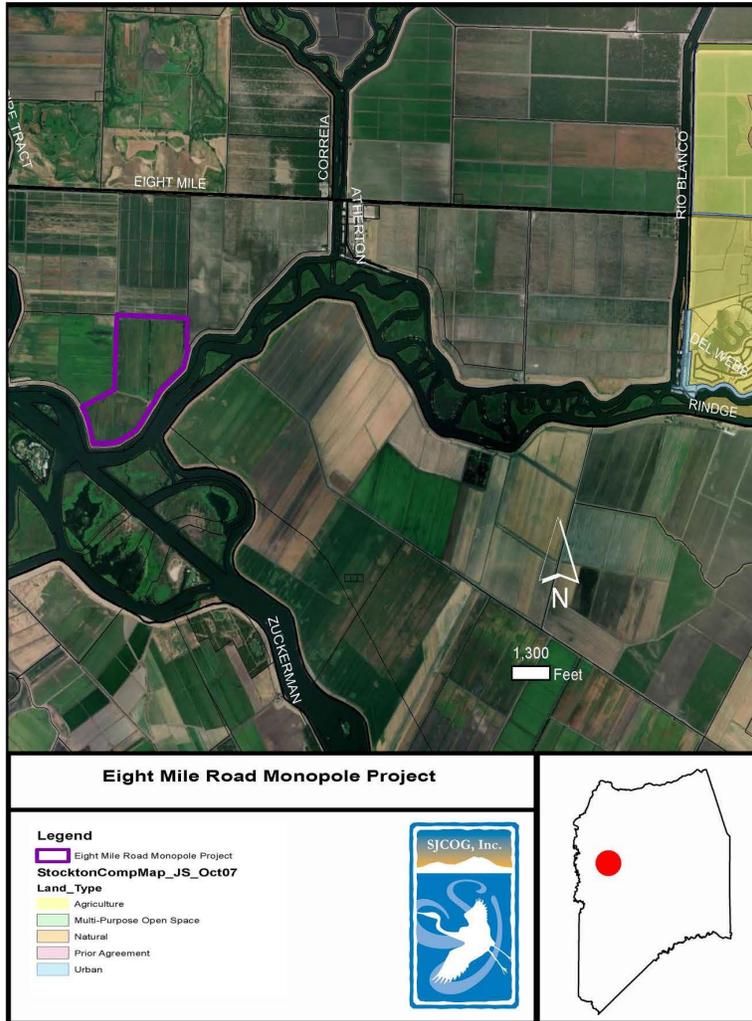
NEXT STEPS:

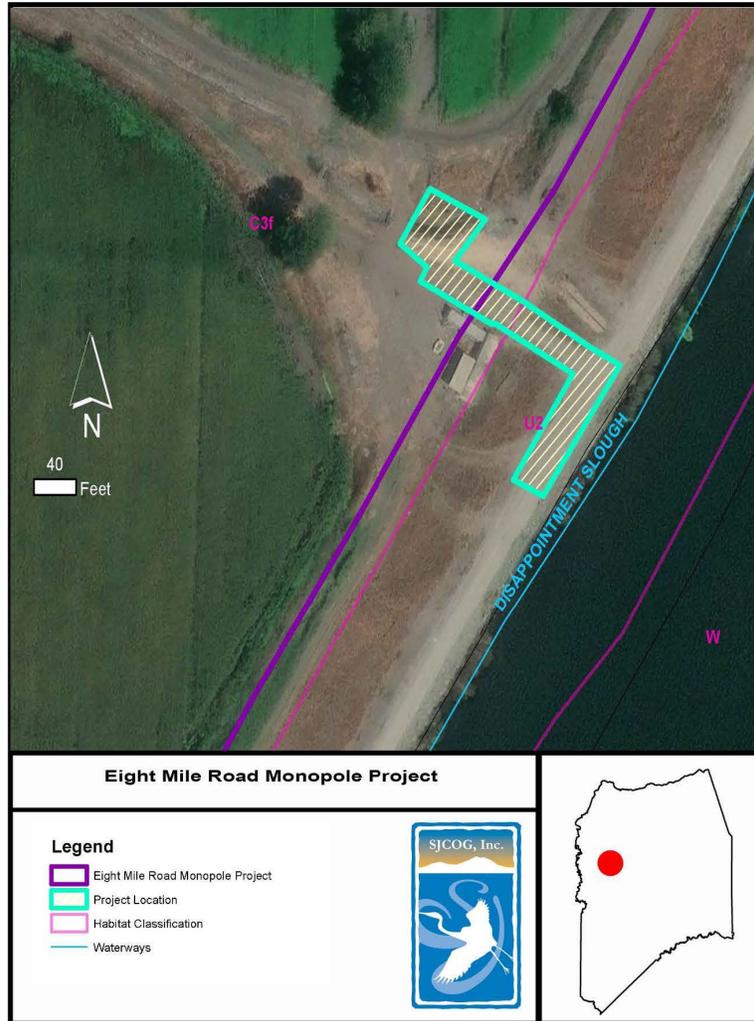
Should the staff recommendation be approved by the SJCOG, Inc. Board at the October 24th Board meeting, the project will proceed forward under the SJMSCP coverage.

ATTACHMENTS:

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

Prepared by: Laurel Boyd, Associate Habitat Planner





ATTACHMENT AA
CITY OF STOCKTON
QUARTERLY REPORTS

1st Quarter Stockton

Miscellaneous Projects

Fees Collected 1st Quarter 2024

Date	Acreage	Hab Type	Fee	Total
1/4/2024	0.05	Urban	\$ -	\$ -
1/9/2024	0.16	Urban	\$ -	\$ -
1/11/2024	0.2	Urban	\$ -	\$ -
2/7/2024	1.03	Urban	\$ -	\$ -
2/21/2024	0.13	Urban	\$ -	\$ -
2/21/2024	1.03	Urban	\$ -	\$ -
	<u>2.6</u>			<u>\$ -</u>

1st Quarter Stockton	Acreage	Total
Misc. Projects	2.6	\$ -
	<u>2.6</u>	<u>\$ -</u>

2nd Quarter Stockton

Miscellaneous Projects

Fees Collected 2nd Quarter 2024

Date	Acreage	Hab Type	Fee	Total
26-Apr-24	0.5	Urban	\$ -	\$ -
	<u>0.5</u>			<u>\$ -</u>

2nd Quarter Stockton	Acreage	Total
Miscellaneous Projects	0.5	\$ -
	0.5	\$ -

3rd Quarter Stockton

Miscellaneous Projects

Fees Collected 3rd Quarter 2024

Date	Acreage	Hab Type	Fee	Total
30-Jul-24	0.14	Urban	\$ -	\$ -
19-Aug-24	0.12	Urban	\$ -	\$ -
21-Aug-24	0.15	Urban	\$ -	\$ -
31-Aug-24	0.17	Urban	\$ -	\$ -
	0.58			\$ -

3rd Quarter	Acreage	Total
Miscellaneous	0.58	\$ -
	0.58	\$ -

4th Quarter Stockton

Miscellaneous Projects

Fees Collected 4th Quarter 2024

Date	Acreage	Hab Type	Fee	Total
15-Oct-24	0.23	Urban	\$ -	\$ -
29-Oct-24	0.52	Urban	\$ -	\$ -
5-Nov-24	0.17	Urban	\$ -	\$ -
5-Nov-24	0.19	Urban	\$ -	\$ -
21-Nov-24	0.07	Urban	\$ -	\$ -
16-Dec-24	0.5	Urban	\$ -	\$ -
23-Dec-24	0.38	Urban	\$ -	\$ -
	2.06			\$ -

4th Quarter Stockton	Acreage	Total
Miscellaneous Projects	2.06	\$ -
	2.06	\$ -

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 March 31, 2024

City's #	Date	Name	Project Address	Parcel #	Sq Ft	Acreage	Fees/Acre	Fees Collected					Daily Total	Monthly Total	Quarterly Total	
								"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				
2024-00000004	07/09/24	TH VIDA & DAWN	630 CONRAD ST	21835008	3899			\$1,028.96	\$1,541.03							
		SHADOWBROOK LLC						\$1,028.96	\$1,541.03							
2024-00000005	01/04/24	TH VIDA & DAWN	641 CONRAD ST	21835015	4081			\$1,028.96	\$1,541.03							
		SHADOWBROOK LLC						\$1,028.96	\$1,541.03							
2024-00000006	01/09/24	TH VIDA & DAWN	617 CONRAD ST	21835014	3686			\$1,028.96	\$1,541.03							
		SHADOWBROOK LLC						\$1,028.96	\$1,541.03							
2024-00000007	01/09/24	TH VIDA & DAWN	599 CONRAD ST	21835013	3762			\$1,028.96	\$1,541.03							
		SHADOWBROOK LLC						\$1,028.96	\$1,541.03							
2024-00000009	01/09/24	TH VIDA & DAWN	654 CONRAD ST	21835007	3762			\$1,028.96	\$1,541.03							
		SHADOWBROOK LLC						\$1,028.96	\$1,541.03							
2024-00000010	01/31/24	TH VIDA & DAWN	1018 HEATHRIDGE ST	21833040	2011			\$1,028.96	\$1,541.03							
		SHADOWBROOK LLC						\$1,028.96	\$1,541.03							
2024-00000012	07/31/24	TH VIDA & DAWN	1011 HEATHRIDGE ST	21833026	2440			\$1,028.96	\$1,541.03							
		SHADOWBROOK LLC						\$1,028.96	\$1,541.03							
2024-00000013	01/31/24	TH VIDA & DAWN	980 HEATHRIDGE ST	21833042	2448			\$1,028.96	\$1,541.03							
		SHADOWBROOK LLC						\$1,028.96	\$1,541.03							
2024-00000014	01/31/24	TH VIDA & DAWN	1008 HEATHRIDGE ST	21833041	1793			\$1,028.96	\$1,541.03							
		SHADOWBROOK LLC						\$1,028.96	\$1,541.03							
2024-00000019	01/31/24	TH VIDA & DAWN	973 HEATHRIDGE ST	21833027	2011			\$1,028.96	\$1,541.03							
		SHADOWBROOK LLC						\$1,028.96	\$1,541.03							
2024-00000046	02/21/24	TH VIDA & DAWN	721 CONRAD ST	21835018	3949			\$1,028.96	\$1,541.03							
		SHADOWBROOK LLC						\$1,028.96	\$1,541.03							
2024-00000047	02/21/24	TH VIDA & DAWN	693 CONRAD ST	21835017	4031			\$1,028.96	\$1,541.03							
		SHADOWBROOK LLC						\$1,028.96	\$1,541.03							
2024-00000048	02/21/24	TH VIDA & DAWN	665 CONRAD ST	21835016	3971			\$1,028.96	\$1,541.03							
		SHADOWBROOK LLC						\$1,028.96	\$1,541.03							
2024-00000049	02/21/24	TH VIDA & DAWN	676 CONRAD ST	21835006	3944			\$1,028.96	\$1,541.03							
		SHADOWBROOK LLC						\$1,028.96	\$1,541.03							
2024-00000050	02/21/24	TH VIDA & DAWN	714 CONRAD ST	21835005	4051			\$1,028.96	\$1,541.03							
		SHADOWBROOK LLC						\$1,028.96	\$1,541.03							
2024-00000091	03/05/24	TH VIDA & DAWN	1038 FINLEY ST	21833011	3393			\$1,028.96	\$1,541.03							
		SHADOWBROOK LLC						\$1,028.96	\$1,541.03							
2024-00000092	03/05/24	TH VIDA & DAWN	1045 FINLEY ST	21833028	3353			\$1,028.96	\$1,541.03							
		SHADOWBROOK LLC						\$1,028.96	\$1,541.03							
2024-00000094	03/05/24	TH VIDA & DAWN	1059 FINLEY ST	21833027	3466			\$1,028.96	\$1,541.03							
		SHADOWBROOK LLC						\$1,028.96	\$1,541.03							
2024-00000095	03/05/24	TH VIDA & DAWN	1029 FINLEY ST	21833029	3393			\$1,028.96	\$1,541.03							
		SHADOWBROOK LLC						\$1,028.96	\$1,541.03							
2024-00000096	03/05/24	TH VIDA & DAWN	1029 FINLEY ST	21833010	3353			\$1,028.96	\$1,541.03							
		SHADOWBROOK LLC						\$1,028.96	\$1,541.03							
2024-00000097	03/05/24	TH VIDA & DAWN	1032 HEATHRIDGE ST	21833039	2400			\$1,028.96	\$1,541.03							
		SHADOWBROOK LLC						\$1,028.96	\$1,541.03							
2024-00000082	03/14/24	TH VIDA & DAWN	1058 HEATHRIDGE ST	21833037	2468			\$1,028.96	\$1,541.03							
		SHADOWBROOK LLC						\$1,028.96	\$1,541.03							
2024-00000083	03/14/24	TH VIDA & DAWN	1058 HEATHRIDGE ST	21833037	2468			\$1,028.96	\$1,541.03							
		SHADOWBROOK LLC						\$1,028.96	\$1,541.03							
2024-00000085	03/14/24	TH VIDA & DAWN	1037 HEATHRIDGE ST	21833035	2266			\$1,028.96	\$1,541.03							
		SHADOWBROOK LLC						\$1,028.96	\$1,541.03							
2024-00000086	03/14/24	TH VIDA & DAWN	1025 HEATHRIDGE ST	21833024	2056			\$1,028.96	\$1,541.03							
		SHADOWBROOK LLC						\$1,028.96	\$1,541.03							
2024-00000087	03/14/24	TH VIDA & DAWN	1044 HEATHRIDGE ST	21833038	2053			\$1,028.96	\$1,541.03							
		SHADOWBROOK LLC						\$1,028.96	\$1,541.03							
2024-00000088	03/14/24	TH VIDA & DAWN	1044 HEATHRIDGE ST	21833038	2053			\$1,028.96	\$1,541.03							
		SHADOWBROOK LLC						\$1,028.96	\$1,541.03							
SUBTOTAL \$								\$41,607.81	\$	\$	\$	\$	\$	\$	\$	
SUBTOTAL \$								\$41,607.81	\$	\$	\$	\$	\$	\$	\$	\$
SUBTOTAL \$								\$41,607.81	\$	\$	\$	\$	\$	\$	\$	
SUBTOTAL \$								\$41,607.81	\$	\$	\$	\$	\$	\$	\$	

Z:\ACCOUNTING\Taxes and Fees\Habitat Fees\Habitat Fee Report\Habitat Fee Report 2023-2024\Habitat Fee Report 2023-2024\JAN - MAR 24

Vendor: 3273
Payee: SJ Council of Government

Check No: 420996
Check Date: 04/18/2024

DATE	INVOICE NO.	DESCRIPTION	NET AMOUNT
03/31/2024	HAB 01/24-03/24	January 1 - March 31, 2024 Habitat Fees	69,389.73

RECEIVED
APR 24 2024
San Joaquin
Council of Governments

Total: \$69,389.73

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: 420996

Date	Amount
04/18/2024	\$69,389.73

Void after 90 Days

*PAY Sixty-Nine Thousand Three Hundred Eighty-Nine and 73/100 Dollars

TO THE ORDER OF SJ Council of Government
555 E. Weber Avenue
STOCKTON, CA 95202

George Noriega

SIGNATURE HAS A COLORED BACKGROUND - BORDER CONTAINS MICROPRESSING

⑈ 4 20996 ⑈ ⑆ 1 2104 288 2 ⑆ 66666 ⑈ 5 2840 ⑈

City of Manteca
 Recap of Habitat Conservation Fees
 Collected via Building Fees
 For the Quarter Ending June 30, 2024

City's #	Date	Project			Acres	Fee/Acre	Fees Collected					Daily Total	Monthly Total	Quarterly Total	
		Name	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
2024-0001170	04/08/24	TH VIDA & DAWN SHADOWBROOK, LLC	1071 HEATHRIDGE ST	21833028	2440			\$1,028.96	\$1,541.03						
2024-0001171	04/08/24	TH VIDA & DAWN SHADOWBROOK, LLC	1083 HEATHRIDGE ST	21833027	2286			\$1,028.96	\$1,541.03						
2024-0001172	04/08/24	TH VIDA & DAWN SHADOWBROOK, LLC	1088 HEATHRIDGE ST	21833036	2056			\$1,028.96	\$1,541.03						
2024-0001173	04/08/24	TH VIDA & DAWN SHADOWBROOK, LLC	1080 HEATHRIDGE ST	21833035	2440			\$1,028.96	\$1,541.03						
2024-0001175	04/08/24	TH VIDA & DAWN SHADOWBROOK, LLC	1087 HEATHRIDGE ST	21833029	2286			\$1,028.96	\$1,541.03						
2023-0003070	04/23/24	NEW COMMERCIAL OFFICE PARKING W/ OUTDOOR LOUNGE SPACES	1181 MILO CANDINI DR	24131071	11058			\$11,945.11				\$12,845.95			
2024-0001741	05/06/24	TH VIDA & DAWN SHADOWBROOK, LLC	1081 FINLEY ST	21830026	3353			\$1,028.96	\$1,541.03						
2024-0001743	05/06/24	TH VIDA & DAWN SHADOWBROOK, LLC	1084 KESTREL ST	21830025	3393			\$1,028.96	\$1,541.03						
2024-0001744	05/06/24	TH VIDA & DAWN SHADOWBROOK, LLC	1288 CRESCENT AVE	21830002	3400			\$1,028.96	\$1,541.03						
2024-0001745	05/06/24	TH VIDA & DAWN SHADOWBROOK, LLC	1252 CRESCENT AVE	21830001	2942			\$1,028.96	\$1,541.03						
2024-0001746	05/06/24	TH VIDA & DAWN SHADOWBROOK, LLC	1274 CRESCENT AVE	21830003	2977			\$1,028.96	\$1,541.03			\$12,845.95			
SUBTOTAL							\$	\$22,237.71	\$15,410.30	\$	\$	\$	\$25,699.90	\$	\$37,648.01

Vendor: 3273
Payee: SJ Council of Government

Check No: 423681
Check Date: 07/18/2024

DATE	INVOICE NO.	DESCRIPTION	NET AMOUNT
06/30/2024	HAB 04/24-06/24	April 1 - June 30, 2024 Habitat Fees	37,648.01

RECEIVED
JUL 25 2024
San Joaquin
Council of Governments

Total: \$37,648.01

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: 423681

Date	Amount
07/18/2024	\$37,648.01

Void after 90 Days

PAY Thirty-Seven Thousand Six Hundred Forty-Eight and 1/100 Dollars

TO THE ORDER OF SJ Council of Government
555 E. Weber Avenue
STOCKTON, CA 95202

Sherry Ramirez

SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICR/PRINTING

⑈ 4 2368 1 ⑈ ⑆ 2 10 4 288 2 ⑆ 66668 ⑈ 5 28 40 ⑈

Amended

City of Manteca
 Receipt of Habitat Conservation Fees
 Collected via Building Fees
 For the Quarter Ending December 31, 2023

City's #	Date	Name	Project Address	Parcel #	Sq Ft	Acres	Fee/Acre	Fees Collected					Daily Total	Monthly Total	Quarterly Total
								"A" No Pay Zone	"B" Pay Zone A	"C" Pay Zone B	"D" Pay Zone B	"E" Pay Zone C			
2023-00003981	11/09/23	TH VIDA & DAWN LLC	897 HEATHRIDGE ST	21833021	2440			\$1,111.01	\$1,663.89						
2023-00003982	11/09/23	TH VIDA & DAWN LLC	948 HEATHRIDGE ST	21833004	2440			\$1,111.01	\$1,663.89						
2023-00003983	11/09/23	SHADOWBROOK LLC	911 HEATHRIDGE ST	21833019	2448			\$1,111.01	\$1,663.89						
2023-00003985	11/09/23	SHADOWBROOK LLC	964 HEATHRIDGE ST	21833043	1801			\$1,111.01	\$1,663.89						
2023-00003986	11/09/23	SHADOWBROOK LLC	939 HEATHRIDGE ST	21833020	2053			\$1,111.01	\$1,663.89			\$12,874.50			
2023-00003988	11/21/23	SHADOWBROOK LLC	893 SOUTHLAND RD	21834023	5835			\$1,111.01	\$1,663.89						
2023-00004154	11/21/23	SHADOWBROOK LLC	930 SOUTHLAND RD	21834022	4641			\$1,111.01	\$1,663.89						
2023-00004155	11/21/23	SHADOWBROOK LLC	966 SOUTHLAND RD	21834021	4641			\$1,111.01	\$1,663.89						
2023-00004156	11/21/23	SHADOWBROOK LLC	994 SOUTHLAND RD	21834020	4641			\$1,111.01	\$1,663.89						
2023-00004291	12/05/23	SHADOWBROOK LLC	864 SOUTHLAND RD	21834024	4641			\$1,111.01	\$1,663.89			\$11,099.60	\$24,974.10		
2023-00004294	12/05/23	SHADOWBROOK LLC	828 SOUTHLAND RD	21834025	4641			\$1,111.01	\$1,663.89						
2023-00004298	12/05/23	SHADOWBROOK LLC	790 SOUTHLAND RD	21835023	4641			\$1,111.01	\$1,663.89						
2023-00004299	12/05/23	SHADOWBROOK LLC	772 SOUTHLAND RD	21835024	5835			\$1,111.01	\$1,663.89						
2023-00005090	12/05/23	TH VIDA & DAWN LLC	748 SOUTHLAND RD	21835025	4641			\$1,111.01	\$1,663.89			\$16,640.60			
2023-00005091	12/05/23	TH VIDA & DAWN LLC	728 SOUTHLAND RD	21835022	4641			\$1,111.01	\$1,663.89						
2023-00005092	12/05/23	TH VIDA & DAWN LLC	708 SOUTHLAND RD	21835021	5835			\$1,111.01	\$1,663.89						
2023-00005418	12/18/23	TH VIDA & DAWN LLC	660 SOUTHLAND RD	21835028	4641			\$1,111.01	\$1,663.89						
2023-00006421	12/18/23	TH VIDA & DAWN LLC	634 SOUTHLAND RD	21835029	4641			\$1,111.01	\$1,663.89			\$11,099.60	\$27,786.00		
2023-00006422	12/18/23	TH VIDA & DAWN LLC	612 SOUTHLAND RD	21835030	4641			\$1,111.01	\$1,663.89						
2022-00004444	12/31/23	ARMER/NORMAN & ASSO	1014.5 AIRPORT WAY	72090				39,450.00				\$19,450.00	\$19,450.00		
SUBTOTAL \$							\$ -	\$40,598.19	\$31,613.91	\$ -	\$ -	\$ -	\$ 72,173.10	\$ 72,173.10	\$ 72,173.10

Vendor: 3273
Payee: SJ Council of Government

Check No: 423680
Check Date: 07/18/2024

DATE	INVOICE NO.	DESCRIPTION	NET AMOUNT
06/30/2024	HAB12/23Amended	October 1 - December 31, 2023 Habitat Fees(Amended)	19,450.00

RECEIVED
JUL 23 2024
San Joaquin
Council of Governments

Total: \$19,450.00

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: 423680

Date	Amount
07/18/2024	\$19,450.00

Void after 90 Days

PAY Nineteen Thousand Four Hundred Fifty and 00/100 Dollars

TO THE ORDER OF SJ Council of Government
555 E. Weber Avenue
STOCKTON, CA 95202

Sherry Norcross

SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

⑈ 4 23680 ⑈ ⑆ 1 2 1 0 4 288 2 ⑆ 66668 ⑈ 5 2840 ⑈

City of Manteca
 Recap of Habitat Conservation Fees
 Collected via Building Fees
 For the Quarter Ending September 30, 2024

City's #	Date	Name	Address	Parcel #	Sq Ft	Acres	Fees Collected				Daily Total	Monthly Total	Quarterly Total
							"A" (38-00) No Pay Zone	"B" (38-01) Pay Zone A	"C" (38-02) Pay Zone B	"D" (38-03) Pay Zone B			
2024-0002810	07/29/24	TH VIDA & DAWN	1062 KESTREL ST	2183024	2942		\$1,028.96	\$1,541.03					
2024-0003211	07/29/24	SHADOWBROOK LLC	1046 KESTREL ST	2183023	3406		\$1,028.96	\$1,541.03					
2024-0003213	07/29/24	TH VIDA & DAWN	1028 KESTREL ST	2183022	3353		\$1,028.96	\$1,541.03					
2024-0003219	07/29/24	TH VIDA & DAWN	1079 KESTREL ST	2183021	3353		\$1,028.96	\$1,541.03					
2024-0003220	07/29/24	SHADOWBROOK LLC	1053 KESTREL ST	2183020	2977		\$1,028.96	\$1,541.03					
2024-0003264	08/12/24	TH VIDA & DAWN	1196 CRESCENT AVE	2183031	2266		\$1,028.96	\$1,541.03				\$12,849.91	
2024-0003265	08/12/24	SHADOWBROOK LLC	1186 CRESCENT AVE	2183033	2266		\$1,028.96	\$1,541.03					
2024-0003270	08/12/24	TH VIDA & DAWN	1192 CRESCENT AVE	2183032	2048		\$1,028.96	\$1,541.03					
2024-0003287	08/12/24	SHADOWBROOK LLC	1278 CRESCENT AVE	2183034	2053		\$1,028.96	\$1,541.03					
2024-0003455	08/12/24	TH VIDA & DAWN	1095 HEATHWIDGE ST	2183030	2448		\$1,028.96	\$1,541.03					
2024-0003457	08/12/24	SHADOWBROOK LLC	1187 MARCELINE DR	2183021	2266		\$1,028.96	\$1,541.03				\$15,419.96	
2024-0003458	08/12/24	TH VIDA & DAWN	1181 MARCELINE DR	2183002	2440		\$1,028.96	\$1,541.03					
2024-0003459	08/12/24	TH VIDA & DAWN	1184 MARCELINE DR	2183046	2488		\$1,028.96	\$1,541.03					
2024-0003461	08/12/24	TH VIDA & DAWN	1186 CRESCENT AVE	2183004	3353		\$1,028.96	\$1,541.03					
2024-0003462	08/12/24	TH VIDA & DAWN	1185 CRESCENT AVE	2183005	3353		\$1,028.96	\$1,541.03					
2024-0003463	08/12/24	TH VIDA & DAWN	1184 CRESCENT AVE	2183006	2977		\$1,028.96	\$1,541.03				\$15,419.94	
2024-0003464	08/12/24	TH VIDA & DAWN	1183 CRESCENT AVE	2183007	3353		\$1,028.96	\$1,541.03					
2024-0003465	08/12/24	TH VIDA & DAWN	1182 CRESCENT AVE	2183008	3353		\$1,028.96	\$1,541.03					
2024-0003466	08/12/24	TH VIDA & DAWN	1181 CRESCENT AVE	2183009	2977		\$1,028.96	\$1,541.03					
2024-0003467	08/12/24	TH VIDA & DAWN	1180 CRESCENT AVE	2183010	2448		\$1,028.96	\$1,541.03				\$11,019.98	\$46,159.83
2024-0003468	08/12/24	TH VIDA & DAWN	1179 CRESCENT AVE	2183011	2448		\$1,028.96	\$1,541.03					
2024-0003469	08/12/24	TH VIDA & DAWN	1178 CRESCENT AVE	2183012	3345		\$1,028.96	\$1,541.03					
2024-0003470	08/12/24	TH VIDA & DAWN	1177 CRESCENT AVE	2183013	3345		\$1,028.96	\$1,541.03					
2024-0003471	08/12/24	TH VIDA & DAWN	1176 CRESCENT AVE	2183014	3345		\$1,028.96	\$1,541.03					
2024-0003472	08/12/24	TH VIDA & DAWN	1175 CRESCENT AVE	2183015	3345		\$1,028.96	\$1,541.03					
2024-0003473	08/12/24	TH VIDA & DAWN	1174 CRESCENT AVE	2183016	3345		\$1,028.96	\$1,541.03					
2024-0003474	08/12/24	TH VIDA & DAWN	1173 CRESCENT AVE	2183017	4074		\$1,028.96	\$1,541.03					
2024-0003475	08/12/24	TH VIDA & DAWN	1172 CRESCENT AVE	2183018	4074		\$1,028.96	\$1,541.03					
2024-0003476	08/12/24	TH VIDA & DAWN	1171 CRESCENT AVE	2183019	4074		\$1,028.96	\$1,541.03					
2024-0003477	08/12/24	TH VIDA & DAWN	1170 CRESCENT AVE	2183020	3406		\$1,028.96	\$1,541.03					
2024-0003478	08/12/24	TH VIDA & DAWN	1169 CRESCENT AVE	2183021	2440		\$1,028.96	\$1,541.03					
2024-0003479	08/12/24	TH VIDA & DAWN	1168 MARCELINE DR	2183048	2266		\$1,028.96	\$1,541.03				\$7,200.77	\$81,259.61
2024-0003480	08/12/24	TH VIDA & DAWN	1167 MARCELINE DR	2183049	2266		\$1,028.96	\$1,541.03				\$81,259.61	\$81,259.61
SUBTOTAL \$								\$49,241.30				\$81,259.61	\$81,259.61

Vendor: 3273
Payee: SJ Council of Government

Check No: 426246
Check Date: 10/16/2024

DATE	INVOICE NO.	DESCRIPTION	NET AMOUNT
09/30/2024	HAB 07/24-09/24	July 1 - September 30, 2024 Habitat Fees	82,239.68

Total: \$82,239.68

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: 426246

Date: 10/16/2024

Amount: \$82,239.68

Void after 90 Days

PAY Eighty-Two Thousand Two Hundred Thirty-Nine and 68/100 Dollars

TO THE ORDER OF SJ Council of Government
555 E. Weber Avenue
STOCKTON, CA 95202

Shirley Ramirez

Form 695-BP (left margin)
JOB NO. 9/2/24 (right margin)

SIGNATURE HAS A COLORED BACKGROUND - BORDER CONTAINS MICROPRINTING

⑈426246⑈ ⑆121042682⑆ 66666⑈52840⑈

Vendor: 3273
 Payee: SJ Council of Government

Check No: 430421
 Check Date: 03/27/2025

DATE	INVOICE NO.	DESCRIPTION	NET AMOUNT
12/31/2024	HAB 10/24-12/24	October 1 - December 31, 2024 Habitat Fees	37,322.94
			
			Total: \$37,322.94

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: 430421

Date
03/27/2025

Amount
\$37,322.94

Void after 90 Days

PAY Thirty-Seven Thousand Three Hundred Twenty-Two and 94/100 Dollars

TO THE ORDER OF
 SJ Council of Government
 555 E. Weber Avenue
 STOCKTON, CA 95202



SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

⑈ 4 3 0 4 2 1 ⑈ ⑆ 2 1 0 4 2 8 8 2 ⑆ 6 6 6 6 6 ⑈ 5 2 8 4 0 ⑈

ATTACHMENT DD

CITY OF RIPON QUARTERLY REPORTS

VENDOR NUMBER		VENDOR NAME			CITY OF RIPON RIPON, CA		
24411		SJ COG			75828		
INVOICE #	CODE	DATE	REFERENCE	INVOICE AMOUNT	DISCOUNT	AMOUNT PAID	
093024		9/30/2024	Habitat Conservation Fees - July thru Sept. 2024	116,647.44		116,647.44	

RECEIVED
OCT 16 2024
San Joaquin
Council of Governments

Detach and Retain This Statement. The attached check is in payment of the items described above.
(D = Debit memo, C = Credit memo)

10/10/2024	\$116,647.44	\$116,647.44
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CITY OF RIPON
259 NORTH WILMA
RIPON, CA 95368
(209) 598-2108

WARNING
DO NOT CASH THIS CHECK UNLESS YOU CAN
SEE "VERIFY FIRST" BLUE WATERMARK. HOLD UP
TO LIGHT TO SEE "SAFE" AND "VERIFY FIRST"

RIPON OFFICE
BANK OF STOCKTON
234 W. MAIN STREET
RIPON, CA 95368
90-103(1211)

CHECK DATE: 10/10/2024 PAY EXACTLY: \$**116,647.44**

PAY ***One Hundred Sixteen Thousand Six Hundred Forty-Seven and 44/100 Dollars***

TO THE ORDER OF: SJ COG
HABITAT CONSERVATION PLAN
355 E. WEBER AVE.
STOCKTON CA 95202

CITY OF RIPON - GENERAL FUND


075828 12101037 3126664401*

ATTACHMENT EE

CITY OF TRACY QUARTERLY REPORTS

ATTACHMENT FF

CITY OF LATHROP QUARTERLY REPORTS

ATTACHMENT GG

CITY OF ESCALON QUARTERLY REPORTS

