

## STAFF REPORT

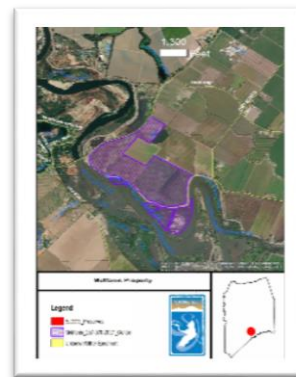
**SUBJECT:** McManis Winery Airport Way Preserve  
Dedication and Preserve Management Plan

**RECOMMENDED ACTION:** Motion to 1) Approve the Conservation  
Easement Dedication and 2) Approve the  
Preserve Management Plan (PMP) for the  
Preserve Site

### DISCUSSION:

#### SUMMARY:

The McManis Winery Airport Way property under consideration totals 281 +/- acres which contains 25 +/- acres of riparian habitat under consideration for an easement dedication along the San Joaquin River. The location of the property is along the north bank of the San Joaquin River southeast of the City of Manteca on Airport Way close to the county border in the Central Zone. The potential preserve is near an existing SJCOG, Inc. preserve in the Central Zone area, also shown in the attachment 1 and 2.



With the easement dedication, SJCOG, Inc. staff has written this draft PMP to be consistent with the existing riparian preserves in the Central Zone Preserve Management Plans for management economies of scale for species under the SJMSCP. The easement will serve as habitat for various species while providing mitigation for the future project impacts under the habitat plan at the project site in the Central Zone.

There are historical records in the California Natural Diversity Database (CNDDB) of California tiger salamander and other species on/near the property.

#### RECOMMENDATION:

A motion to

- 1) approve the conservation easement dedication and
- 2) approve the preserve management plan.

#### FISCAL IMPACT:

SJCOG, Inc. would be accepting approximately 25 +/- acres under the SJMSCP:

- Easement Dedication = 25 +/- acres of riparian habitat dedicated by a project for impacts under the plan
- Endowment = **\$108,447.50** (25+/- acres x \$4,337.90 per acre for 2018 endowment)

## BACKGROUND:



The McManis Winery Project will be dedicating habitat in lieu of fees for the project impacts. The easement dedication is located along the north bank of the San Joaquin River southeast of the City of Manteca on Airport Way close to the county border in the Central Zone. The conservation easement, with some enhancements, covers existing riparian habitat lands to mitigate for the development impacts in the

Central Zone under the SJMSCP.

The draft PMP (attachment 3), prepared by ICF, reflects the existing Preserve Management Plans for riparian habitat land in the Central Zone for economy of scale on long term monitoring activities. There are some enhancements planned to the landscape. However, any additional future enhancements not displayed in Table 1 would be brought back as a supplemental PMP in cooperation with the land owner. The land owners display very good stewardship practices and there are a few invasive species within the fields on premises to be removed.



**Table 1 – Enhancements for Riparian Preserves**

Enhancement Potential Under SJMSCP	Y	N	N/A
Use of Herbicides, pesticides and/or rodenticide in accordance with Sect. 5.4.5(M) & 5.4.7.1	X		
Create, expand or restore riparian area to enhance nesting	X		
Plant elderberry plants for VELB			X
Enhance foraging habitat using native grass and forb species (Appendix N)		X	
Install roosting or nest sites and platforms		X	
Fencing of riparian areas	X		
Install bat boxes			X
Maintain water quality within creeks and wetlands (e.g. red-legged frog habitat)			X
Create burrowing owl burrows		X	
Eliminate invasive and undesirable species	X		
Plant vegetation (e.g. tules, blackberry thickets & cattails for tricolor blackbird/GGS)		X	

## COMMITTEE ACTIONS:

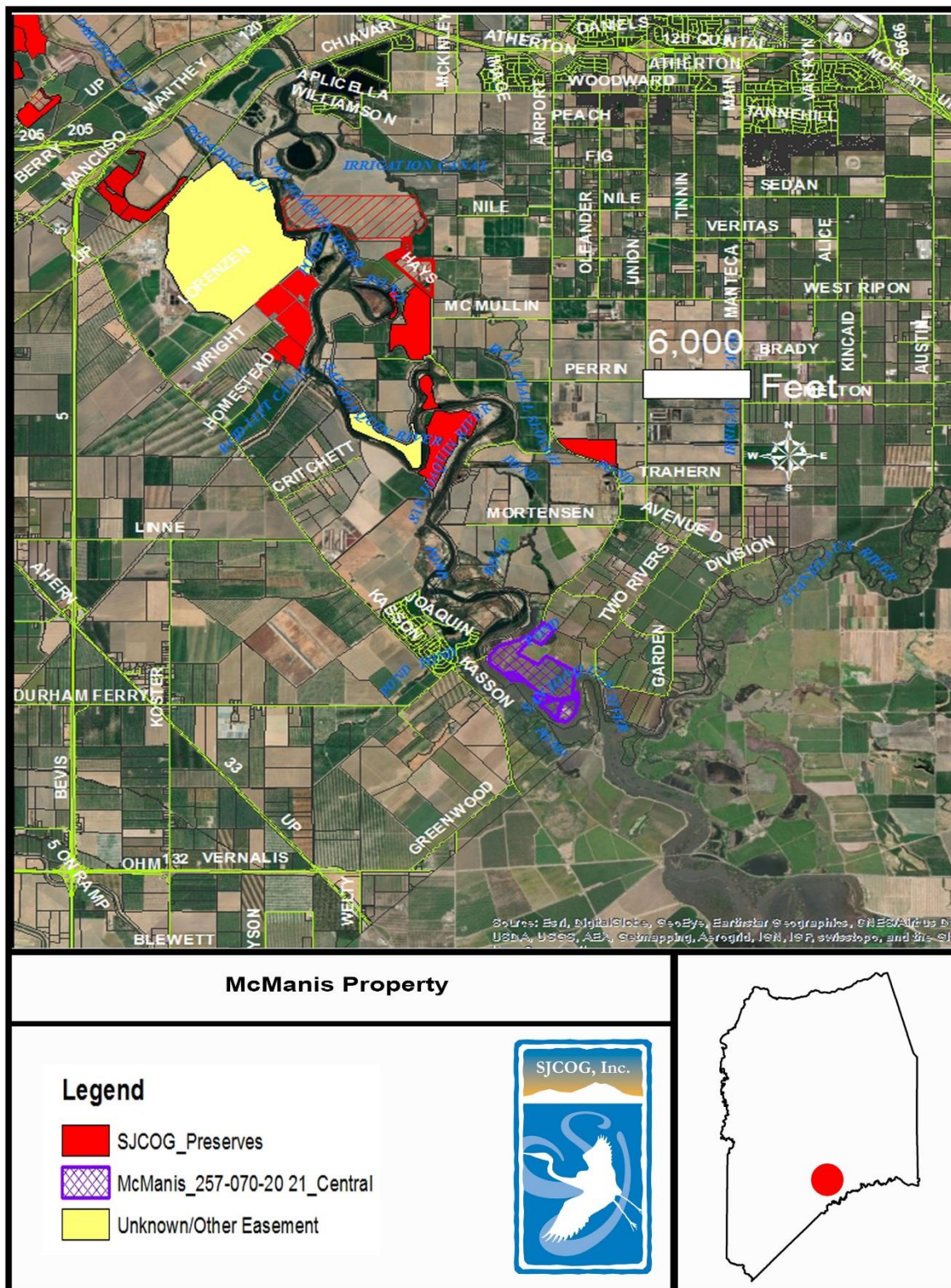
- Habitat Technical Advisory Committee: Recommended Approval
- SJCOG, Inc. Board – Action Required

## ATTACHMENTS:

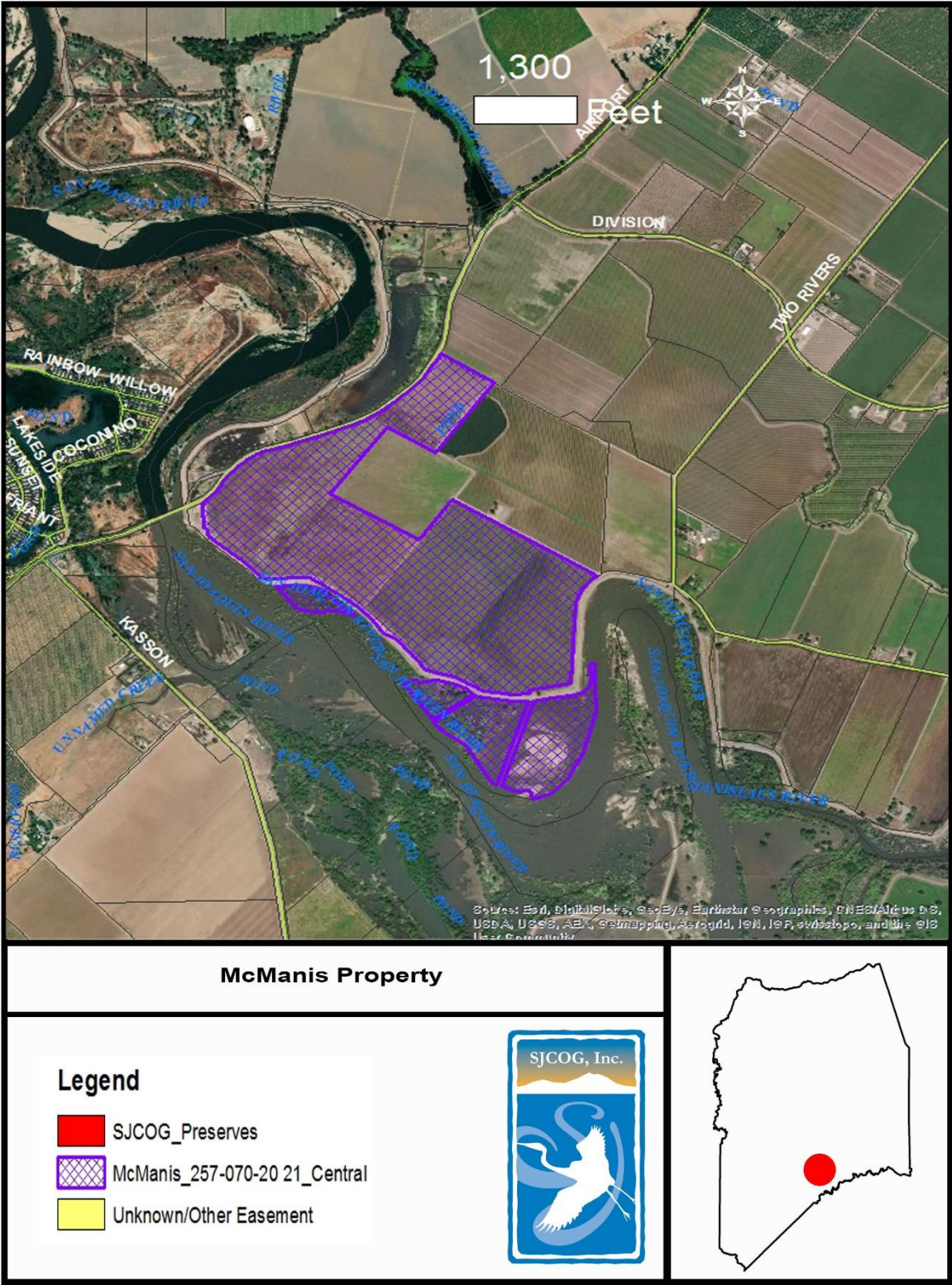
1. Overview Preserve Location Map

2. Preserve Location Map
3. Preserve Management Plan

*Prepared by: Steven Mayo, Program Manager*







## **ATTACHMENT 3**

# **PRESERVE MANAGEMENT PLAN FOR THE McMANIS WINERY PROPERTY PRESERVE**

## **PREPARED FOR:**

SJCOG, Inc.  
555 East Weber Street  
Stockton, CA 95202  
Contact: Steve Mayo  
209.235.0600

## **PREPARED BY:**

ICF International  
630 K Street, Suite 400  
Sacramento, CA 95814  
Contact: Doug Leslie  
916.737.3000

**October 31, 2018**







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## Figures appear at end of document

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Figure 1	McManis Winery Property Preserve San Joaquin County
Figure 2	McManis Winery Property Preserve and Other Conservation Easements in the Vicinity
Figure 3	McManis Winery Property Preserve
Figure 4	Habitats Present on the McManis Winery Property Preserve
Figure 5	Documented Occurrences of SJMSCP-Covered Species within 2 Miles of McManis Winery Property Preserve

## Acronyms and Abbreviations

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CNDDDB	California Natural Diversity Database
GIS	geographic information systems
HTAC	Habitat Technical Advisory Committee
MWPP	McManis Winery Property Preserve
SJCOG	SJCOG, Inc.
SJMSCP	San Joaquin County Multi-Species Habitat Conservation and Open Space Plan
USGS	U.S. Geological Survey

# Chapter 1

## Introduction

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SJCOG, Inc., is currently implementing the *San Joaquin County Multi-Species Habitat Conservation and Open Space Plan* (SJMSCP)<sup>1</sup> (San Joaquin Council of Governments 2001). The principal biological goal of the SJMSCP (the Plan) is to maintain habitat of sufficient quality and quantity to conserve populations of all fish, wildlife, and plant species covered by the Plan. As part of this Plan, lands within the SJMSCP Plan Area are acquired as preserves from willing landowners through either conservation easements or fee title purchase.

This document is the Preserve Management Plan (PMP) for the McManis Winery Property Preserve (MWPP), owned by RJM Vineyards LLC, on which a conservation easement is being placed. The property addressed in this PMP is comprised of an approximately 20-acre portion of riparian habitat along the San Joaquin River on the water side of the levee approximately eight air miles southwest of the City of Manteca. The property will be incorporated into the preserve system as a row and field crop riparian preserve.

The MWPP is and land in lieu of fees dedication intended to offset impacts resulting from the conversion of open space land (vineyards) within the Central Zone.

## 1.1 Purpose of the Preserve Management Plan

The PMP sets forth specific guidelines regarding land management and monitoring activities to ensure the landowner(s) and SJCOG, Inc., are in agreement with the conditions of the conservation easement and the manner in which preserve lands will be managed and monitored.

The PMP describes the baseline biological conditions of the property; states the goals and objectives of management; and describes the ongoing land management activities, including permitted and prohibited uses of the property and any affirmative obligations of the landowner(s).

The PMP also sets forth guidelines for adaptive management as required under the SJMSCP. Adaptive management is a systematic process for continually improving management policies and practices by learning from the outcomes of operational programs.

## 1.2 Preserve Location

The MWPP is located approximately 8 miles southwest of the City of Manteca, CA on the north side of the San Joaquin River at the northeast corner of Kasson Road and Airport Way (Figure 1). Information pertaining to the property is provided in Table 1.

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<sup>1</sup> San Joaquin County Council of Governments. 2001. *San Joaquin County Multi-Species Habitat Conservation & Open Space Plan*. Stockton, CA. Available: <<http://www.sjcog.org/sections/habitat/sjmscp>>. Accessed August 28, 2009.



**Table 1. McManis Winery Property Preserve Information**

Assessor's Parcel Numbers	257-070-20, 257-070-21
Acreage	20 acres
SJMSCP Index Zone	Central
USGS 7.5-minute quadrangle	Vernalis, CA
Township	3S
Range	6E
Section	Unsurveyed
SJMSCP = <i>San Joaquin County Multi-Species Habitat Conservation and Open Space Plan</i> ; USGS = U.S. Geological Survey	

The MWPP is in close proximity to the Alegre, Seegers, Mizuno, Mizuno Hayes Road, and Manteca hays Road Preserves, and contributes to the expansion and consolidation of preserves within the area east of Tracy, CA along the San Joaquin River (Figure 2).

## 1.3 Land Ownership and Management

The parties responsible for managing MWPP lands in accordance with the PMP are listed below.

### **Landowner**

RJM Vineyards LLC  
Contact: Kirk Heuvel  
Phone: 209.456.1631  
Email: dirk@mcmanisfamilyvineyards.com

### **Conservation easement holder**

SJCOG, Inc.  
555 East Weber Street  
Stockton, CA 95202  
Contact: Steven Mayo  
Phone: 209.235.0600

### **Land manager**

ICF International  
630 K Street, Suite 400  
Sacramento, CA 95814  
Contact: Doug Leslie  
Phone: 916.737.3000

## Baseline Preserve Characteristics, Goals and Objectives

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As noted above, the MWPP is an approximately 20-acre portion of a property owned by RJM Vineyards LLC. The property is part of a relatively large (60+ acres) spit of land on the water side of the levee on the north bank of the San Joaquin River.

The eastern edge of the MWPP is a peninsula projecting south into a large oxbow in the San Joaquin River (Figure 3), that is comprised primarily of sand. While some vegetation (primarily sandbar willow [*Salix exigua*]) is beginning to become established in the small channels created during the extremely wet 2016-2017 water year, the majority of the area is barren sand. There is a target present and numerous spent shell casings in the sandy peninsula. The bulk of the MWPP is comprised of riparian vegetation that gets thicker and more mature toward the western end (Figure 4). The overstory is dominated by Valley oaks (*Quercus lobata*) with some black willow (*Salix nigra*) and an occasional Box elder (*Acer negundo*). Understory vegetation includes California mugwort (*Artemisia douglasiana*), California wild rose (*Rosa californica*), and a number of native and non-native species characteristic of recently disturbed areas such as Tobacco tree (*Nicotiana glauca*), Curly dock (*Rumex crispus*), Jimsonweed (*Datura wrightii*), Rough cocklebur (*Xanthium strumarium*), Horseweed (*Erigeron Canadensis*), Telegraph weed (*Heterotheca grandiflora*), Great Valley gumweed (*Grindelia camporum*), and Prickly Russian thistle (*Salsola tragus*). The western end of the MWPP is dominated by a large patch of non-native and invasive Giant reed (*Arundo donax*) (Figure 4).

The SJMSCP geographic information systems (GIS) database and the California Natural Diversity Database (CNDDB) were searched to identify records of SJMSCP-covered species within approximately 2 miles of the MWPP. There are 28 records of Swainson's hawk (*Buteo swainsonii*) within the 2-mile radius, 2 records for Western yellow-billed cuckoo (*Coccyzus americanus*), 3 records for Riparian woodrat (*Neotomas fuscipes riparia*), one record for riparian brush rabbit (*Sylvilagus bachmani riparius*), 1 record for Yellow warbler (*Setophaga petechia*), one record for Sacramento anthicid beetle (*Anthicus sacramento*), and 3 records for Delta button celery (*Eryngium racemosum*). Other records include Merlin (*Falco columbarius*, 1 record), Tricolored blackbird (*Agelaius tricolor*, 2 record), Black-crowned night heron (*Nycticorax nycticorax*, 1 record), Great egret (*Ardea alba*, 1 record), and Aleutian cackling goose (*Branta hutchinsii leucopareia*, formerly now as Aleutian Canada goose [*Branta canadensis leucopareia*], 1 record) (Figure 5).

### 2.1 Wildlife Habitat Associations Identified in the SJMSCP

The habitats and preserve elements described in the SJMSCP and currently present on the MWPP are listed below.

- Presence of rodents.
- Presence of pigeons or mice.
- Presence of small reptiles and/or amphibians in shallow waters.

- Presence of tall perching sites (i.e., vegetative perches higher than surrounding vegetation which permit the species to survey the surrounding area) normally with adjacent agricultural fields or grasslands.
- Presence of snags or manmade platforms normally near water.
- Presence of willow thickets at the edge of permanent water.
- Location of the preserve along the ...San Joaquin River from its confluence with the Stanislaus River to Mosdale....
- Presence of snags or trees with a moderate canopy, preferably near riparian areas.
- Presence of stands of dense, tall trees along riparian corridors for roosts or rookeries.
- Presence of slow moving waters along natural or agricultural waterways.
- Presence of insects, berries, wild grapes, and other fruits in, or adjacent to, riparian zones with shrub understory.

These habitats and preserve elements, according to the SJMSCP, provide foraging habitat for the SJMSCP-covered species listed below.

- Swainson's hawk
- Northern harrier (*Circus cyaneus*)
- White-tailed kite (*Elanus leucurus*)
- Merlin
- Great blue heron
- Great egret
- Loggerhead shrike (*Lanius ludovicianus*)
- Osprey (*Pandion haliaetus*)
- Yellow warbler
- Riparian brush rabbit
- Riparian woodrat
- Red bat (*Lasiurus borealis*)
- Black-crowned night heron
- Slough thistle (*Cirsium crassicaule*)
- Cooper's hawk (*Accipiter cooperii*)
- Sharp-shinned hawk (*Accipiter striatus*)
- Yellow-breasted chat (*Icteria virens*)

The riparian habitats on the preserve also benefit several other common bird species, including (Charadrius vociferus), House finch (Haemorhous mexicanus), California scrub jay (Aphelocoma californica), Spotted towhee (Pipilo maculatus) and Western bluebird (Sialia mexicana), as well as habitat for raccoons (Procyon lotor), opossums (Didelphis virginiana), and California kingsnakes (Lampropeltis californiae).

## 2.2 Goals and Objectives of the Management Plan

The MWPP will be managed as a Row and Field Crop/Riparian Preserve as described in Section 5.4.4.4 of the SJMSCP. The goal of this preserve type is to maintain and enhance the *habitat values* extant on the site for the benefit of species covered by the SJMSCP that depend to varying degrees upon habitat values provided by riparian habitats. **Habitat Values** are defined herein as the resources on the landscape that provide benefits for covered species, such as abundant and accessible prey or forage, cover, perch sites, nest sites, water, or other resources necessary for survival and reproduction. Habitat values decrease with increasing disturbance, pesticide and herbicide use, and increasing habitat uniformity. Because the MWPP is comprised entirely of riparian habitats, the primary goal of the preserve is to provide habitat for riparian brush rabbit, riparian woodrat, yellow warbler, yellow-breasted chat, and other riparian dependent SJMSCP-covered species.

## Chapter 3

# Land Management Activities

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This chapter discusses the land management activities that will be implemented under the conservation easement. The desired management practices as well as permitted and prohibited land uses are discussed.

The MWPP will be managed according to the guidelines for Central Zone Row and Field Crop/Riparian Preserves outlined in the SJMSCP.

### 3.1 Agricultural Practices

Land management practices on the MWPP have historically been to allow for natural processes to occur that result in a succession of habitats along the San Joaquin River. Undertaking management that would result in disturbance to the natural riparian habitats currently on the site is prohibited without permission from the SJCOG, Inc., Habitat Technical Advisory Committee (HTAC).

### 3.2 Prohibited Uses and Activities

This section identifies prohibited uses of the preserve under the MWPP Conservation Easement. *Landowner* refers to RJM Vineyards LLC. *SJCOG, Inc.*, refers to all agencies, organizations, or individuals affiliated with or that represent the SJCOG, Inc., during implementation of actions under the preserve management plan.

#### 3.2.1 Access and Trespass/Illegal Uses/Signage

No access to the general public will be permitted. The SJMSCP requires that signage be installed at all preserves under conservation easement. At the landowner's discretion, the signage can identify the property as being part of the San Joaquin County Open Space system, or *No Trespassing* signs can be installed. Signage should be installed on the MWPP within 120 days following approval of the conservation easement. The signs should be installed along public roadways and rights-of-way and should clearly state that public access is prohibited. The signs will be provided by the SJCOG, Inc., and installed by the landowner.

#### 3.2.2 Agricultural Conversion

The conversion of the preserve from undisturbed riparian habitats is prohibited without prior approval by the HTAC.

#### 3.2.3 Alteration of Watercourses

The alteration or manipulation of any natural watercourse, wetland, or body of water and activities or uses that are detrimental to water quality, including, but not limited to, degradation, pollution, or



fill, are prohibited. This prohibition does not include installation of preserve enhancements approved by the HTAC.

### **3.2.4 Chemicals**

No chemicals will be used on the preserve unless they are used for the specific purpose of controlling exotic weed or pest species that may threaten habitat functions and values. All chemicals will be used, stored, and disposed of in strict compliance with labeling instructions and applicable laws.

### **3.2.5 Dumping**

The dumping, storage, or other disposal of refuse, trash, sewer sludge, and toxic or hazardous materials or chemicals is not permitted on the preserve. This prohibition includes the storage or disassembly of inoperable automobiles, trucks, farm equipment, or other machinery for the purpose of sale or storage.

### **3.2.6 Hunting, Fishing, and Shooting**

Commercial fishing, hunting and trapping are prohibited. No recreational hunting or fishing that could result in take under the federal or stated endangered species acts is permitted. Shooting and target practice of any kind is prohibited within the MWPP.

### **3.2.7 Vegetation Removal or Destruction**

The removal of any natural vegetation (such as riparian habitats) or vegetation installed as part of a preserve enhancement project is prohibited.

### **3.2.8 Natural Resource Development**

The filling, dumping, excavating, draining, dredging, mining, drilling, removing, exploring, or extracting of or for minerals, soils, sands, gravels, rocks, or other material on or below the surface of the preserve is prohibited, unless otherwise approved by the HTAC.

### **3.2.9 Pest Management**

Pest management is an ongoing activity associated with agricultural production. However, chemical rodent control should be minimized to the extent possible to maximize habitat values for covered species. No pest management activities may be carried out within the MWPP.

### **3.2.10 Recreational Activities**

No revenue-generating recreational activities are permitted. Private recreational activities that degrade the habitat values of the property are prohibited.

### **3.2.11 Roads**

The construction of new roads is prohibited.

### 3.2.12 Structures

The construction or placement of the structures listed below is prohibited on the preserve.

- New residential or other buildings.
- Camping accommodations.
- Mobile homes, house trailers, permanent tent facilities, Quonset huts or similar structures.
- Underground tanks.
- Billboards, signs, or other advertising.
- Streetlights.
- New utility structures or power lines except those required to power new pumps on the property for agricultural purposes.
- New sewer systems.

### 3.2.13 Vehicle Use

The use of motorized vehicles off designated roadways is prohibited.

## 3.3 Permitted Uses and Activities

This section identifies permitted uses of the preserve under the MWPP Conservation Easement. Although some activities may be permitted under this PMP, all activities are still subordinate and subject to all applicable Federal, State, and local laws and regulations.

### 3.3.1 Hunting and Fishing

Noncommercial fishing, hunting and trapping of wildlife is permitted so long as it is conducted in compliance with applicable laws and regulations and in a manner that does not compromise the habitat values or damage the ecology of the biological resources on the preserve.

### 3.3.2 Roads

Resurfacing of existing roads with onsite materials and clean gravel is permitted as long as material is kept within the immediate roadway.

## 3.4 Affirmative Obligations

This section identifies the affirmative obligations of the landowner under the MWPP Conservation Easement. Affirmative obligations include both activities and permissions. All activities and permissions are subordinate and subject to all applicable Federal, State, and local laws and regulations.

### **3.4.1 Emergency Vehicle Access**

The landowner must allow emergency vehicles to have direct access to the preserve from Airport Road, when necessary. The MWPP is currently protected by gates and/or cables but is not actively patrolled.

### **3.4.2 Maintenance and Repair**

SJCOG, Inc., is not responsible for general maintenance, repair, and replacement of existing facilities such as roads, fences, agricultural ditches, and irrigation supply lines and pumps. The landowner retains responsibility for these items and other general maintenance.

### **3.4.3 Monitoring and Reporting**

SJCOG, Inc., is required to ensure that the terms of the conservation easement are adhered to, and to conduct monitoring to ensure that acquisition and management of the easement are facilitating the achievement of the SJMSCP goals and objectives. Therefore, the landowner is required to allow reasonable access to the preserve by SJCOG, Inc. for purposes of ensuring compliance with the terms of the conservation easement and for purposes of monitoring use of the preserve by covered species.

### **3.4.4 Preserve Enhancements**

Because the preserve is along a section of the San Joaquin River where natural ecological processes are active and dynamic (i.e. the area was subjected to severe flooding in 2016-17 water year resulting in the disturbance of vegetation and the deposition of a large quantity of sand), no preserve enhancements are currently proposed for the preserve, except for the possible extrmination of a large stand of giant reed.

## **3.5 Implementation and Management Schedule**

The landowner will begin implementing and managing the preserve in accordance with this PMP immediately upon formal approval and acceptance of the conservation easement by the landowners, SJCOG, Inc., and the HTAC. The landowners and SJCOG, Inc., intend that the property be preserved and maintained in perpetuity by permitting only those management practices that support the development of riparian habitat and the ecological processes that drive succession in those habitats.

## Chapter 4

# Monitoring and Adaptive Management

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This chapter describes the biological monitoring plan and reporting requirements for land management activities on the MWPP. This chapter also summarizes remedial measures that may be implemented should the property not provide the desired benefits for SJMSCP-covered species. The primary objective of monitoring is to ensure that the goals and objectives of the SJMSCP and this PMP are being met.

A preserve monitoring strategy for the entire SJMSCP preserve system is currently being completed. The monitoring plan described in this chapter is considered provisional until the system-wide monitoring plan is completed and approved.

Three general types of monitoring are conducted on a regular basis to ensure that the goals and objective of the SJMSCP are being met; *compliance monitoring*, *effectiveness monitoring* (referred to as *biological monitoring* in the SJMSCP), and *preserve enhancement monitoring*.

## 4.1 Compliance Monitoring

Compliance monitoring is monitoring that demonstrates compliance with the terms and conditions of the conservation easement, the SJMSCP and its permits. Compliance monitoring will be achieved through an annual site visit(s) to the preserve and annual discussion with the landowner(s) to document changes that could affect the conservation and habitat values of the preserve. A set of photo stations will be established and photographs from each station will be taken annually during the site visit(s). Because breeding populations of most covered species that depend upon riparian habitats during a significant portion of their life cycle are the primary targets of this PMP, the site visit will typically be conducted during spring or summer, when these species can be found in the region.

The primary variable to be reviewed during each site visits are the status of riparian habitats; the degree of human disturbance in the area, ; and the use of the area by covered species.

Noncompliance with the conservation easement will be addressed in accordance with the provisions of the conservation easement.

## 4.2 Effectiveness Monitoring

Effectiveness monitoring (referred to as *biological monitoring* in the SJMSCP) is comprised of several types of monitoring. The general purpose of effectiveness monitoring as described in the SJMSCP is to track habitat conditions and the status of covered species on and around preserve lands and to determine if management actions maintain and improve habitat conditions for covered species.

Baseline habitat conditions are established at the time of preserve acquisition and are described in this PMP.

Baseline surveys to determine presence of SJMSCP covered species will be conducted within 2 years of acquisition. The survey will include a complete search of all potential Swainson's hawk nesting substrates within a 2-mile radius of the preserve to the extent possible given potential access constraints from surrounding landowners. Baseline surveys may also include focused surveys for riparian brush rabbit, riparian woodrat, yellow warbler, and yellow-breasted chat. All wildlife species detected, including SJMSCP-covered species, will be recorded.

The focused species surveys will be updated once every 3 years by repeating the focused nesting Swainson's hawk survey within a 2-mile radius of the preserve and conducting surveys for other covered species on a rotating basis. Mapped data will be recorded in the GIS database. The results of the surveys will be provided in the SJMSCP program-level annual report.

The information will be used for comparison with results from the original baseline survey to track changes over time and to ensure that the goals and objectives of the preserve management plan are being met.

## 4.3 Monitoring Preserve Enhancements

Monitoring preserve enhancements – if installed – would be required to ensure that preserve enhancement become well established and to determine if remedial actions need to be taken to achieve the goals of the enhancement. Monitoring is conducted regularly after planting, typically for a period of 3 years, or until it is determined the preserve enhancement plantings are established. After the establishment period, preserve enhancement monitoring is conducted in conjunction with the compliance monitoring and includes a cursory visual inspection of the enhancement plantings to ensure that they are healthy and providing the benefits they were designed to achieve.

## 4.4 Success Criteria

A single success criterion was identified to determine the success of management. Preserve management will be considered successful if the entire 20 acres of designated riparian habitats are maintained and continue to develop each year, and all terms and conditions of the conservation easement are adhered to.

## 4.5 Adaptive Management

Adaptive management is a systematic process for continually improving management policies and practices by learning from the outcomes of operational programs. The principle of adaptive management recognizes that the resources being managed are dynamic systems and that the state of knowledge regarding natural resource management is constantly improving. Adaptive management, by definition, does not include predetermined actions, but rather identifies new responses based on the outcome of management activities.

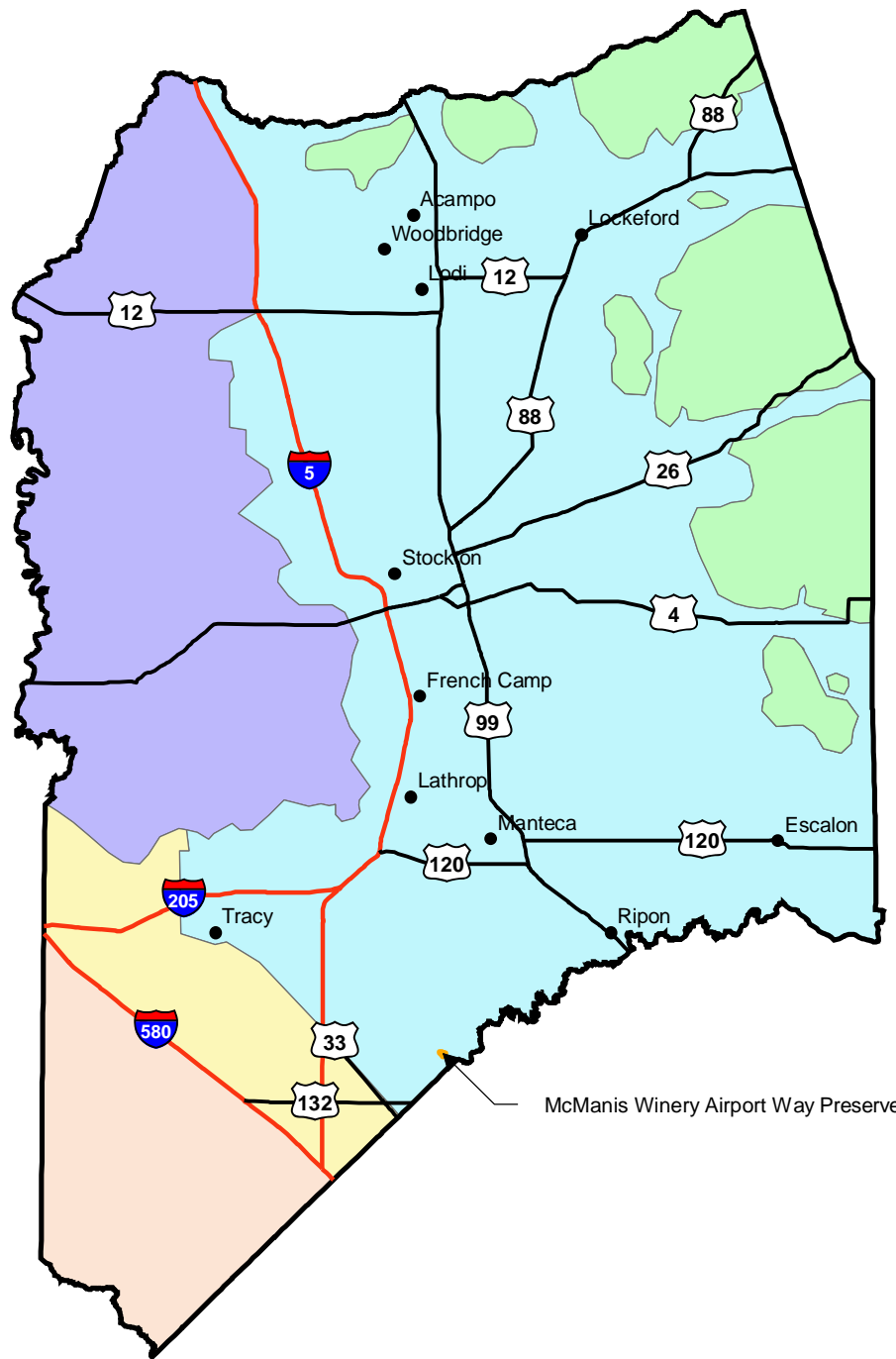
In the context of preserve management, monitoring activities are undertaken to assess the progress of management activities toward achieving the stated management goals. The information collected



can then be used to improve management activities, if change is warranted. However, there will be no alteration of management activities without the agreement of the landowner.

Results of monitoring will be used to determine the effectiveness of the measures outlined in the SJMSCP and this PMP in providing habitat for SJMSCP-covered species. If substantial changes in populations of covered species occur, or evidence suggests the operating conservation program outlined in the SJMSCP is not meeting the goals and objectives outlined in the SJMSCP, then adaptive management procedures may be warranted. Such measures would include a review of the terms of the conservation easements and a review of the management actions and/or monitoring requirements on SJMSCP preserves.

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## Legend

### SJMSCP Index Zone

- Central Zone
- Central/Southwest Transition Zone
- Primary Zone of the Delta
- Southwest Zone
- Vernal Pool Zone



**Figure 1**  
**McManis Winery Airport Way Preserve**

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**Figure 2**  
**McManis Winery Airport Way Preserve and**  
**Other Conservation Easements in the Vicinity**



\\PDCCITRD\GIS\Projects\_2\SJHCP\05076\_05\arcmap\McManis\_Winery\Figure3\_McManis\_Winery\_closeup\_A.mxd ds 10/31/2018







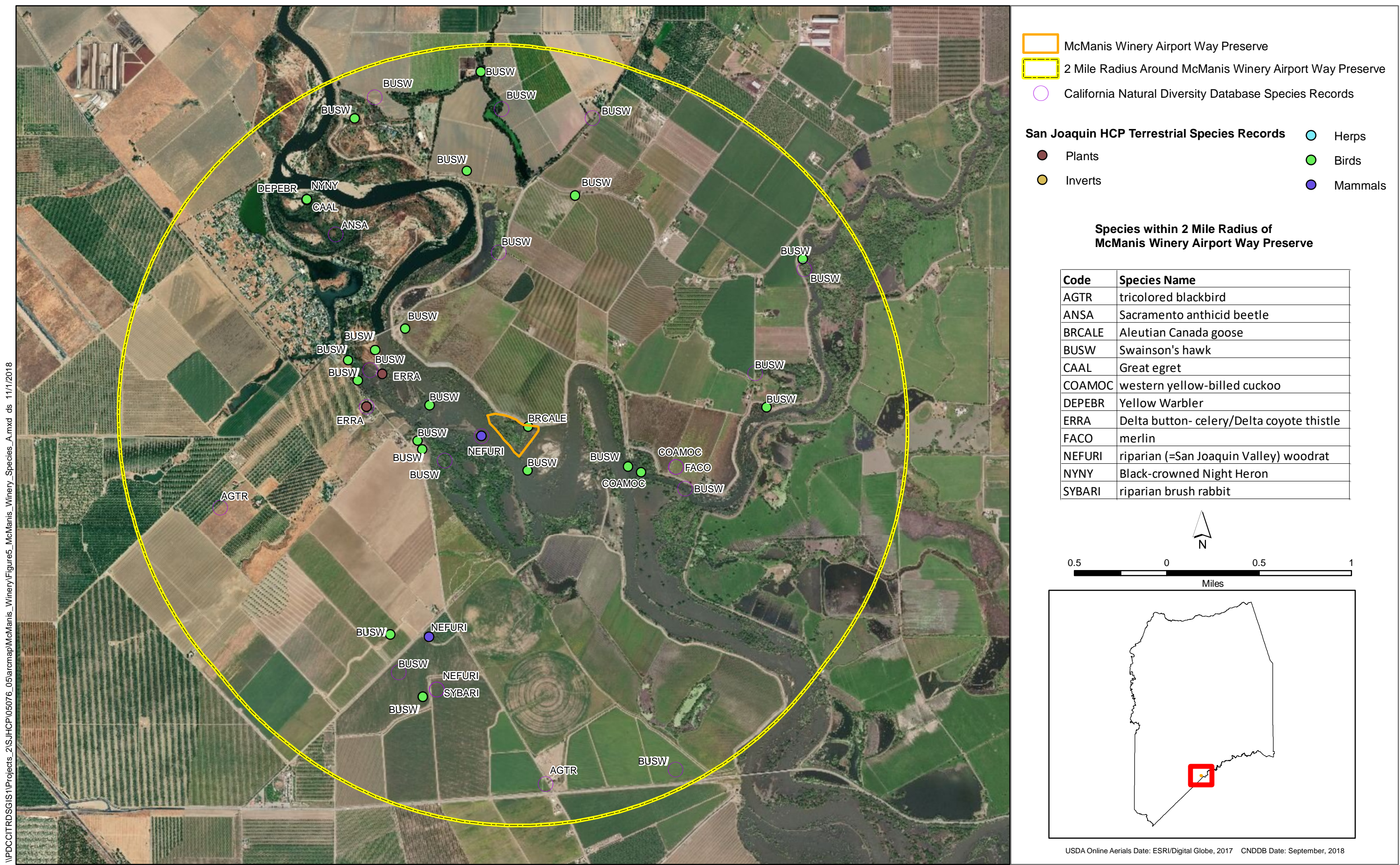
**Photo 1.** Mature Riparian Habitats on the McManis Winery Property Preserve.



**Photo 2.** Large Stand of Giant Reed on the McManis Winery Property Preserve.



\\PDC\CTRD\SGIS\Projects\_2\SJHCP\05076\_05\arcmap\McManis\_Winery\Figure5\_McManis\_Winery\_Species\_A.mxd ds 11/1/2018



**Figure 5**  
**Documented Occurrences of SJMSCP-Covered Species within 2 Miles of McManis Winery Airport Way Preserve**

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