ATTACHMENT A

8/2023
SJCOG, Inc.

STAFF REPORT

SUBJECT: 2024 SJMSCP Development Fee Annual Adjustment

RECOMMENDED ACTION: Motion 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).

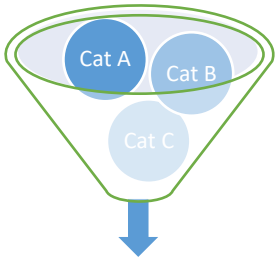

Table 1 – HTAC Financial Subcommittee Members:

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	*2023 Fee - Adopted*	**Difference**	**Percent Change**
Agricultural/Natural	**$17,833**	*$19,255*	**$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)
	$34,958 (upland)	$35,143 (upland)	$40,565 (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%*	***-9.3%***	*8.4%*	***-11.6%***	*4.6%*	*9.4%*	*7.2%*	*14.2%*	*8.9%*	***-30.9%***	***-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, the HTAC, Executive Committee, and staff 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: *Recommended Approval to SJCOG, Inc. Board*

- Management and Finance: *Information*
- Executive Committee: *Recommended Approval to SJCOG, Inc. Board*
- SJCOG, Inc. Board: Action Required

Prepared by: Steven Mayo, Program Manager

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

DRAFT MATERIAL ONLY

Attachment 1 - SJMSCP Comparable Land Sales

Table A. *Central Zone Properties*

Analysis Date - June/August 2023

Address	APN	Zone	Sale Date	Price	Acres	Price/Acre	Hab Type	Appreciated Price	Appreciated Price/Acre
PRIOR ORT Prop 4	*27251 N Lower Sacramento Rd, Galt, CA*	*005-020-01*	*Central*	*7/8/2021*	*$794,500.00*	*97.08*	*$9,123.79*	*CM / R*	*$798,181.50*	*$8,221.71*
PRIOR ORT Prop 106	34235 Manthey Rd, French Camp, CA	139-230-01	Central	7/8/2021	$750,000.00	48.45	$15,467.11	CM	$725,250.00	$14,966.69
PRIOR ORT Prop 2	26382 Nowell Rd, Thornton, CA	001-290-02	Central	7/13/2021	$1,350,000.00	74.50	$18,120.81	CM	$1,305,450.00	$17,522.82
PRIOR ORT Prop 152	34350 S Chrisman Rd, Tracy, CA	259-260-14	CentSW	7/27/2021	$1,064,000.00	59.10	$18,003.38	CM	$1,028,888.00	$17,409.27
PRIOR ORT Prop 121	12800 Lammers Rd, Tracy, CA	212-090-01	CentSW	9/2/2021	$2,117,500.00	96.25	$22,000.00	CM	$2,059,975.00	$21,340.00
PRIOR ORT Prop 116	17529 W Grant Line Rd, Tracy, CA	209-140-02	CentSW	9/17/2021	$7,000,000.00	157.60	$44,416.24	CM	$6,730,000.00	$43,083.76
PRIOR ORT Prop 143	32989 Chrisman Rd, Tracy, CA	253-190-11	CentSW	9/24/2021	$2,036,500.00	61.70	$33,006.48	CM	$1,975,405.00	$32,016.29
PRIOR ORT Prop 122	18581 Bacchetti Rd, Tracy, CA	212-110-09	Cent	10/25/2021	$3,187,500.00	138.58	$23,001.15	CM	$3,096,656.25	$22,345.62
PRIOR ORT Prop 126	15985 Brennan Rd, Escalon, CA	229-050-08	Cent	11/17/2021	$1,200,000.00	40.00	$30,000.00	CM	$1,167,600.00	$29,190.00
PRIOR ORT Prop 82-83	15811 Mariposa Rd, Stockton, CA	183-090-02 / 183-100-11	Cent	11/3/2021	$3,150,000.00	132.63	$23,750.28	CM	$3,064,350.00	$23,109.09
PRIOR ORT Prop 89	22700 Gawne Rd, Stockton, CA	187-080-09	Cent	12/20/2021	$1,600,000.00	80.09	$19,977.53	CM	$1,559,200.00	$19,468.10
PRIOR ORT Prop 88	22700 Gawne Rd, Stockton, CA	187-080-08	Cent	12/30/2021	$1,600,000.00	80.09	$19,977.53	CM	$1,559,200.00	$19,468.10
PRIOR ORT Prop 120	192000 Lammers Rd, Tracy, CA	212-020-16	CentSW	2/7/2022	$1,900,000.00	52.18	$36,412.42	CM	$1,857,250.00	$35,593.14
PRIOR ORT Prop 84	2658 Drais Rd, Stockton, CA	183-290-14	Cent	2/23/2022	$1,200,000.00	120.00	$10,000.00	CM	$1,173,000.00	$9,775.00
PRIOR ORT Prop 157	30500 Koster Rd, Tracy, CA	255-270-16	CentSW	3/24/2022	$5,607,500.00	266.84	$21,014.47	CM	$5,483,742.50	$20,579.16
PRIOR ORT Prop 166	27272 Manteca Rd, Manteca, CA	257-160-01	Cent	4/15/2022	$2,000,000.00	76.97	$25,984.15	CM	$1,961,000.00	$25,477.46
PRIOR ORT Prop 19	*24774 Hwy 12 Rd, Clements, CA*	*023-110-11*	*Cent*	*5/3/2022*	*$599,000.00*	*158.25*	*$3,785.15*	*CM*	*$588,118.00*	*$3,717.02*
PRIOR ORT Prop 4 B	26563 E Hwy 4, Farmington	187-300-15	Cent	5/24/2022	$2,054,500.00	86.81	$23,666.63	CM	$2,017,519.00	$23,240.63
CTT Prop 27	20167 Brandt Rd, Lodi, CA	023-060-07	Cent	7/16/2021	$1,400,000.00	79.39	$17,634.46	G	$1,353,800.00	$17,052.53
CTT Prop 152	15912 Brennan Rd Escalon, CA	229-070-01 & 04	Cent	10/29/2021	$1,500,000.00	57.80	$25,951.56	CM	$1,457,250.00	$25,211.94
CTT Prop 144	3102 W Berry Ave Tracy, CA	213-270-18	Cent	12/6/2021	$1,123,000.00	86.47	$12,987.16	CM	$1,094,363.50	$12,655.99
CTT Prop 81	6900 Bobley Rd Stockton, CA	185-120-12	Cent	12/30/2021	$373,000.00	110.84	$3,365.21	CM	$363,488.50	$3,279.40
CTT Prop 82	Mobley Rd Stockotn, CA	183-070-32	Cent	12/30/2021	$231,855.00	107.26	$2,161.62	CM	$225,942.70	$2,106.50
CTT Prop 145	3961 W Berry Ave Tracy, CA	213-270-23	Cent	1/20/2022	$9,231,000.00	157.75	$58,501.81	CM	$9,009,456.00	$57,097.76
CTT Prop 141	*6103 Delta Ave Tracy, CA*	*213-100-28*	*Cent*	*6/9/2022*	*$305,500.00*	*46.57*	*$6,560.02*	*CM*	*$300,459.25*	*$6,451.78*
CTT Prop 28	19278 McIntire Rd Clements, CA	023-120-04	Cent	9/13/2022	$725,000.00	41.48	$17,478.30	CM/G	$715,212.50	$17,242.35
CTT Prop 174	27680 Chrisman Rd Tracy, CA	252-080-02 & 03 & 04	Cent	10/17/2022	$6,645,000.00	88.60	$75,000.00	CM	$6,545,260.00	$74,100.00
CTT Prop 126	14509 Campbell Rd Escalon, CA	207-320-12 & 21	Cent	11/10/2022	$5,397,273.00	185.71	$30,293.75	CM	$5,314,301.63	$31,354.67
CTT Prop 84	26563 Highway 4 Farmington, CA	187-300-08 & 15	Cent	12/22/2022	$1,917,500.00	90.81	$21,115.52	CM	$1,900,242.50	$20,925.48
CTT Prop 158	29236 Kasson Rd Tracy, CA	241-380-04	Cent	1,5/2023	$10,500,000.00	574.65	$18,271.99	CM/G/R	$10,421,250.00	$18,134.95
CTT Prop 16-17	*7300 Woodbridge Rd Acampo, CA*	*017-100-24 /017-110-07*	*Cent*	*1/5/2023*	*$2,500,000.00*	*323.06*	*$7,738.50*	*CM/R*	*$2,481,250.00*	*$7,680.46*
CTT Prop 35	15620 Jack Tone Rd Lodi, CA	053-040-04 & 13 & 14	Cent	1/31/2023	$2,633,000.00	159.10	$16,549.34	CM	$2,613,252.50	$16,425.22
CTT Prop 10	19050 Liberty Rd Galt, CA	007-220-10	Cent	2/1/2023	$1,800,000.00	126.58	$14,220.26	CM	$1,789,200.00	$14,134.93
CTT Prop 41	3738 Live Oak Rd Lodi, CA	069-100-24	Cent	2/2/2023	$1,846,000.00	154.39	$11,963.69	CM	$1,836,912.00	$11,897.67
CTT Prop 21	17071 Brandt Rd Lodi, CA	019-140-10	Cent	2/10/2023	$970,000.00	40.00	$24,250.00	G	$964,180.00	$24,104.50
CTT Prop 136	20444 Lammers Rd Tracy, CA	212-030-05	CentSW	4/3/2023	$2,075,000.00	56.61	$36,771.07	CM	$2,018,925.00	$35,663.75
CTT Prop 25 B	*18565 S Tracy Blvd Tracy, CA*	*212-100-21*	*CentSW*	*5/23/2023*	*$1,384,000.00*	*106.43*	*$13,003.85*	*CM*	*$1,381,924.00*	*$12,984.35*
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	**SJOG, Inc. Preserves*			**TOTAL**	**$92,320,128.00**	**4410.70**	**$20,930.95**		**$90,608,755.33**	**$20,542.83**

Table B. *Delta Properties*

Address	APN	Zone	Sale Date	Price	Acres	Price/Acre	Hab Type	Appreciated Price	Appreciated Price/Acre
PRIOR ORT Prop 91	*14950 Grims Rd, Tracy, CA*	*189-050-12*	*Delta*	*10/28/2021*	*$4,800,000.00*	*301.50*	*$15,920.40*	*CM*	*$5,404,960.00*	*$17,926.90*
PRIOR ORT Prop 99-101	*13300 Crocker Rd, Stockton, CA*	*191-090-06 07 / 191-100-05*	*Delta*	*10/29/2021*	*$7,445,000.00*	*365.05*	*$20,394.47*	*CM*	*$8,383,318.17*	*$22,964.85*
PRIOR ORT Prop 23-24	*8000 Cotta Rd. Lodi, CA*	*025-100-05 06*	*Delta*	*12/30/2021*	*$10,045,500.00*	*590.90*	*$17,000.34*	*CM*	*$11,178,297.55*	*$18,917.41*
PRIOR ORT Prop 1	*26002 Blossom Rd. Thornton, CA*	*001-180-08*	*Delta*	*2/25/2022*	*$2,000,000.00*	*115.00*	*$17,391.30*	*CM*	*$2,199,000.00*	*$19,121.74*
PRIOR ORT Prop 96-97	*13224 Finck Rd, Tracy, CA*	*189-260-15 18*	*Delta*	*3/24/2022*	*$6,106,000.00*	*214.01*	*$28,531.38*	*CM*	*$6,673,043.87*	*$31,180.99*
CTT Prop 68	8744 Roberts Rd Stockton, CA	162-100-03	Delta	12/16/2021	$3,620,000.00	167.56	$21,604.20	CM	$4,028,215.33	$24,040.44
CTT Prop 67	3992 Howard Rd Stockton, CA	162-090-03	Delta	3/22/2022	$4,000,000.00	169.92	$23,540.49	CM	$4,371,466.67	$25,726.62
CTT Prop 13-14 B	*7901 Cotta Rd Lodi, CA*	*025-090-03 05 06/025-110-01 06*	*Delta*	*5/31/2023*	*$3,459,000.00*	*428.00*	*$8,081.78*	*CM*	*$3,481,944.70*	*$8,135.38*
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			TOTAL		**$41,475,500.00**	**2351.94**	**$17,634.58**		**$45,720,246.28**	**$19,439.38**

Table C. *Southwest Zone Properties* (INFO ONLY)

NOT USED

Address	APN	Zone	Sale Date	Price	Acres	Price/Acre	Hab Type	Appreciated Price	Appreciated Price/Acre
PRIOR ORT Prop 178-179	15170 Corral Hollow Rd, Tracy, CA	263-200-12 13	SW	3/4/2022	$585,000.00	320	$1,828.13	BCN / G	$639,327.00	$1,997.90
PRIOR ORT Prop 153	I-580/Chrisman Rd, Tracy, CA	253-270-29	SW	4/26/2022	$215,000.00	215.03	$999.86	G	$233,540.17	$1,086.08
CTT Prop 173+	14540 Corral Hollow Rd Tracy, CA	251-330-27 et al	SW	10/22/2021	$11,687,000.00	6000	*$1,947.83*	BCN/G	*$13,159,951.57*	$2,193.33
CTT Prop 209-211	17149 Corral Hollow Rd Tracy, CA	263-200-26 & 27 & 28	SW	6/29/2022	$585,000.00	640	*$914.06*	BCN/G	*$627,685.50*	$980.76
CTT Prop 169-172	28501 Hansen Rd Tracy, CA	251-320-07 &10 &11 & 14	SW	11/9/2022	$5,186,500.00	1415	*$3,665.37*	G	*$5,417,326.48*	$3,828.57
CTT Prop 127	19455 Patterson Pass Rd Tracy, CA	209-100-29	SW	4/13/2023	$50,500.00	160	*$315.63*	G	*$51,169.97*	$319.81
CTT Prop 19-21 B	35920 S Chrisman Rd Tracy, CA	267-290-01 02 09	SW	6/16/2023	$83,000.00	597	*$139.03*	BCN/G	*$83,000.00*	$139.03
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			TOTAL		**$18,392,000.00**	**9347.03**	**$1,967.68**		**$20,222,000.68**	**$2,163.47**

10 comparables required for Study

Attachment 2 – SJMSCP Cost and Fee Analysis 2024 Update

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 linl

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.

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 Effectivement 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 fFive-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

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

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).

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.

	Category A	Category B	Category C		
2024 Fees - Proposed	**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**
	Category A	**Category B**	**Category C**		
2023 Fees - Adopted	**Acquisition**	**Assessment & Enhancement**	**Monitoring, Management & Administration, & Post-permit Endowment**	**Total**	**Total Rounded**
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%

TABLE A.1

2020 Five-Year Economic Analysis and Fee Update

SJMSCP Fee Update - 2023 (for 2024 SJMSCP 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 × b	**$11,299**	**$10,691**	**$1,000**

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

TABLE A.2
2020 Five-Year Economic Analysis and Fee Update
SJMSCP Fee Update - 2023 (for 2024 SJMSCP Development Fee Cycle)
Per Acre Acquisition Cost by Preserve/Habitat Type (2023 dollars)

Preserve/Habitat Type		SJMSCP Zone			Total Weighted Acquisition Cost	Transaction Costs [5]	Total Land Acquisition Costs Per Acre
		Central Zone	Primary Zone of the Delta	Southwest Zone			
		A	B	C	A + B + C = D	D × 5% = E	D + E
Easement cost by zone [1]	d	$11,299	$10,691	$1,000			
Agricultural Lands							
Percent in zone [2]	e	98%	2%	0%			
Weighted costs [3]	d × 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 × 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.

TABLE A.3
2020 Five-Year Economic Analysis and Fee Update
SJMSCP Fee Update - 2023 (for 2024 SJMSCP 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., SJMSCP 2022 Annual Report, and Hausrath Economics Group.

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

Habitat Type	Preserve Land Acquisition
Costs associated with non-vernal pool natural/agricultural lands conversio	$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 Fee[1]	**$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 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.

TABLE B.1

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

SJMSCP 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[1]	Acres Benefiting from Enhancements	Hedgerow or Other Linear Habitat Feature (acres)[2]	Enhancement Cost per Acre[3]	Total Enhancement Cost	Enhancement Cost per Preserve Acre
	1	2	3	4	5	6	7
Agricultural Habitat Lands[4]	**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	2,725	33%	908		$98,873	$89,809,482	
Submerged aquatic in the Delt	10	100%	10		$68,629	$686,292	
Subtotal	*18,530*		*6,183*		*$41,437*	*$256,218,361*	
Other natural lands[5]	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**		**14,309**			**$507,151,930**	
Total	**100,842**		**20,103**			**$571,240,178**	

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

2. Unlike most other habitat types, agricultural lands are enhanced by treating linear features that run along the edge of or through fields--features such as roads or drainage ditches. In these cases, the land area of direct enhancement activity is substantially less than that area benefiting from the enhancement. This has the advantage of minimizing impacts to agricultural land production. Installing pollinator hedgerows at the edges of fields and grassland borders along irrigation and drainage ditches, and planting nest trees and associated shrubs and grasses, are enhancements used in the cost analysis to represent the range of types of agricultural land enhancements outlined in the SJMSCP. In addition to benefits to species, these linear features offer benefits of preventing soil erosion and reducing costs for weed control and linear water conveyance infrastructure maintenance. They also enhance the entire field they are associated with, meeting the 10 percent enhancement criterion while also minimizing loss of productive agricultural land. The enhancement cost estimate for agricultural lands is therefore based on the acres of hedgerow or other linear feature multiplied by the cost per acre to install hedgerows and similar linear features.

3. The enhancement cost applies to the acres where construction and/or installation actually takes place. In the case of hedgerows or other linear features, this is only the relatively small area of activity, not the total area that is thereby enhanced. Enhancement cost includes costs for materials, construction labor, and equipment. In addition to the installation activity, the cost per enhanced acre also includes a cost for project oversight and contract adminstration and three years of maintenance and monitoring. For vernal pool wetted restoration, the cost includes 5 monitoring years during a 10 year post-restoration monitoring period.

4. For agricultural habitat lands, a SJMSCP describes a broad range of enhancement activities and a generalized target of 10 percent enhancement; providing benefits to species without substantially reducing the amount of agricultural land in production. This can be achieved by implementing the linear features described in footnote 2. Pollinator hedgerows or similar linear features enhance the entire field that they are associated with, thereby counting toward the 10 percent enhancement criteria while taking substantially less land out of production.

5. Estimated based on the weighted average cost for all other non-vernal pool natural lands.

Sources: Table A.1, SJCOG, Inc., ICF, and Hausrath Economics Group

TABLE B.2
2020 Five-Year Economic Analysis and Fee Update
SJMSCP Fee Update - 2023 (for 2024 SJMSCP 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 permi
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 t	**$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: SJCOG, Inc., SJMSCP 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

			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	
Preserves by Habitat Type	**Acres Remaining to be Acquired[1]**	**Percent of Total**	**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.

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 conver	$169,120	$1,691,126	$1,193,393	$378,785,955	**$381,839,594**		
Natural (non vernal pool)/Agricultural land conversion (acres), remainir	46,245.39	46,245.39	46,245.39	46,245.39	46,245.39		
Multi-purpose open space conversion (acres), remaining[1]	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 Fe	**$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.

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

Habitat Type	Remainder of Permit Term	Post permit	Total	Post Permit % of Total Fee
Costs associated with non-vernal pool natural/agricultural lands conversion	$38,737,435	$6,809,704	**$45,547,139**	
Non-vernal pool Natural/Agricultural land conversion (acres), remaining	49,654.31	49,654.31	49,654.31	
Multi-purpose open space conversion (acres), remaining[1]	34,494.82	34,494.82	34,494.82	
Multiplier for natural/agricultural land conversion	1	1	1	
Multiplier for multi-purpose open space conversion[1]	0.5	0.5	0.5	
Monitoring & Administration Component of Natural (non-vernal pool)/Agricultural Lands Fee	**$579**	**$102**	**$681**	15%
Monitoring & Administration Component of Multi-Purpose Open Space Fe	**$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 2022 Annual Report, ICF, Urban Economics, and Hausrath Economics Group.

TABLE 1

2020 Five-Year Economic Analysis and Fee Update

Land Conversion and Preserve Acres by Habitat Type for the 50-year Permit Term

Habitat Type	Land Conversion[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 other categories: All Water Features (W types), Channel islands (I types), tule island and mudflat (I2) marsh, and Diablan sage scrub (S3 types) and all other types of Natural Lands.

TABLE 2.1

2020 Five-Year Economic Analysis and Fee Update

Preserve Acres, Total and Remaining to be Acquired[1]

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	**38,488.30**
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

	SJMSCP Index Zone				
Habitat Type	**Central**	**Delta**	**Southwest**	**Vernal Pool**	**Total**
Agricultural lands	6,327.299	4,347.850			**10,675.149**
Natural lands					
Ditches					
Grasslands	243.250		7,121.280		**7,364.530**
Oak woodlands					
Riparian	44.050				
Submerged aquatic in the Delta					
Other natural lands	30.600				
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

	SJMSCP Index Zone				
Habitat Type	**Central**	**Delta**	**Southwest**	**Vernal Pool**	**Total**
Agricultural Land	6,327.299	4,347.850	-	-	**10,675.149**
Natural Land	389.66	-	7,121.280	24.585	**7,535.525**
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, SJMSCP Table 1-1 and Table 4.2-2; SJCOG, Inc., 2022 Annual Report Table 4

SJCOG, Inc.

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

2024 Updated Habitat Fees*

Habitat Type	Fee Per Acre
Multi-Purpose Open Space	$8,918
Natural	$17,833
Agriculture	$17,833
Vernal Pool - uplands	$69,408
Vernal Pool - wetted	$177,724

* Effective January 1, 2024 – December 31, 2024

2024 Endowment Fees with In-lieu Land**

Type of Preserve	*Enhancement Cost/acre*	*Land Management Cost/acre*	TOTAL PER ACRE ENDOWMENT
Agricultural Habitat Lands	$6,038.00	$792.15	$6,830.15
Natural Lands	$6,038.00	$792.15	$6,830.15
Vernal Pool Habitat			
Vernal Pool Grasslands	$14,906.00	$1,956.53	$16,862.53
Vernal Pool Wetted	$123,058.00	$1,918.14	$124,976.14

** Effective January 1, 2024 – December 31, 2024 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 Beatle (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.