



SJCOG, Inc.

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San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)

Christina Fugazi
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Member Agencies
CITIES OF
ESCALON,
LATHROP,
LODI,
MANTECA,
MOUNTAIN HOUSE,
RIPON,
STOCKTON,
TRACY,
AND
THE COUNTY OF SAN
JOAQUIN

2026 Updated Habitat Fees*

Habitat Type	Fee Per Acre
Multi-Purpose Open Space	\$8,935
Natural	\$17,868
Agriculture	\$17,868
Vernal Pool - uplands	\$72,662
Vernal Pool - wetted	\$183,894

* Effective January 1, 2026 – December 31, 2026

2024 Endowment Fees with In-lieu Land**

Type of Preserve	Enhancement Cost/acre	Land Management Cost/acre	TOTAL PER ACRE ENDOWMENT
Agricultural Habitat Lands	\$6,185.00	\$627.00	\$6,812.00
Natural Lands	\$6,185.00	\$627.00	\$6,812.00
Vernal Pool Habitat			
<i>Vernal Pool Grasslands</i>	\$15,764.00	\$1,424.00	\$16,862.53
<i>Vernal Pool Wetted</i>	\$127,980.00	\$1,395.00	\$124,976.14

** Effective January 1, 2026 – December 31, 2026 in lieu of fees to be used as the endowment for the dedicated land preserves (Category B + C) based on impacted acres.

VELB Mitigation

A special fee category shall apply when removal of the Valley Elderberry Long-horned Beetle (VELB) habitat of elderberry shrubs occurs. The fee shall be paid to SJCOG, Inc. or a VELB mitigation bank approved by the Permitting Agencies. The current fee, as established in the VELB Conservation Fund Account managed by the Center for Natural Lands Management, and approved by the USFWS, is \$1,800 per VELB Unit (one unit= one stem over 1" in diameter at ground level which is removed). Fees shall be established by the JPA during preconstruction surveys (i.e., counts of stems to be removed with and without exit holes shall be completed during preconstruction surveys) and shall be paid to the JPA prior to ground disturbance or stem removal, whichever comes first.