

INFORMATION PACKET

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



SJCOG, Inc.
555 E. Weber Avenue
Stockton, CA 95202
(209) 235-0600
(209) 235-0483 FAX





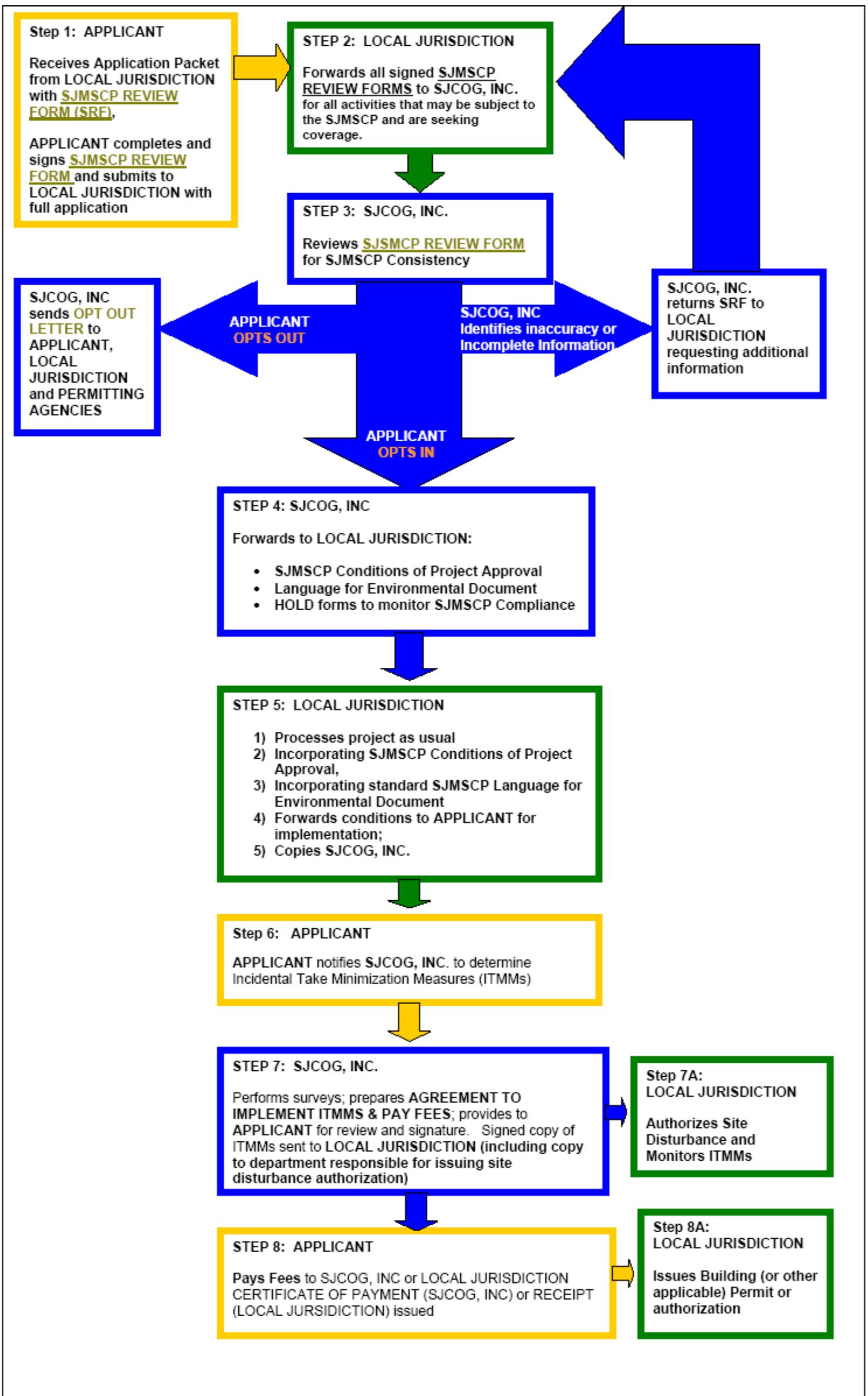
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Summary

The San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) is a master plan with the key purpose of balancing the need to conserve open space for wildlife and converting open space to accommodate a growing population while minimizing costs to project proponents and society at large. SJMSCP is administered by SJCOG, Inc. a non-profit corporation established by San Joaquin County and the cities of Escalon, Lathrop, Lodi, Manteca, Ripon, Stockton and Tracy.





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SJMSCP Applicant Check List

- APPLICANT completes SJMSCP Review Form (SRF) and submits signed SRF to LOCAL JURISDICTION, if applicable

- LOCAL JURISDICTION attaches JURISDICTION'S Project Referral Notice to SJMSCP Review Form and forwards SRF to SJCOG, Inc. with site plans and maps provided by APPLICANT. SRF is forwarded to SJCOG, INC. when project requires SJCOG, Inc. review whether APPLICANT opts in or opts out of the SJMSCP.¹

- SJCOG, INC. provides LOCAL JURISDICTION/APPLICANT with SJMSCP RESPONSE to LOCAL JURISDICTION (RTLJ). SJCOG, INC. also forwards HOLD notices to affected departments to restrict issuance of grading, building or other permits or entitlements until SJMSCP compliance measures are met for those projects where the APPLICANT opts for SJMSCP Coverage.

- Prior to ground disturbance, arrange with SJCOG Inc. for a biologist to conduct a pre-construction survey on the property.
 - The biologist will conduct a survey and issue the Incidental Take Minimization Measures (ITMM). The project APPLICANT should read and understand all measures of the ITMM's. The APPLICANT will need to sign and adhere to the ITMM's as stated in the document.
 - Changes to the ITMM's must be issued through the Habitat Technical Advisory Committee and the SJCOG, Inc. Board, with concurrence of the Permitting Agencies

- APPLICANT provides SJCOG, Inc. (and LOCAL JURISDICTION) with signed Agreement to Implement Incidental Take Minimization Measures (after contact with SJCOG, Inc. per conditions of project approval - previous step) for SJCOG, Inc. to "Officially Issue" with required measures and mitigation requirements. LOCAL JURISDICTION monitors implementation of ITMMs.

- APPLICANT must provide applicable SJMSCP mitigation (Fees, land, bond/letter of credit) to SJCOG, INC. or LOCAL JURISDICTION per conditions of project approval (previous step).
 - If APPLICANT provides SJCOG, Inc. with bond or letter of credit prior to ground disturbance in lieu of SJMSCP Fees,
 - APPLICANT (and to LOCAL JURISDICTION) is provided by SJCOG, Inc. a Receipt for the bond/letter of credit for ground disturbance to commence with mitigation due at date certain within six (6) months or at issuance of Building Permit.
 - Fees paid for mitigation of a project cannot be refunded.

¹ **AND...for Prior Agreement Projects Only, include:**

- Copy of Biological Resources Analysis identifying approved mitigation measures for the project from approved or certified environmental document
- File-Stamped/Dated Copy of Notice of Determination or Completion approving environmental analysis



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SJMSCP REVIEW FORM (SRF) INSTRUCTIONS - Page 1 of 2

SJMSCP APPLICATION/REVIEW FORM.

This SJMSCP Application/Review Form (reverse side) should be completed (see reverse side) and submitted for all activities that **are or may be** subject to the SJMSCP-**whether the Applicant is or is not seeking coverage under the SJMSCP.**

- All activities that ARE required to pay a SJMSCP fee (as identified on the SJMSCP Compensation Zone Maps), or that MAY have a potential to impact biological resources (e.g., ground disturbance, vegetation removal) must complete this SJMSCP Review Form and submit to SJCOC, Inc.
- Only activities (including those which are not required to pay a SJMSCP Fee) need not complete the form **if**:
 - NO potential to impact biological resources
 - NO ground disturbance or vegetation removal activity will occur outside of existing structures, project footprint or pavement areas that pre-dated the SJMSCP or already are in compliance with the SJMSCP

WHAT IS THE SJMSCP?

The San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) provides coverage for impacts to biological resources pursuant to the California Environmental Quality Act (CEQA), the California Endangered Species Act (CESA) and Federal Endangered Species Act (FESA) and is approved and authorized by the California Department of Fish and Game and the United States Fish and Wildlife Service. Pursuant to these authorizations, applications submitted to this jurisdiction are forwarded to SJCOC, Inc. for accounting and reporting purposes and to guide those participating in the Plan to comply with the provisions of the SJMSCP.

ARE MY ACTIVITIES SUBJECT TO THE SJMSCP?

Below is a general description of the types of activities subject to the SJMSCP. If subject to the SJMSCP, participation in the SJMSCP is voluntary. For activities that are **or may be** subject to the SJMSCP, **if the Applicant elects to “opt out” of SJMSCP coverage the Applicant shall complete the SJMSCP Review Form** and work with the Local Jurisdiction and the Permitting Agencies (California Department of Fish and Game and the U.S. Fish and Wildlife Service) to establish alternative measures for mitigating impacts to biological resources.

Not Subject to SJMSCP

All activities with **NO** potential to impact biological resources AND **NO** ground disturbance AND which are **NOT** required to pay a SJMSCP Fee as identified on the compensation maps are **not subject to the SJMSCP and the SJMSCP Review Form need not be completed.** These include but are not limited to:

ALCOHOL SALES PERMIT	ELECTRICAL	PLUMBING
BOARDING UP WINDOWS AND DOORS	ELECTRICAL SERVICE CHANGE	GAS LINE
CODE ENFORCEMENT	MISC COMMERCIAL/ RESIDENTIAL	MISCELLANEOUS PLUMBING
HOUSING CODE VIOLATIONS REPAIR PERMIT	PHOTOVOLTAIC SYSTEM	WATER HEATER
MINOR VARIANCE	FIRE	RESIDENTIAL
COMMERCIAL	CHIMNEY LINER	ADDITION/REMODEL (INTERNAL) PERMIT **
AWNING/CANOPY	FIRE ALARM/MONITORING SYSTEM	AWNING/CANOPY
GOVERNMENT BUILDING	FIRE INSERT	AUXILIARY
REMODEL/MECHANICAL	FIRE SPRINKLERS	BUILDING/SHED/STORAGE**
MISCELLANEOUS MECHANICAL	HOOD & DUCT FIRE SUPPRESSION SYSTEM	REROOF PERMIT
OPERATION/REPAIR/MAINTENANCE	FOUNDATION REPAIR PERMIT	STUCCO/SIDING PERMIT
REMODEL PERMIT	FUEL TANKS	SWIMMING POOL SOLAR
REROOF PERMIT	GARAGE/BUILDING CONVERSION	SWIMMING POOL/SPA PERMIT
STORAGE RACKS	HISTORIC PRESERVATION PERMITS	SOLAR HEATING/ROOF TOP
TENANT IMPROVEMENT	HVAC	SIGN PERMIT (ATTACHED TO BUILDING)
DEFERRED SUBMITTAL	OUTDOOR/LANDSCAPING **	STREET NAME PERMIT
DEMOLITION:	IRRIGATION CONTROL	VAPOR RECOVERY SYSTEM
COMMERCIAL/ RESIDENTIAL	OUTDOOR KITCHEN	WINDOW REPLACEMENT
ELEVATION/MASTER PLAN	PATIO/DECK/PATIO	WOOD/GAS STOVE
	COVER/ENCLOSURE	
	RETAINING WALL/FENCE	

** If within existing approved subdivisions

May be Subject to SJMSCP

All activities that **MAY** have the potential to impact a biological resource, or projects required to pay a SJMSCP fee **must complete the Review Form and submit it to SJCOC.** These activities include but are not limited to:

ALL NEW RESIDENTIAL/COMMERCIAL/INDUSTRIAL CONSTRUCTION (i.e.: MULTI UNIT DWELLINGS/MANUFACTURED HOME/HOTEL/MOTEL)	GRADING PERMIT
ALL UNMAPPED/ANNEXATION PROJECTS	INFILL DEVELOPMENT (NEW)
BANK/OUTFALL/DETENTION BASIN CONSTRUCTION/REPAIR	RESIDENTIAL/COMMERCIAL/INDUSTRIAL
BLANKET UTILITY ENCROACHMENT PERMIT	INFRASTRUCTURE IMPROVEMENTS
COMMERCIAL/INDUSTRIAL ADDITIONS	MISC COMMERCIAL (NON BLDG)
ENTITLEMENTS INCLUDING BUT NOT LIMITED TO:	PARKING LOT (NEW/EXPANSION)
CONDITIONAL USE PERMITS	RESIDENTIAL
SUBDIVISION MAP	ACCESSORY BUILDING/STORAGE SHED PERMIT**
SITE DEVELOPMENT/IMPROVEMENTS	DETACHED GARAGE/CARPORT **
TENTATIVE PARCEL MAP	ROAD IMPROVEMENT PROJECT
GOVERNMENT BUILDING NEW /ADDITION	SIGN (STAND ALONE)
GOVERNMENT MISC	TEMPORARY STRUCTURES (ALL)
	TOWER/ANTENNA/MONOPOLE/POWER POLE

** Outside approved subdivisions

All Activities or Projects subject to the SJMSCP that have NOT undergone review by SJCOC, Inc., completed biological assessment, and paid applicable SJMSCP Fees will not receive SJMSCP coverage.



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SJMSCP REVIEW FORM (SRF) – Page 2 of 2

Complete, Sign and Submit with all Applications

Applicant Name: _____

Address: _____

Phone/Fax: _____

E-Mail: _____

Local Jurisdiction or Lead Agency/Permittee (check one):

- Escalon
- Lathrop
- Lodi
- Manteca
- Ripon
- Stockton
- Tracy
- San Joaquin County
- SJCOG
- Caltrans
- SJAFCFA
- SSJID
- SEWD
- EBMUD
- Other: _____

Local Jurisdiction/Lead Agency Contact: _____

Project Title: _____
(per referral notice/advisory agency notice)

Project Description: _____

Current Site Use: _____

Project Location: _____

Assessor Parcel #s: _____

Total Acres: _____ Is an Army Corp. 404 Permit required? Y_____ N_____

A. ALL APPLICANTS, check ONE of the following:

1. I, we, **DECLINE** coverage pursuant to the SJMSCP. I, we, understand that declining coverage pursuant to the SJMSCP will require undertaking negotiations with the Local Jurisdiction and Permitting Agencies to avoid potential significant adverse impacts to biological resources where such impacts may occur. I, we, verify that the information contained in this application is true and correct.
2. I, we, **REQUEST COVERAGE** pursuant to the SJMSCP. I, we, understand that this project may be subject to Habitat Technical Advisory Committee review and approval to gain coverage pursuant to the SJMSCP **and that signing this form constitutes authorization for SJCOG, Inc. representatives to enter the subject property for the purposes of assessing biological resources and compliance with the SJMSCP.** I, we, verify that the information contained in this application is true and correct.

Applicant Signature	Printed Name	Date
Landowner Signature (if different from Applicant)	Printed Name	Date

B. ALL APPLICANTS: Attach the following information (including those opting OUT of the SJMSCP)

- This form, signed
- Location Map(s) and Map(s) or Site Plan(s)

FOR LOCAL JURISDICTION USE ONLY:

LOCAL JURISDICTION: Attach the following information (including those opting OUT of the SJMSCP)

- This form, signed
- Location Map(s) and Map(s) or Site Plan(s)

Prior Agreement Projects Only, include:

- Copy of Biological Resources Analysis identifying approved mitigation measures for the project from approved or certified environmental document
- File-Stamped/Dated Copy of Notice of Determination or Completion approving environmental analysis



Submit to:
SJCOG, Inc.
Attn: Habitat Conservation Planning Division
555 E. Weber Ave.
Stockton, CA 95202-2804
(209) 235-0600 / www.sjco.org

Frequently Asked Questions

How does the SJMSCP apply to Project Applicants within San Joaquin County?

The Plan allows SJMSCP Permittees (SJCOG, Inc., San Joaquin County and the cities of Escalon, Lathrop, Lodi, Manteca, Ripon, Stockton and Tracy) to issue Incidental Take Permits or allows project applicants to mitigate for impacts to SJMSCP Covered Species resulting from Open Space land conversion resulting from covered projects. Once an Incidental Take Permit is issued it allows the project applicant to unintentionally “Take” a threatened or endangered species listed under the Federal and California Endangered Species Act.

What are the Covered Projects?

The SJMSCP covers the following activities within San Joaquin County: urban development, mining, expansion of existing urban boundaries, non-agricultural activities occurring on agriculturally-zoned properties, projects which could affect fisheries or wetlands indirectly which are located within non-jurisdictional waters, transportation projects, school expansions, non-federal flood control projects, new parks and trails, utility installation, maintenance activities, managing preserves, and similar public agency projects.

These activities can be undertaken by both public and private individuals operating in San Joaquin County.

What are the benefits of Participation?

- Fulfills ESA, CESA, NEPA, CEQA requirement
- Provides consistent and predictable mitigation measures
- Guarantees no further mitigation, except for Incidental Take Minimization Measures

required in limited cases

- Provides a streamlined permitting process saving time and planning costs
- Eliminates costs of both biological surveys and pre-construction surveys for Project Proponents
- Allows for off-site mitigation, thereby allowing greater use of project land
- Benefits covered species such as San Joaquin kit fox, Swainson's hawk and California tiger salamander

How Does Coverage Work?

Project applicants have four options to receive Coverage, with approval by SJCOG, Inc.:

1. Pay the appropriate fee. A fee is assessed depending on which of the four habitats the project lies within.
2. Dedicate habitat lands as conservation easement or fee title.
3. Purchase mitigation bank credits from a mitigation bank approved by SJMSCP.
4. Propose an alternative mitigation plan, consistent with the goals of the SJMSCP and equivalent in biological value.

Are There Areas Where Covered Activities Require Prior Approval to Participate?

Yes. Certain covered activities within San Joaquin County occur over a wide area and their exact locations cannot be precisely known, therefore the biological impacts cannot be assessed until submittal of a land development application to the San Joaquin County Community Development Department. Coverage for unmapped land uses shall be subject to a case-by-case review by the Habitat Technical Advisory Committee (HTAC) to ensure biological impacts fall within established parameters.

Am I Required to Participate in the SJMSCP?

Participation in the SJMSCP is voluntary for project applicants except when conditioned to participate by a Permittee. Project applicants within a Permittee's jurisdiction who opt out of the SJMSCP shall satisfy applicable ESA, CESA, NEPA, CEQA, and other applicable local, state and federal laws and regulations provisions through consultations with the Permitting Agencies and local planning agencies.

Is Access to My Property Required?

Yes. A biologist on-call with SJCOG, Inc. will be dispatched to the project site to conduct a pre-construction biological survey **prior to ground disturbance**. The biologist collects information only relating to the project site such as habitat type and presence of covered species. The information collected is used to create Incidental Take Minimization Measures which is provided to the project applicant if a covered species is found.

What if a Covered Species is found within the Project Site?

If a covered species is found within the project site and cannot be avoided through the measures provided, then it may be relocated to an appropriate site by CDFG, USFWS (for federally-listed species) or a qualified biologist approved by permitting agencies at the project applicant's expense.

What Activities are not covered?

- Any agricultural activities located on agriculturally zoned land. Project applicants shall negotiate directly with state and federal agencies if mitigation is required.
- Dredging activities are not covered except for dredging activities of limited size already permitted pursuant to Nationwide Permits #19 and #35 and Regional Permit #34.
- Activities which require a Streambed Alteration Agreement from the CA Dept. of Fish and Game. The SJMSCP may be amended in the future to include Streambed Alteration Agreements.
- Water Diversion and Conveyance.

- Activities currently receiving Take authorization under an existing biological opinion.
- The use of any pesticide is not a covered activity under the SJMSCP and remains subject to the Federal Endangered Species Act, California Endangered Species Act, Federal Clean Water Act and other state and federal regulations. Property owners are encouraged to contact state and federal agencies to determine requirements pertaining to their projects.
- Activities involving tidally influenced wetlands, jurisdictional wetlands or other waters of the United States.

If My Activities are not Covered, Can I Request Coverage from SJCOG, Inc. or Use the SJMSCP for Mitigation?

Yes. An applicant with a non-covered activity can submit a request of coverage using one of the four options to receive coverage or propose equivalent compensation to SJCOG, Inc. Activities not receiving coverage under the SJMSCP may still be eligible to purchase mitigation credits from mitigation banks.

What are the Steps Involved for an Applicant with a Non-covered Activity Requesting Coverage?

Prior to any groundbreaking work the project applicant submits to SJCOG, Inc. a “Request for Project Coverage Form” which will be reviewed by the Habitat Technical Advisory Committee. If the applicant agrees with the decision, then the applicant chooses one of the four options (see “How Does Coverage Work?”). If the applicant disagrees with the decision, they may appeal to the SJCOG, Inc. Board.

An applicant choosing option 4 must submit a SJMSCP Equivalent Proposal Form with a proposal. The form will be forwarded to the California Department of Fish and Game (CDFG) and the U.S. Fish and Wildlife Service (USFWS) for comments.

Timing of Payments, In Lieu Dedications or Mitigation Banking and Descriptions

5.3.2 METHODS BY WHICH INDIVIDUALS PROVIDE MITIGATION PURSUANT TO THE SJMSCP

Individuals seeking coverage under the SJMSCP may undertake one or a combination of two or more of the following three options to provide compensation pursuant to the SJMSCP:

- A. Pay the appropriate fee as indicated in Section 7.4.1; or
- B. Dedicate, as conservation easements or fee title, or in-lieu dedications (as specified in Sections 5.3.2.2 and 5.3.2.3, herein); or
- C. Purchase approved mitigation bank credits as specified in Section 5.3.2.4.
- D. Propose an alternative mitigation plan, consistent with the goals of the SJMSCP and equivalent in biological value to options A, B or C, above, subject to approval by the JPA with the concurrence of the Permitting Agencies' representatives on the TAC.

5.3.2.2 In-Lieu Land Dedications

Private individuals receiving Incidental Take coverage pursuant to the SJMSCP may, in-lieu of fee payments, offer suitable land for dedication. Dedications shall be approved by the JPA with the concurrence of the Permitting Agencies' representatives on the TAC. In-lieu lands shall meet minimum parcel sizes designated in the SJMSCP Preserve design descriptions or, if smaller, should be adjacent to an existing Preserve which, in combination with in-lieu lands, meets Preserve size minimums. In-lieu lands shall include an endowment payment (equal to the management endowment and administration costs of land acquisitions as prescribed in Sections 7.2.3 and 7.2.4) to ensure the management of the dedicated land in perpetuity. Dedicated land may be lands on-site or off-site from the project location owned by the Project Proponent. Conservation easements (or fee title) for owner-dedicated lands, referencing the JPA or another suitable agency or organization as easement or fee title holder, shall be recorded with the office of the County Recorder. Easements shall be consistent with the requirements of California Civil Code Section 815.3 which specifies those who are qualified to hold conservation easements.

5.3.2.3 Timing of Fee Payments, In-Lieu Dedications or Mitigation Banking

Under the normal permitting process implemented by local government jurisdictions in San Joaquin County, ground disturbance (including grading) may occur prior to the local government jurisdiction's issuance of a Building Permit. For example, once a *tentative* subdivision map to create new residential lots is approved by a local government agency (e.g., the City of Tracy's City Council or the San Joaquin County Board of Supervisors) with conditions, the Project Proponent must fulfill many of the project conditions (e.g., constructing new roads or installing water or sewer lines) before gaining approval of a *final* subdivision map. Once the final subdivision map is completed, new residential lots may be sold to the general public. Once a newly created subdivision lot is purchased, the new owner of the lot normally applies for a Building Permit to construct a new home on the newly created subdivision lot.

However, different development projects may undergo variations in this permitting process (e.g., Project Proponents may receive only Building Permits for small projects which address both building and grading activities, but Project Proponents are not required to secure Grading Permits due to the relatively small amounts of dirt being moved by the project). The majority of development projects in San Joaquin County require Building Permits during at least one phase of the development process. Many of San Joaquin County's largest projects also require Grading Permits. Therefore, given this variation in the types of permits which may be issued at varying times during the development process, the following provisions shall be implemented 1) to address the variations in the types of permits required, and timing of the acquisition of those permits, for the various development projects in San Joaquin County, 2) to provide a uniform approach amongst the local government agencies for timing the collection of fees or requiring purchases of mitigation banking credits, 3) to provide maximum flexibility for developers to finance their projects without creating adverse impacts to SJMSCP Covered Species, and 4) to ensure that compensation will occur pursuant to the SJMSCP by using familiar permitting procedures already used by local government agencies:

For so long as the 350-acre jump-start (Section 8.6) remains in place, the timing of compensation pursuant to the SJMSCP shall be as follows:

- A. Collection of Fees/Purchase of Mitigation Banking Credits for Projects Less Than or Equal to 350 Acres in Size (projects equivalent in size or smaller than the jump-start): collection of fees or purchase of banking credits will occur prior to or at the time of issuance of Building Permits so long as Site Disturbance without compensation (i.e., grading or vegetation removal has occurred with or without permits, but Building Permits have not yet been issued) does not exceed 500 acres total at any time during the term of the SJMSCP for SJMSCP Permitted Activities undertaken by project proponents opting for coverage pursuant to the SJMSCP. When Site Disturbances without compensation pursuant to this provision reaches 500 acres total, then the JPA and Permittees shall require the fee collections or purchase of banking credits for projects less than or equal to 350 acres in size to occur pursuant to the same schedule as required for projects exceeding 350 acres as described in paragraph B.
- B. Collection of Fees/Purchase of Mitigation Banking Credits for Projects Exceeding 350 Acres: collection of fees for land acquisition or purchase of banking credits will occur either:
 1. Prior to issuance of a Grading Permit (or prior to Ground Disturbance if no Grading Permit is required); or,
 2. The Project Proponent may bond for payment of the applicable SJMSCP fees prior to the issuance of a Grading Permit (or prior to the commencement of Ground Disturbance if no Grading Permit is required). Bonds posted pursuant to this provision shall be released, to the extent possible, after full project buildout and after all appropriate fees have been paid with respect to each building permit associated with the project. Provisions for releasing portions of the bond as buildout progresses may be established on a case-by-case basis upon request of the Project Proponent. Only bonds issued by a bond surety admitted in California by the California Department of Insurance will be accepted unless otherwise approved by the JPA with the concurrence of the Permitting Agencies.

- C. Collection of Fees/Purchase of Mitigation Banking Credits for Conversion of Vernal Pool Grasslands to Orchards and Vineyards shall occur prior to ground disturbance.
- D. Land Dedications in Lieu of Fee Payments or in Lieu of Mitigation Banking Regardless of Project Size: Shall occur prior to ground disturbing activities (i.e., prior to the issuance of a Grading or Building Permit, whichever occurs first) unless an extension is requested, in writing to the JPA, by the Project Proponent and granted to a date certain by the TAC, with the concurrence of the Permitting Agencies' TAC representative, based upon the following findings:
 - 1) The time extension will not jeopardize the proper functioning of SJMSCP, and
 - 2) The time extension will not adversely affect any SJMSCP Covered Species.

The TAC, with the concurrence of the Permitting Agencies' TAC representative, may impose conditions on the time extension as necessary to provide assurances to the JPA that the Project Proponent shall provide compensation pursuant to the SJMSCP consistent with the requirements of the SJMSCP.

If the 350-acre jump-start ceases to exist, then the provisions of paragraph B shall apply for all SJMSCP Permitted Activities, regardless of size and regardless of the compensation method selected (i.e., fees, land dedications in-lieu of fee payments, or purchase of mitigation banking credits).

5.3.2.4 Mitigation Banking

The SJMSCP anticipates using two categories of mitigation banks:

- A. **SJMSCP Mitigation Banks.** The SJMSCP anticipates enhancing and/or restoring vernal pool lands in excess of those required for compensation under the SJMSCP. This excess may be sold as mitigation or compensation "credits" to individuals not covered by the SJMSCP and in need of vernal pool mitigation lands. The SJMSCP may consider establishing other types of mitigation banks during the life of the Plan, as deemed necessary.
- B. **Private Mitigation Banks.** A private property owner may establish a mitigation bank on all or a portion of his or her property for one or more SJMSCP Covered Species. A Project Proponent needing that particular habitat type for mitigation for a project elsewhere may then pay the property owner or "bank operator" to permanently manage the enhanced property for SJMSCP Covered Species. Private mitigation banks shall be consistent with the SJMSCP Preserve selection criteria (Section 5.4.4) and shall be approved by appropriate state and federal agencies pursuant to applicable state and federal guidelines for mitigation banks and other applicable policies, laws and regulations. Credits purchased from private mitigation banks must be for habitats which already are existing as protected lands within the mitigation bank Preserves prior to the purchase of credits (i.e shall not be purchased from mitigation banks which intend to create protected lands in the future).

Land banks used to offset impacts to wetlands must comply with Federal Register Notice: November 28, 1995, Vol. 60, No. 228, Federal Guidance for the Establishment, Use and Operation of Mitigation Banks, and other applicable polices, laws, and regulations. All mitigation banks, whether SJMSCP banks or private mitigation banks, shall be reviewed and approved by the Permitting Agencies prior to use. Aerial photographs indicating the condition of habitat lands, prior to undertaking habitat enhancements for banking, shall be used when establishing baseline conditions for mitigation banks unless otherwise approved by the Permitting Agencies.

Incidental Take Minimization Measures

INCIDENTAL TAKE MINIMIZATION MEASURES FOR SJMSCP COVERED SPECIES RECEIVING INCIDENTAL TAKE COVERAGE PURSUANT TO ESA AND CESA AND MITIGATION MEASURES FOR SJMSCP COVERED SPECIES RECEIVING CEQA COVERAGE

5.2.4.1 Valley Elderberry Longhorn Beetle (VELB)

In areas with elderberry bushes, as indicated by the *SJMSCP Vegetation Maps* or per a pre-construction survey identification or other sources indicated in Section 5.2.2.3, the following shall occur:

- A. If elderberry shrubs are present on the project site, a setback of 20 feet from the dripline of each elderberry bush shall be established.
- B. Brightly colored flags or fencing shall be placed surrounding elderberry shrubs throughout the construction process.
- C. For all shrubs without evidence of VELB exit holes which cannot be retained on the project site as described in A and B, above, the JPA shall, during preconstruction surveys, count all stems of 1" or greater in diameter at ground level. Compensation for removal of these stems shall be provided by the JPA within SJMSCP Preserves as provided in *SJMSCP Section 5.5.4(B)*.
- D. For all shrubs with evidence of VELB exit holes, the JPA shall undertake transplanting of elderberry shrubs displaying evidence of VELB occupation to VELB mitigation sites during the dormant period for elderberry shrubs (November 1 - February 15). For elderberry shrubs displaying evidence of VELB occupation which cannot be transplanted, compensation for removal of shrubs shall be as provided in *SJMSCP Section 5.5.4 (C)*.

5.2.4.2 Moestan and Molestan Blister Beetle

The biology of these species is poorly known, but the species are presumed to be extant and may be discovered in annual grasslands, foothill woodlands or saltbush (*Atriplex*) scrub which remain in patches within the historical occupation site of these species. Therefore, if discovered on a project site and prior to ground disturbance, Incidental Take Minimization Measures shall be formulated by the TAC and approved by the JPA with the concurrence of the Permitting Agencies' representatives on the TAC in accordance with the SJMSCP's Adaptive Management Plan (Section 5.9.4).

5.2.4.3 Ciervo Aegialian Scarab Beetle

This species is presumed to be extirpated, because its habitat, sand dunes, have been destroyed in the County. However, if rediscovered on a project site and prior to ground disturbance, Incidental Take Minimization Measures shall be formulated by the TAC and approved by the JPA with the concurrence of the Permitting Agencies' representatives on the TAC in accordance with the SJMSCP's Adaptive Management Plan (Section 5.9.4).

5.2.4.4 Vernal Pool Plants and Vernal Pool Invertebrates

Full avoidance of succulent owl's clover, legenera, Greene's tuctoria, longhorn fairy shrimp and Conservancy fairy shrimp is required by the SJMSCP in accordance with the full avoidance measures in Section 5.5.9. For all other vernal pool plants and vernal pool invertebrates:

- A. Filling vernal pools shall be delayed until pools are dry and samples from the top layer of vernal pools soils are collected. Soil collections shall be sufficient to include a representative sample of plant and animal life present in the pools by incorporating seeds, cysts, eggs, spores and similar inoculum.
- B. Collected soils shall be dried and stored in pillow cases labeled with the date and location of soils collected. Soils will be deposited with the JPA. The JPA shall retain the soils in a cool, dry area and shall be responsible for providing soils to vernal pool construction managers for inoculating newly created vernal pools on Preserve lands.
- C. Preconstruction surveys, conducted in compliance with U.S. Fish and Wildlife Service protocols [as required in Section 5.2.2.5(E)] approved and in place at the time the surveys are conducted, shall be conducted to determine the presence or absence of Conservancy and/or longhorn fairy shrimp within vernal pools or other wetlands located southwest of I-580 in the *Southwest Zone* unless avoidance of vernal pools and/or wetlands is achieved in compliance with SJMSCP Section 5.5.9.

5.2.4.5 California Tiger Salamander and Western Spadefoot Toad in Association with Projects that Require a Permit Pursuant to Section 404 of the Federal Clean Water Act

Incidental Take Minimization Measures apply to known California tiger salamander occurrences. All required minimization measures will be prescribed through technical assistance provided to the U.S. Army Corps of Engineers by the U.S. Fish and Wildlife Service of Nationwide and standard permitting within the SJMSCP Permit Area, concurrent with formal consultations conducted for listed vernal pool species, or through the JPA with the concurrence of the Permitting Agencies' representatives on the TAC. The approach to impact minimization measures outlined in this section of the SJMSCP for California tiger salamander will provide the framework for Corps 404 permit streamlining described further in SJMSCP Section 5.6.1. Specific measures for impact minimization will be based on the framework provided in the SJMSCP. The JPA intends that the SJMSCP will provide an option for project applicants to meet some or all of the compensation requirements assessed as part of the 404 regulatory process for California tiger salamander, should this species become federally listed.

The measures will be based on the need to avoid and minimize impacts to breeding, feeding, and sheltering behaviors of California tiger salamander (See SJMSCP Chapter 2), and will include, but not be limited to, consideration of the following: a) effects to aquatic habitat, including retaining pools and maintaining appropriate pool hydrology to enable successful metamorphosis of larvae to occur, but which does not foster non-native aquatic predators; b) retention of small mammal burrows and other suitable estivation habitat (e.g., underground holes, cracks, or niches) in adjacent uplands; c) maintenance of open habitat between breeding ponds and estivation sites (e.g., roads and other linear barriers) can increase mortality or even prevent migrations and dispersal significantly increasing harm to and mortality of salamanders); d) siting replacement wetland habitat, whenever possible, within approximately 1.5 miles of other known breeding sites.

In potential California tiger salamander habitat, projects shall survey according to the current protocol approved by the TAC and the Permitting Agencies. If salamanders are detected, Incidental Take Minimization Measures shall be applied.

5.2.4.6 California Tiger Salamander, Western Spadefoot Toad - in Association with Projects that Do Not Require a Federal Clean Water Act Section 404 Permit

To minimize impacts and Take of California tiger salamander, the following measures should be implemented for SJMSCP Covered Activities not requiring a Federal Clean Water Act Section 404 Permit:

- a. Retain known breeding sites.
- b. In potential California tiger salamander habitat, projects shall survey according to the current protocol approved by the TAC and the Permitting Agencies' representatives on the TAC. If salamanders are detected, Incidental Take Minimization Measures shall be applied.
- c. If a proposed project intends to eliminate aquatic habitat (including wetlands, ponds, springs and other standing water sources), and create a new, on-site habitat, then the newly created habitat shall be created and filled with water prior to dewatering and destroying the pre-existing habitat. Dewatering and relocation of aquatic habitats on-site should occur when the water source is dry under natural conditions, or otherwise outside of the full breeding season for tiger salamanders (December to June) to allow larvae to metamorphose and migrate to upland habitat.
- d. If a proposed project intends to eliminate aquatic habitat including wetlands, ponds, springs and other standing water sources, and will not create a new, on-site habitat, then dewatering should occur prior to commencement of construction and other Site Disturbing Activities. Dewatering and relocation of aquatic habitats should occur outside of the time period when adult salamanders are breeding (approximately December to February).
- e. Apply those other measures that are utilized to minimize impacts and Take of the California tiger salamander that are developed as described in 5.2.4.5 above. Those other measures will address: a) effects to aquatic habitat, including retaining pools and maintaining appropriate pool hydrology to enable successful metamorphosis of larvae to occur, but which does not foster non-native aquatic predators; b) retention of small mammal burrows and other suitable estivation habitat (e.g., underground holes, cracks, or niches) in adjacent uplands; c) maintenance of open habitat between breeding ponds and estivation sites (e.g., roads and other linear barriers can increase mortality or even prevent migrations and dispersal significantly increasing harm to and mortality of salamanders); d) siting replacement wetland habitat, whenever possible, within approximately 1.5 miles of other known breeding sites.

5.2.4.7 Red-Legged Frogs and Foothill Yellow-Legged Frogs

Red-legged frogs and foothill yellow-legged frogs occur in the creeks and wetlands in foothill areas. Red-legged frogs and foothill yellow-legged frogs do not occur on the valley floor. Therefore, the following Incidental Take Minimization Measures apply to the eastern foothills (primarily in the *Vernal Pool Zone*) and the *Southwest Zone* only where new development is proposed on parcels with creeks, rivers or wetlands, especially ponds:

- A. A 300 foot setback, incorporating both riparian vegetation and uplands, shall be provided on both sides of creeks and on all sides of wetlands (for a total of 600 feet in setbacks) occupied by red-legged frogs or yellow-legged frogs identified through pre-construction surveys conducted by the JPA or documented in the *SJMSCP GIS Database*. These 300' setbacks shall be measured horizontally from the top of the bank and shall extend the entire length of the stream (or other linear wetlands) within the boundaries of the project site. These setbacks may be reduced by the TAC with the concurrence of the Permitting Agencies' representative on the TAC if the reduction: 1) does not affect habitat (e.g., the stream becomes piped and travels underground) or 2) the reduction will not result in an adverse impact to the species or reduction in the biological values of the habitat. Setbacks shall maintain existing vegetation free of disturbance and be free of new construction, new wells, storage or parking of equipment or materials, and other activities which compact or disturb soils or vegetation or which could introduce contaminants into the aquatic habitat. Setbacks shall be delineated by flagging or brightly colored temporary fencing during the construction process. Setbacks shall be indicated on final maps and include a map note referencing prohibitions within the setbacks. For entitlements which do not include a map, the condition shall be enforced through the recordation of an easement referencing prohibitions within the setback. The JPA may approve alternative methods of enforcing the provisions of the setback with the concurrence of the Permitting Agency representatives on the TAC.
- B. Water quality within creeks and wetlands inhabited by red-legged frogs or foothill yellow-legged frogs shall be maintained through implementation of appropriate erosion control measures to reduce siltation and contaminated runoff from project sites (e.g., by maintaining vegetation within buffers and/or through the use of hay bales, filter fences, vegetative buffer strips, or other accepted equivalents).
- C. Construction and other ground disturbances shall be prohibited within established setbacks. The use of insecticides, herbicides, rodenticides and pesticides within established setbacks shall occur in accordance with U.S. Environmental Protection Agency guidelines (Appendix A) addressing the use of these materials in occupied California red-legged frog habitat and, if applicable, any additional requirements as established by the San Joaquin County Agricultural Commissioner.
- D. All on-site construction personnel shall be given instruction regarding the presence of listed species and the importance of avoiding impacts to these species and their habitats.
- E. Setbacks shall be marked by brightly colored fencing or flagging throughout the construction process.

- F. Setbacks shall be permanently preserved as recorded easements. Easements shall be indicated on recorded maps, whenever projects involve parcel or subdivision maps.

Proposals by Project Proponents to implement either of the following Incidental Take Minimization Measures requires the review and approval of the JPA with the concurrence of the Permitting Agencies' representatives on the TAC:

- G. If a proposed project intends to eliminate aquatic habitat including wetlands, ponds, springs and other standing water sources, and create a new, on-site habitat, then the newly created habitat shall be created and filled with water prior to dewatering and destroying the pre-existing habitat. Dewatering and relocation of aquatic habitats should occur outside of the breeding season for red-legged frogs (approximately January through May) and foothill yellow-legged frogs (approximately March through May) when this schedule can be accommodated without resulting in project delays.
- H. If a proposed project intends to eliminate aquatic habitat including wetlands, ponds, springs and other standing water sources, and will not create a new, on-site habitat, then dewatering should occur prior to commencement of construction and other Site Disturbing Activities. Dewatering and relocation of aquatic habitats should occur outside of the breeding season for red-legged frogs (approximately January through May) and foothill yellow-legged frogs (approximately March through May) when this schedule can be accommodated without resulting in project delays.

Pursuant to Section 5.5.5, SJMSCP Preserve lands acquired to offset impacts to the red-legged frog or yellow-legged frog must have occupied habitat for the red-legged frog or yellow-legged frog of at least equal habitat value as determined by the JPA with the concurrence of the Permitting Agencies' representatives on the TAC.

5.2.4.8 Giant Garter Snake

- A. Full avoidance of giant garter snake known occupied habitat is required in compliance with Section 5.5.9 (C) for the following SJMSCP Covered Activities with the potential to adversely affect the GGS and which have not been mapped: golf courses; religious assembly; communications services; funeral; internment services; public services - police, fire and similar; projects impacting channel or tule island habitat; major impact projects including landfills, hazardous waste facilities, correctional institutions and similar major impact projects; recreational trails and campgrounds, recreational outdoors sports clubs; utility services, museums and similar facilities. Known occupied habitat for the giant garter snake is that area west of I-5 on Terminous Tract, Shin Kee Tract, White Slough Wildlife Area, and Rio Blanco Tract. New sites identified during the life of the SJMSCP as confirmed habitat sites for the giant garter snake shall be considered known occupied sites for the purposes of this section.
- B. For areas with potential giant garter snake habitat, the following is required. Potential GGS habitat elements are described in SJMSCP Section 2.2.2.2 and exist in the *Primary Zone of the Delta* and the Central Zone contiguous with known occupied habitat in the White Slough area

north to the San Joaquin/Sacramento County line and south to Paradise Cut; in the Central Zone east of Stockton in Duck Creek, Mormon Slough, Stockton Diverting Canal, Little John's Creek, Lone Tree Creek, and French Camp Slough (wherever habitat elements are present); and the Southern Centerl Zone and Southwest/ Central Transition Zone including the area east of J4 from the Alameda-San Joaquin County Line to Tracy and area south of Tracy and east of Interstate 580 to the east edge of Agricultural Habitat Lands east of the San Joaquin River.

1. Construction shall occur during the active period for the snake, between May 1 and October 1. Between October 2nd and April 30th, the JPA, with the concurrence of the Permitting Agencies' representatives on the TAC, shall determine if additional measures are necessary to minimize and avoid take.
2. Limit vegetation clearing within 200 feet of the banks of potential giant garter snake aquatic habitat to the minimal area necessary.
3. Confine the movement of heavy equipment within 200 feet of the banks of potential giant garter snake aquatic habitat to existing roadways to minimize habitat disturbance.
4. Prior to ground disturbance, all on-site construction personnel shall be given instruction regarding the presence of SJMSCP Covered Species and the importance of avoiding impacts to these species and their habitats.
5. In areas where wetlands, irrigation ditches, marsh areas or other potential giant garter snake habitats are being retained on the site:
 - a. Install temporary fencing at the edge of the construction area and the adjacent wetland, marsh, or ditch;
 - b. Restrict working areas, spoils and equipment storage and other project activities to areas outside of marshes, wetlands and ditches; and
 - c. Maintain water quality and limit construction runoff into wetland areas through the use of hay bales, filter fences, vegetative buffer strips, or other accepted equivalents.
6. If on-site wetlands, irrigation ditches, marshes, etc. are being relocated in the vicinity: the newly created aquatic habitat shall be created and filled with water prior to dewatering and destroying the pre-existing aquatic habitat. In addition, non-predatory fish species that exist in the aquatic habitat and which are to be relocated shall be seined and transported to the new aquatic habitat as the old site is dewatered.
7. If wetlands, irrigation ditches, marshes, etc. will not be relocated in the vicinity, then the aquatic habitat shall be dewatered at least two weeks prior to commencing construction.
8. Pre-construction surveys for the giant garter snake (conducted after completion of environmental reviews and prior to ground disturbance) shall occur within 24 hours of ground disturbance.

9. Other provisions of the *USFWS Standard Avoidance and Minimization Measures during Construction Activities in Giant Garter Snake Habitat* shall be implemented (excluding programmatic mitigation ratios which are superseded by the SJMSCP's mitigation ratios).

5.2.4.9 San Joaquin Whipsnake, California Horned Lizard

These species are of very limited distribution within the County, primarily isolated locations outside of anticipated development areas within the *Southwest Zone*. Therefore, if discovered on a project site and prior to ground disturbance, Incidental Take Minimization Measures shall be formulated by the TAC and approved by the JPA with the concurrence of the Permitting Agencies' representatives on the TAC in accordance with the SJMSCP's Adaptive Management Plan (Section 5.9.4).

5.2.4.10 Pond Turtles

When nesting areas for pond turtles are identified on a project site, a buffer area of 300 feet shall be established between the nesting site (which may be immediately adjacent to wetlands or extend up to 400 feet away from wetland areas in uplands) and the wetland located near the nesting site. These buffers shall be indicated by temporary fencing if construction has or will begin before nesting periods are ended (the period from egg laying to emergence of hatchlings is normally April to November).

5.2.4.11 Swainson's Hawk

The Project Proponent has the option of retaining known or potential Swainson's hawk nest trees (i.e., trees that hawks are known to have nested in within the past three years or trees, such as large oaks, which the hawks prefer for nesting) or removing the nest trees.

If the Project Proponent elects to retain a nest tree, and in order to encourage tree retention, the following Incidental Take Minimization Measure shall be implemented during construction activities:

If a nest tree becomes occupied during construction activities, then all construction activities shall remain a distance of two times the dripline of the tree, measured from the nest.

If the Project Proponent elects to remove a nest tree, then nest trees may be removed between September 1 and February 15, when the nests are unoccupied.

These Incidental Take Minimization Measures are consistent with the provisions of the Migratory Bird Treaty Act as described in Section 5.2.3.1(G).

5.2.4.12 California Black Rail

- A. Prohibit construction or similar activities on channel or tule islands (I, I2), fresh emergent wetlands (W7), and arroyo willow thickets (R4), within the Primary Zone of the Delta until a preconstruction survey determines that the island is unoccupied by the California black rail.
- B. In cases where project approvals may result in an increase in boating or jet skiing near known breeding sites for this species during the breeding season (e.g., proposals including new marinas), a condition of project approval shall be attached to require the location of the new marinas no

closer than 200 feet from known breeding site when such sites are or have been occupied by breeding California black rails within the past three years. In addition, approaches into and out of new marinas shall be posted by the Project Proponent (as a condition of project approval) or, if otherwise designated by law, by a local, state or federal agency (e.g., the Division of Boating and Waterways) "no wake speed" within 300 feet of occupied breeding sites for the California black rail during breeding season. Information related to the breeding season for California black rails is sparse, but the breeding season for the California black rail is believed to extend from February 1st through August 30th. Therefore, requirement for "no wake speed" into and out of new marinas due to the presence of breeding California black rails is not required from September 1 through January 30th.

These Incidental Take Minimization Measures are consistent with the provisions of the Migratory Bird Treaty Act as described in Section 5.2.3.1(G).

5.2.4.13 Bank Swallow and Yellow-Billed Cuckoo

If the JPA discovers nesting bank swallows or nesting yellow-billed cuckoos during preconstruction surveys or from other sources, construction avoidance areas shall be enforced for a distance of 300 feet from the nest sites until young bank swallows or yellow-billed cuckoos have fledged and left the nesting site.

These Incidental Take n Measures are consistent with the provisions of the Migratory Bird Treaty Act as described in Section 5.2.3.1(G).

5.2.4.14 Aleutian Canada Goose and Greater Sandhill Crane

Under normal conditions, the Aleutian Canada goose and greater sandhill crane are found foraging in fields that are flooded, newly disced, cut, or irrigated during the fall migration of waterfowl along the Pacific Flyway. These two species are highly mobile while they forage and can easily relocate to nearby foraging sites in the event of a disturbance to the foraging field. The risk of actually killing or harming (Taking) one of these species during SJMSCP Permitted Activities is therefore nearly non-existent. The threat to these species is more closely associated with removing habitat in sufficient quantities to create adverse impacts to populations of these species--an impact addressed by the SJMSCP through acquisition and enhancements of habitat (see Sections 5.4.4 and 5.4.6). Therefore, Incidental Take Minimization Measures for the Aleutian Canada goose and the greater sandhill crane are not included in the SJMSCP and this is considered to be consistent with the provisions of the Migratory Bird Treaty Act.

5.2.4.15 Burrowing Owls

The presence of ground squirrels and squirrel burrows are attractive to burrowing owls. Burrowing owls may therefore be discouraged from entering or occupying construction areas by discouraging the presence of ground squirrels. To accomplish this, the Project Proponent should prevent ground squirrels from occupying the project site early in the planning process by employing one of the following practices:

- A. The Project Proponent may plant new vegetation or retain existing vegetation entirely covering the site at a height of approximately 36" above the ground. Vegetation should be retained until construction begins. Vegetation will discourage both ground squirrel and owl use of the site.

- B. Alternatively, if burrowing owls are not known or suspected on a project site and the area is an unlikely occupation site for red-legged frogs, San Joaquin kit fox, or tiger salamanders:

The Project Proponent may disc or plow the entire project site to destroy any ground squirrel burrows. At the same time burrows are destroyed, ground squirrels should be removed through one of the following approved methods to prevent reoccupation of the project site. Detailed descriptions of these methods are included in Appendix A, *Protecting Endangered Species, Interim Measures for Use of Pesticides in San Joaquin County*, dated March, 2000:

1. **Anticoagulants.** Establish bait stations using the approved rodenticide anticoagulants Chlorophacinone or Diphacinone. Rodenticides shall be used in compliance with U.S. Environmental Protection Agency label standards and as directed by the San Joaquin County Agricultural Commissioner.
2. **Zinc Phosphide.** Establish bait stations with non-treated grain 5-7 calendar days in advance of rodenticide application, then apply Zinc Phosphide to bait stations. Rodenticides shall be used in compliance with U.S. Environmental Protection Agency label standards and as directed by the San Joaquin County Agricultural Commissioner.
3. **Fumigants.** Use below-ground gas cartridges or pellets and seal burrows. Approved fumigants include Aluminum Phosphide (Fumitoxin, Phostoxin) and gas cartridges sold by the local Agricultural Commissioner's office. NOTE: Crumpled newspaper covered with soil is often an effective seal for burrows when fumigants are used. Fumigants shall be used in compliance with U.S. Environmental Protection Agency label standards and as directed by the San Joaquin County Agricultural Commissioner.
4. **Traps.** For areas with minimal rodent populations, traps may be effective for eliminating rodents. If trapping activities are required, the use of , shall be consistent with all applicable laws and regulations.

If the measures described above were not attempted or were attempted but failed, and burrowing owls are known to occupy the project site, then the following measures shall be implemented:

- C. During the non-breeding season (September 1 through January 31) burrowing owls occupying the project site should be evicted from the project site by passive relocation as described in the California Department of Fish and Game's Staff Report on Burrowing Owls (Oct., 1995)
- D. During the breeding season (February 1 through August 31) occupied burrows shall not be disturbed and shall be provided with a 75 meter protective buffer until and unless the TAC, with the concurrence of the Permitting Agencies' representatives on the TAC; or unless a qualified biologist approved by the Permitting Agencies verifies through non-invasive means that either: 1) the birds have not begun egg laying, or 2) juveniles from the

occupied burrows are foraging independently and are capable of independent survival. Once the fledglings are capable of independent survival, the burrow can be destroyed.

These Incidental Take Minimization Measures are consistent with the provisions of the Migratory Bird Treaty Act as described in Section 5.2.3.1(G).

5.2.4.16 Colonial Nesting Birds (Tricolored Blackbird, Black-Crowned Night Heron, Great Blue Heron)

Acquisition of colonial nesting sites for these species is a high priority of the SJMSCP. Project Proponents shall be informed of avoidance measures which eliminate compensation requirements for disturbance of colonial nesting areas in project design, as described in Section 5.5.9. If the Project Proponent rejects acquisition and avoidance, pursuant to Section 5.5.9, then the following Incidental Take Minimization Measure shall apply:

A setback of 500 feet from colonial nesting areas shall be established and maintained during the nesting season for the period encompassing nest building and continuing until fledglings leave nests. This setback applies whenever construction or other ground-disturbing activities must begin during the nesting season in the presence of nests which are known to be occupied. Setbacks shall be marked by brightly colored temporary fencing.

These Incidental Take Minimization Measures are consistent with the provisions of the Migratory Bird Treaty Act as described in Section 5.2.3.1(G).

5.2.4.17 Ground Nesting or Streamside/Lakeside Nesting Birds (Northern Harrier, Horned Lark, Western Grebe, Short-Eared Owl)

A setback of 500 feet from nesting areas shall be established and maintained during the nesting season for the period encompassing nest building and continuing until fledglings leave nests. This setback applies whenever construction or other ground-disturbing activities must begin during the nesting season in the presence of nests which are known to be occupied. Setbacks shall be marked by brightly colored temporary fencing.

These Incidental Take Minimization Measures are consistent with the provisions of the Migratory Bird Treaty Act as described in Section 5.2.3.1(G).

5.2.4.18 Birds Nesting in Isolated Trees or Shrubs Outside of Riparian Areas (Sharp-Shinned Hawk, Yellow Warbler, Loggerhead Shrike)

A setback of 100 feet from nesting areas shall be established and maintained during the nesting season for the period encompassing nest building and continuing until fledglings leave nests. This setback applies whenever construction or other ground-disturbing activities must begin during the nesting season in the presence of nests which are known to be occupied. Setbacks shall be marked by brightly colored temporary fencing.

These Incidental Take Minimization Measures are consistent with the provisions of the Migratory Bird Treaty Act as described in Section 5.2.3.1(G).

5.2.4.19 Birds Nesting Along Riparian Corridors (Cooper’s Hawk, Yellow-Breasted Chat, Osprey, White-Tailed Kite)

- A. For white-tailed kites, preconstruction surveys shall investigate all potential nesting trees on the project site (e.g., especially tree tops 15-59 feet above the ground in oak, willow, eucalyptus, cottonwood, or other deciduous trees), during the nesting season (February 15 to September 15) whenever white-tailed kites are noted on site or within the vicinity of the project site during the nesting season.

- B. For the Cooper's hawk, yellow-breasted chat, osprey and white-tailed kite, a setback of 100 feet from nesting areas shall be established and maintained during the nesting season for the period encompassing nest building and continuing until fledglings leave nests. This setback applies whenever construction or other ground-disturbing activities must begin during the nesting season in the presence of nests which are known to be occupied. Setbacks shall be marked by brightly colored temporary fencing.

These Incidental Take Minimization Measures are consistent with the provisions of the Migratory Bird Treaty Act as described in Section 5.2.3.1(G).

5.2.4.20 Bell’s Sage Sparrow, Snowy Egret, Prairie Falcon, American White Pelican, Double-Crested Cormorant, White-Faced Ibis, Long-billed Curlew

These species either establish nests outside of anticipated development areas or are currently unknown to nest within the County. However, if a nest for one of these species is discovered on a project site, Incidental Take Minimization Measures shall be formulated prior to ground disturbance by the TAC and approved by the JPA with the concurrence of the Permitting Agencies' representatives on the TAC in accordance with the SJMSCP’s Adaptive Management Plan (Section 5.9.4).

These Incidental Take Minimization Measures are consistent with the provisions of the Migratory Bird Treaty Act as described in Section 5.2.3.1(G).

5.2.4.21 Golden Eagle

When a site inspection indicates the presence of a nesting golden eagle, a setback of 500 feet from the nesting area shall be established and maintained during the nesting season (normally approximately February 1 - June 30) for the period encompassing nest building and continuing until fledglings leave nests. This setback applies whenever construction or other ground-disturbing activities must begin during the nesting season in the presence of nests which are known to be occupied. Setbacks shall be marked by brightly colored temporary fencing.

These Incidental Take Minimization Measures are consistent with the provisions of the Migratory Bird Treaty Act as described in Section 5.2.3.1(G) and are consistent with the provisions of the Bald and Golden Eagle protection act as described in Section 5.2.3.1(H).

5.2.4.22 Ferruginous Hawk, Mountain Plover, Merlin, Long-Billed Curlew

These species currently do not nest in the County and are not expected to nest in the County over the life of the Plan. Therefore, in the highly unlikely event that one of these species is found nesting on a project site, Incidental Take Minimization Measures shall be formulated prior to ground disturbance by the TAC and approved by the JPA with the concurrence of the Permitting Agencies' representatives on the TAC in accordance with the SJMSCP's Adaptive Management Plan (Section 5.9.4).

Incidental Take Minimization Measures adopted pursuant to Section 5.9.4 shall be consistent with the provisions of the Migratory Bird Treaty Act as described in Section 5.2.3.1(G)

5.2.4.23 Riparian Brush Rabbit

- A. Occupied Habitat. Kill of individual riparian brush rabbits and Conversion of occupied habitat for the riparian brush rabbit is prohibited by the SJMSCP unless the provisions of SJMSCP Section 5.5.2.7 have been met. Full avoidance of the riparian brush rabbit habitat is required in areas of known occupied riparian brush rabbit habitat in accordance with Section 5.5.9(I). Known occupied habitat for the riparian brush rabbit is: the vegetation types R, R2, R3, R4, R5, S, SG, D, W, W2, W3, W4, W5 and W9 (unlined) located within Caswell State Park and along the adjoining Stanislaus River; and surrounding Stewart Tract including Paradise Cut and the adjacent Union Pacific Railroad Company right-of-way on Stewart Tract, Old River adjacent to Stewart Tract, and the San Joaquin River as it bounds Stewart Tract. Additional populations of the riparian brush rabbit identified after the Effective Date of the SJMSCP Permits by the JPA or the Permitting Agencies shall become known occupied riparian brush rabbit habitat.
- B. Potential Habitat. Conversion of Potential habitat for the riparian brush rabbit is prohibited by the SJMSCP unless: 1) the provisions of Paragraph C (below) apply; 2) the provisions of SJMSCP Section 5.5.2.7 have been met; or 3) a survey, conducted pursuant to the protocol established in *Survey Methods for Riparian Brush Rabbits* (by D.F. Williams and P.A. Kelly - San Joaquin Valley Endangered Species Recovery Planning Program) is undertaken and proves absence for this species. If absence is established by the survey, then the incidental take minimization measures for riparian habitat, established in SJMSCP Section 5.2.4.31 shall apply.

Potential riparian brush rabbit habitat is: the vegetation types R, R2, R3, R4, R5, S, SG, D, W, W2, W3, W4, W5 and W9 (unlined) located along the Stanislaus River downstream of Highway 99 to the junction with the San Joaquin River and riparian habitat along the San Joaquin River downstream of the mouth of the Stanislaus River north to and including Tom Paine Slough and Paradise Cut to the Southern Pacific railroad right-of-way.

- C. Limited Take. Incidental Take of up to three acres of potential riparian brush rabbit habitat may occur pursuant to the SJMSCP for projects which meet all of the following criteria:
- A. SJMSCP Covered Activities excluding residential, commercial or industrial development and aggregate mining.
 - B. Impact less than .25 acres of habitat on a per-project basis; and
 - C. Result in no harm, injury, or harassment of individual brush rabbits

5.2.4.24 Riparian Woodrat

- A. Occupied Habitat. Kill of individual riparian woodrats and Conversion of occupied habitat for the riparian woodrat is prohibited by the SJMSCP unless the provisions of SJMSCP Section 5.5.2.7 have been met. Full avoidance of the riparian woodrat is required in areas of known occupied riparian brush rabbit habitat in accordance with Section 5.5.9(I). Occupied habitat for the riparian woodrat includes the vegetation types R, R2, R3, R4, R5, S, SG, D, W, W2, W3, W4, W5 and W9 (unlined) surrounding Caswell Park along the Stanislaus River and extending along the Stanislaus River west from Caswell Park to the confluence of the Stanislaus River with the San Joaquin River in San Joaquin County. Additional populations of the riparian woodrat identified after the Effective Date of the SJMSCP Permits by the JPA or the Permitting Agencies shall become known occupied riparian woodrat habitat.
- B. Potential Habitat. Conversion of Potential habitat for the riparian woodrat is prohibited by the SJMSCP unless: 1) the provisions of Paragraph C (below) apply; 2) the provisions of SJMSCP Section 5.5.2.7 have been met; or 3) a survey, conducted pursuant to the protocol established in *Survey Methods for Riparian Brush Rabbits* (by D.F. Williams and P.A. Kelly - San Joaquin Valley Endangered Species Recovery Planning Program) is undertaken and proves absence for this species. If absence is established by the survey, then the incidental take minimization measures for riparian habitat, established in SJMSCP Section 5.2.4.31 shall apply.

Potential habitat for the riparian woodrat is the same as that for the riparian brush rabbit.

- C. Limited Take. Incidental Take of up to three acres of potential riparian woodrat habitat may occur pursuant to the SJMSCP for projects which meet all of the following criteria:
- A. SJMSCP Covered Activities excluding residential, commercial or industrial development and aggregate mining.
 - B. Impact less than .25 acres of habitat on a per-project basis; and
 - C. Result in no harm, injury or harassment of individual riparian woodrats

5.2.4.25 San Joaquin Kit Fox

Preconstruction surveys shall be conducted two calendar weeks to thirty calendar days prior to commencement of ground disturbance for projects located within the *Southwest Zone* or *Southwest/Central Transition Zone*. Surveys shall be conducted by qualified biologists. When surveys identify potential dens (potential dens are defined as burrows at least four inches in diameter which open up within two feet), potential den entrances shall be dusted for three calendar days to register track of any San Joaquin kit fox present. If no San Joaquin kit fox activity is identified, potential dens may be destroyed. If San Joaquin kit fox activity is identified, then dens shall be monitored to determine if occupation is by an adult fox only or is a natal den (natal dens usually have multiple openings). If the den is occupied by an adult only, the den may be destroyed when the adult fox has moved or is temporarily absent. If the den is a natal den, a buffer zone of 250 feet shall be maintained around the den until the biologist determines that the den has been vacated. Where San Joaquin kit fox are identified, the provisions of the U.S. Fish and Wildlife Service's published *Standardized Recommendations for Protection of the San Joaquin Kit Fox Prior to or During Ground Disturbance* shall apply (except that preconstruction survey protocols shall remain as established in this paragraph). These standards include provisions for educating construction workers regarding the kit fox, keeping heavy equipment operating at safe speeds, checking construction pipes for kit fox occupation during construction and similar low or no-cost activities.

It is possible that the Permitting Agencies could discover the San Joaquin kit fox within the eastern foothills of San Joaquin County, (this potential range in the eastern foothills would most likely coincide approximately with the boundaries of the *Vernal Pool Zone*, excluding that area of the *Vernal Pool Zone* located in the northern portion of San Joaquin County). San Joaquin kit fox also may move within the *Primary Zone of the Delta* west of Old River. The TAC shall work with the USFWS to prepare an abbreviated survey protocol for these areas in the *Vernal Pool Zone* and *Primary Zone of the Delta* within one year of issuance of SJMSCP Permits pursuant to SJMSCP Sections 5.2.2.1 through 5.2.2.4.

Protocols for conducting pre-construction surveys for the San Joaquin kit fox shall be updated in accordance with the SJMSCP Adaptive Management Plan to reflect changes to the *Standardized Recommendations for Protection of the San Joaquin kit fox Prior to or During Ground Disturbance*.

5.2.4.26 American Badger, Ringtail Cat

If occupied dens are located on a project site for either of these species, then dens shall be monitored to determine if occupation is by an adult badger or ringtail only or is a natal den. If the den is occupied by an adult only the den may be destroyed when the adult has moved or is temporarily absent. If the den is a natal den, a buffer zone of 200 feet shall be maintained around the den until the JPA biologist determines that den has been vacated.

5.2.4.27 Berkeley Kangaroo Rat, San Joaquin pocket mouse

These species are located primarily in the Southwest Zone outside of anticipated development areas. However, if these species are discovered on a project site, Incidental Take Minimization Measures shall be formulated by prior to ground disturbance the TAC and approved by the JPA with the concurrence of the Permitting Agencies' representatives on the TAC in accordance with the SJMSCP's Adaptive Management Plan (Section 5.9.4).

5.2.4.28 Bats (All)

- A. Prior to the nursery season indicated in the following table for these species, nursery sites shall be sealed.

**TABLE 5.2-2
OCCUPATION SITES AND NURSERY SEASONS FOR SJMSCP COVERED BATS**

Bat Species	Preferred Occupation Site	Nursery Season
Greater western mastiff bat	Cliff or rock crevice (usual), tree or snag (occasionally)	April - September
Small-footed myotis	Cave, adit, cliff, rock crevice, building	May - August
Long-eared myotis	Cave, adit, tree, snag	May - August
Fringed myotis	Cave, adit, cliff, rock crevice, building	May - August
Long-legged myotis	Cave, adit, cliff, rock crevice, tree, snag, building	May - August
Red bat	tree, snag, cave (occasionally)	May - August
Yuma myotis	Cave, adit, cliff, rock crevice, structure, cistern, bridge, tree, snag	May - August
Pale big-eared bat	Cave, adit, cliff, rock crevice, structure, cistern, bridge	May - August
Pacific western big-eared bat (aka Townsend's western big-eared bat)	Cave, adit, cliff, rock crevice, structure, cistern, bridge	April - August

- B. Seal hibernation sites, prior to the hibernation season (November through March) when hibernation sites are identified on the project site. Alternatively, grating may be installed as described in 5.5.9(E)(1).
- C. When colonial roosting sites which are located in trees or structures must be removed, removal shall occur outside of the nursery and/or hibernation seasons and shall occur during dusk and/or evening hours after bats have left the roosting site unless otherwise approved pursuant to Section 5.2.3.2.

5.2.4.29 Plants

- I. Complete avoidance of plant populations on site is required for the following plant species in accordance with the identified measures in Section 5.5.9(F):

Large-flowered fiddleneck, succulent owl's clover, legenera, Greene's tuctoria, diamond-petaled poppy, Sanford's arrowhead, Hospital Canyon larkspur, showy madia, Delta button celery, Slough thistle.

- II. If one of the following SJMSCP Covered Plant Species is identified by the JPA on a project site, the following mitigation measures are required:

A. For widely distributed plant species: Mason's lilaeopsis, California hibiscus, Suisun marsh aster,

Delta tule pea, Delta mudwort:

Attempt acquisition. If the plant population is considered healthy by the JPA with the concurrence of the Permitting Agencies' representatives on the TAC, then the parcel owner shall be approached to consider selling a conservation easement including a buffer area as prescribed in Section 5.4.4 and sufficient to maintain the hydrological needs of the plants. Alternatively, the landowner may be approached to consider land dedication in-lieu of paying SJMSCP development fees. If the Project Proponent is not agreeable to acquisition, then compensation shall be as prescribed in SJMSCP Section 5.3.1.

B. For plants of moderate distribution: Bogg's lake hedge hyssop:

1. **Attempt acquisition.** If the plant population is considered healthy by the JPA with the concurrence of the Permitting Agencies' representatives on the TAC, then the parcel owner shall be approached to consider selling a conservation easement including a buffer area as prescribed in Section 5.4.4 and sufficient to maintain the hydrological needs of the plants. Alternatively, the landowner may be approached to consider land dedication in-lieu of paying SJMSCP development fees. If the Project Proponent is not agreeable to acquisition, compensation shall be as prescribed in SJMSCP Section 5.3.1.
2. **Seed Collection.** If the landowner rejects acquisition, then the JPA, with the concurrence of the Permitting Agencies' representatives on the TAC, shall undertake seed collections from the populations prior to destruction if seed collection is determined to be feasible, beneficial and/or appropriate by the TAC.

C. For narrowly distributed plant species: Hoover's calycadenia, Red Bluff dwarf rush, bristly sedge, alkali milk vetch, heartscale, brittlescale, Mt. Hamilton coreopsis, mad-dog skullcap, Wright's trichocoronis, caper-fruited tropidocarpum, and recurved larkspur:

1. **Attempt acquisition.** If the plant population is considered healthy by the JPA with the concurrence of the Permitting Agencies' representatives on the TAC, then the parcel owner shall be approached to consider selling a conservation easement including a buffer area as prescribed in Section 5.4.4 and sufficient to maintain the hydrological and ecological (e.g., account for weed control, buffers, inclusion of pollinators) needs of the plants. Alternatively, the landowner may be approached to consider land dedication in-lieu of paying SJMSCP development fees.
2. **Consultation.** If the landowner rejects acquisition of the population, then the JPA shall, with the concurrence of the Permitting Agencies' representatives on the TAC, determine the appropriate mitigation measures (e.g., seed collection) for each plant population based upon the species type, relative health and abundance.

5.2.4.30 SJMSCP Covered Fish

Impacts to fish are addressed under the SJMSCP primarily through Incidental Take Minimization Measures; SJMSCP Permitted Activities are not expected to significantly alter habitats of SJMSCP Covered Fish Species

Incidental Take Minimization Measures for SJMSCP Covered Fish are the same as those included for protection of riparian habitats in SJMSCP Section 5.2.4.31, except that, pursuant to Section 5.7(5) for Aggregate Mining Activities, Project Proponents are required to consult with Permitting Agencies on a case-by-case basis during the SMARA permitting process to design minimization measures to reduce the effects of stranding of the SJMSCP Covered Fish Species during mining activities.

5.2.4.31

Riparian Habitats and Other Non-Vernal Pool Wetlands

For the purposes of implementing Incidental Take Minimization Measures, riparian habitats and "other non-vernal pool wetlands" shall be considered to be those habitats mapped on the *SJMSCP Vegetation Maps* as D (drainage ditch), R (Great Valley riparian forest), R2 (Great Valley Valley oak riparian forest), R3 (Great Valley cottonwood riparian forest), R4 (Arroyo willow thicket), S (Great Valley riparian scrub), S2 (Elderberry savannah), W (River or deep water channel - greater than 200 feet wide), W2 (Tributary stream - 100 to 200 feet wide), W3 (Creek - 20 to 100 feet wide), W4 (dead-end slough), W9 (Canal - if not cement lined), I (channel island), I2 (tule island and mud flat), W5 (freshwater lake or pond), W7 (freshwater emergent wetland).

The compensation requirements of the SJMSCP shall be triggered when the project design disturbs portions of the project site located within 100 feet of the outer edge of the driplines of riparian vegetation. For the purposes of accounting pursuant to the Annual Report (Section 5.9.1), Open Space Conversion acreage subject to the SJMSCP shall be calculated from the point at which a development extends into the 100 foot buffer to the centerline of the subject drainage (other than a river). For rivers, lakes, or ponds, Incidental Take shall be calculated from the edge of the 100 foot buffer zone to the edge of the riparian vegetation as it extends into the river, lake, or pond.

For projects affecting riparian habitats:

- A. Require appropriate erosion control measures (e.g., hay bales, filter fences, vegetative buffer strips or other accepted equivalents) to reduce siltation and contaminated runoff from project sites.
- B. Retain emergent (rising out of water) and submergent (covered by water) vegetation.
- C. Retain vegetation as practical within the constraints of the proposed development as determined by the JPA with the concurrence of the Permitting Agencies' representatives on the TAC. Rapidly sprouting plants, such as willows, should be cut off at the ground line and root systems left in tact, when removal is necessary.
- D. Locate roadways and other facilities perpendicular, rather than adjacent, to waterways to reduce the total riparian area disturbed wherever practical within the constraints of the proposed development as determined by the JPA with the concurrence of the Permitting Agencies' representatives on the TAC.
- E. Locate bridge and road footings outside of high water zones and riparian habitats wherever practical within the constraints of the proposed development as determined by the JPA with the concurrence of the Permitting Agencies' representatives on the TAC.
- F. Provide construction buffers of at least 100 feet throughout the construction process. Construction buffers of 300 feet (on both sides of riparian corridors, for a total of 600 feet) are required when the red-legged frog or foothill yellow-legged frog occupy the project site. These 300' setbacks shall be measured horizontally from the top of the bank and shall extend the entire length of the stream (or other linear wetlands) within the boundaries of the project site. These setbacks may be reduced by the TAC with the concurrence of the Permitting Agencies' representative on the TAC if the reduction: 1) does not affect habitat (e.g., the stream becomes piped and travels underground) or 2) the reduction will not result in an adverse impact to the species or reduction in the biological values of the habitat. This buffer area should be marked with stakes, fencing or other materials which will be visible to construction workers, including heavy equipment operators.

These buffers may be reduced on a case-by-case basis by the JPA with the concurrence of the Permitting Agencies' representatives on the TAC.

Appendix A

Calculating and Paying Fees

Fee Calculations

Fee calculations shall be based on **gross acreage of the total project site**.

For land divisions, fees shall be based on the total gross acreage of the original parcel divided by the number of lots created. For example, a four acre site is divided into four, one-acre sites. SJMSCP Fees for construction on each lot shall be based on one gross acre of conversion.

SJCOG, INC. shall continue to work with LOCAL JURISDICTIONS employing multipliers to phase out that approach in favor of this gross acreage approach to calculating SJMSCP fees.

Fee Payments

Fees shall be paid in the amount in effect at the timing required under the SJMSCP which could be ground disturbance or of issuance of Building Permit.

For mining operations and public projects, fees shall be paid at initiation of ground disturbance.

For schools, fees shall be paid prior to ground disturbance or to certificate of occupancy depending on timing required under the SJMSCP.