

## STAFF REPORT

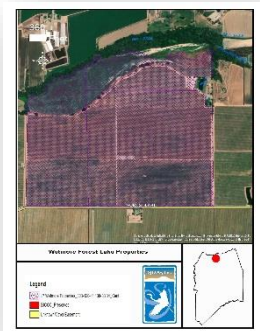
**SUBJECT:** Wetmore Forest Lake Road Preserve Purchase and Preserve Management Plan

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

**DISCUSSION:**

**SUMMARY:**

The Wetmore Forest Lake property under consideration totals of 299+/- acres. The land owner and SJCOG, Inc. contemplate an easement purchase under the habitat plan of approximately 70+/- acres of some agricultural and riparian habitat on the property. The location of the property is on Forest Lake Road adjacent to Dry Creek at the county border and northwest of the City of Lodi in the Central Zone. The potential preserve is near existing SJCOG, Inc. preserves in the Central Zone area, also shown in the attachment 1 and 2.



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

There have been historical records of Swainson's hawk and other species on/near the property in the California Natural Diversity Database (CNDDB).

**RECOMMENDATION:**

A motion to recommend the SJCOG, Inc. Board to

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

**FISCAL IMPACT:**

SJCOG, Inc. would purchase an agricultural habitat easement on 70 +/- acres under the SJMSCP.

- Easement = **\$210,000** (not to exceed \$3,000 per acre) plus closing costs
- Endowment = **\$318,412.50** (70+/- acres x \$4,548.75 per acre for 2019 endowment)

## BACKGROUND:



The Wetmore Forest Lake property is on Forest Lake Road adjacent to Dry Creek at the county border and northwest of the City of Lodi in the Central Zone. The property consists of an area of bottom land for row crop operation and some riparian habitat along the riverway which serves as foraging/nesting habitat for several SJMSCP covered species. The conservation easement would provide mitigation for prior development impacts in the Central Zone under the SJMSCP.

The draft PMP (attachment 3), prepared by ICF, reflects the existing Preserve Management Plans for agricultural land preserves in the Central Zone for economy of scale on long term monitoring activities. SJCOG, Inc. intends to significantly expand riparian habitats along Dry Creek by converting much of the bottom land to riparian habitats. It is possible that riparian habitats would encroach on the open habitats if disking and other management actions were discontinued. However, planting patches of trees and shrubs in the open areas will be conducted to facilitate and accelerate the expansion of riparian habitats.



**Table 1 – Enhancements for Row and Field Crop/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	

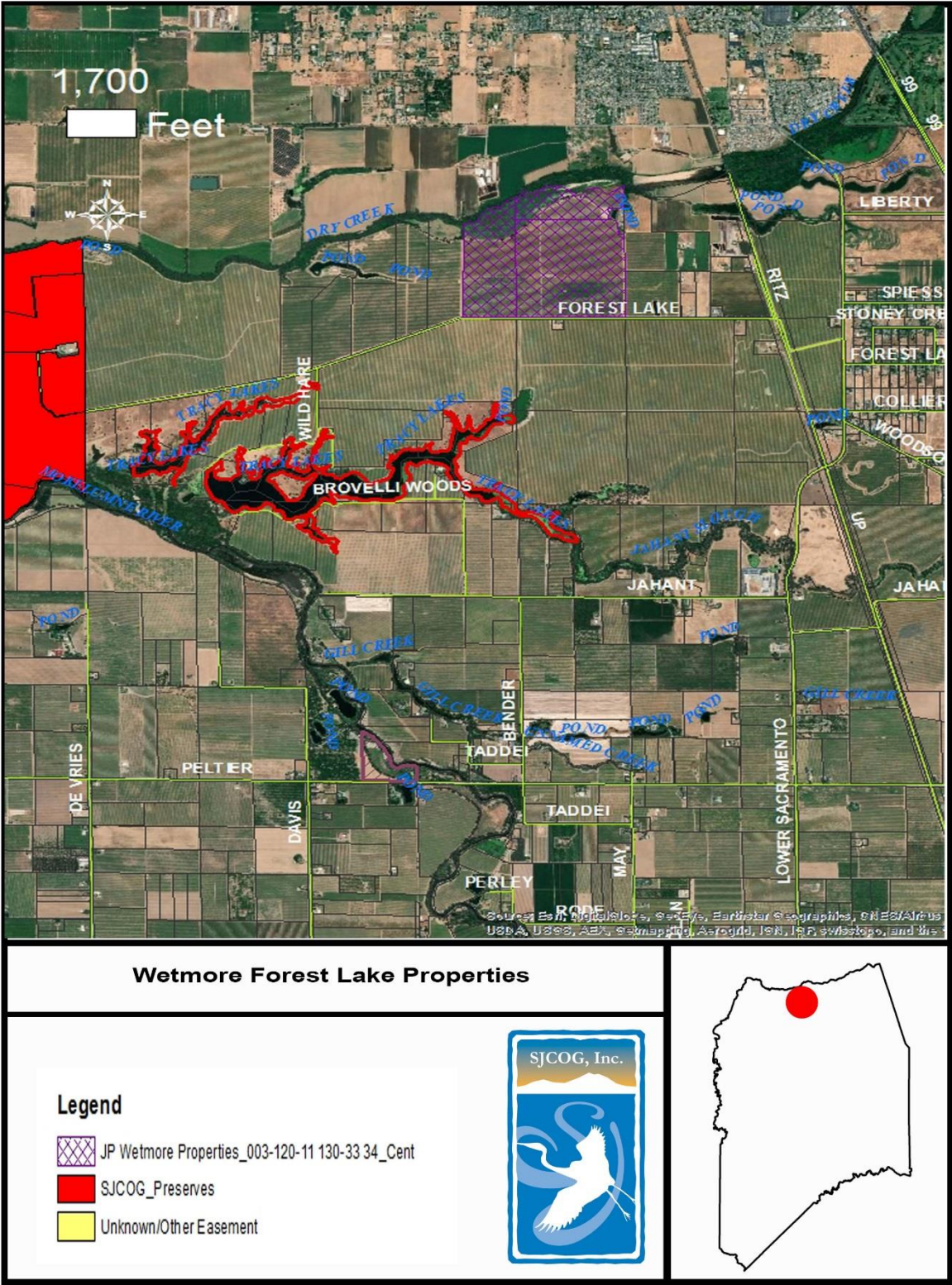
## COMMITTEE ACTIONS:

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

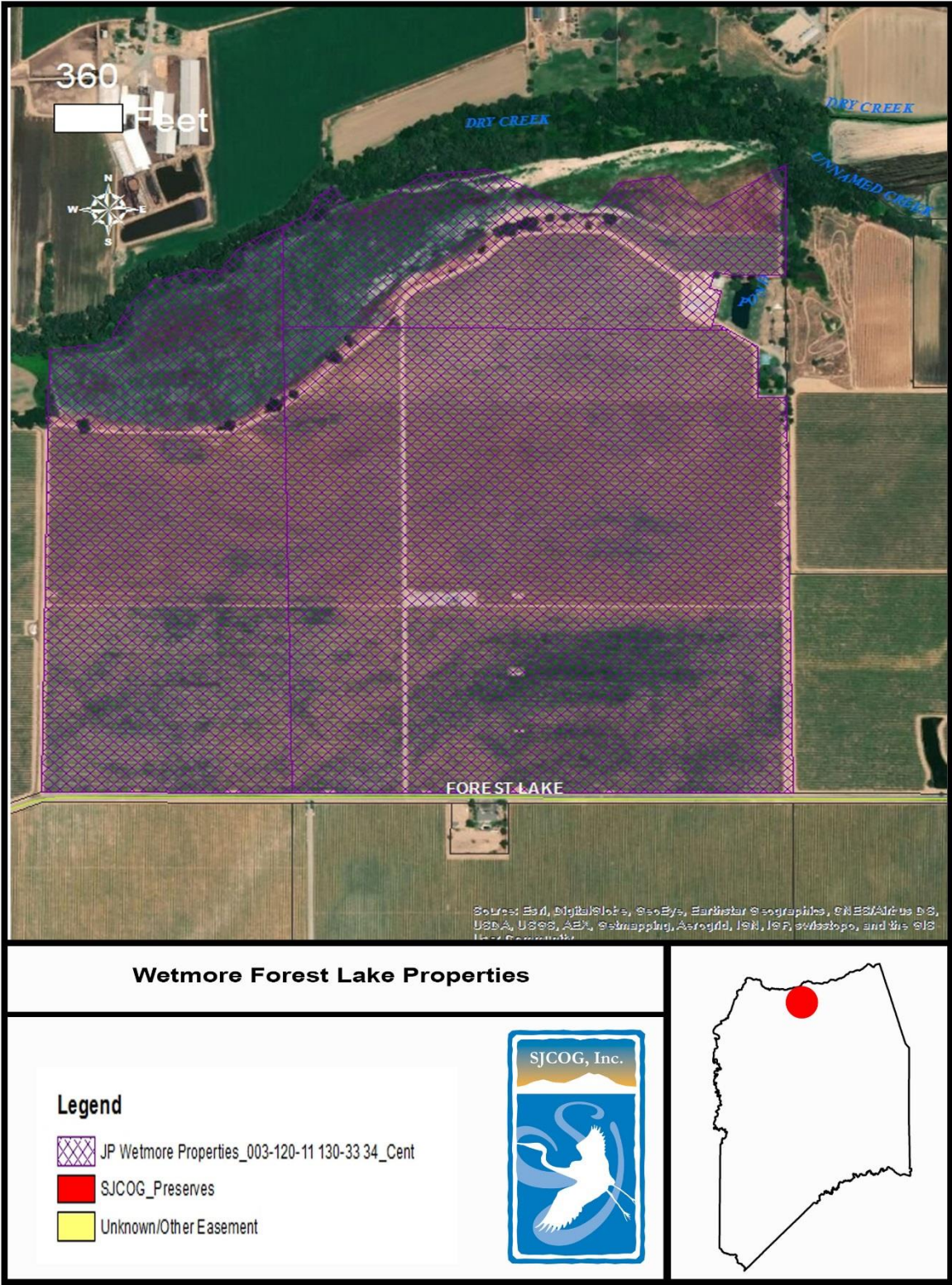
## ATTACHMENTS:

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 WETMORE FOREST LAKE ROAD PRESERVE**

## **PREPARED FOR:**

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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

**May 10, 2019**





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## Figures appear at end of document

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## Acronyms and Abbreviations

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CNDDDB	California Natural Diversity Database
GIS	geographic information systems
HTAC	Habitat Technical Advisory Committee
WFLRP	Wetmore Forest Lake Road 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 Wetmore Forest Lake Road Preserve (WFLRP), owned by Jonathan Wetmore, on which a conservation easement is being placed. The property addressed in this PMP is comprised of an approximately 70-acre portion of three parcels that together comprise over 299 acres adjacent to Dry Creek approximately 6 miles north of the City of Lodi. The property will be incorporated into the preserve system as a row and field crop riparian preserve.

The WFLRP is intended to offset impacts resulting from the conversion of agricultural lands primarily within the Central Zone, as allowed in Section 5.1.2.6 of the Plan.

## 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 WFLRP is located approximately 6 miles northwest of the City of Lodi, CA on the south side of Dry Creek on the north side of Forest lake Road (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: <https://www.sjcog.org/DocumentCenter/View/5/Habitat-Planpdf?bidId=>. Accessed May 1, 2019.

**Table 1. Wetmore Forest Lake Road Preserve Information**

Assessor's Parcel Numbers	003-130-34, 003-130-33, 003-120-11
Acreage	70 acres
SJMSCP Index Zone	Central
USGS 7.5-minute quadrangle	Lodi North, CA
Township	4N
Range	6E
Section	Unsurveyed
SJMSCP = <i>San Joaquin County Multi-Species Habitat Conservation and Open Space Plan</i> ; USGS = U.S. Geological Survey	

The WFLRP is in close proximity to the Hilder, Beck, and Tracy Lakes Preserves on the west side of Highway 99 and the Erman, Brooks, Razzano, and San Joaquin County Landfill Liberty and Dustin Roads Preserves, and contributes to the expansion and consolidation of preserves along the south bank of Dry Creek on the San Joaquin County border with Sacramento County (Figure 2).

## 1.3 Land Ownership and Management

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

### **Landowner**

Jonathan Wetmore  
 Contact: Jonathan Wetmore  
 481 E. Forest Lake and 151 W. Forest Lake Road  
 Acampo, CA 95220  
 Phone: 209.480013  
 Email: jpwetmore@gmail.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 WFLRP is an approximately 70-acre portion of a property owned by Jonathan Wetmore. The property is on the south bank of Dry creek and is set apart from the vineyards to the south by a drop in elevation. Consequently, the property floods in some years in the spring during high water flows in Dry Creek (Figure 4). Historically, some non-wooded portions of the property have been disced for purposes of fire control. There is a relatively dense band of riparian vegetation along Dry Creek that is comprised primarily of Fremont cottonwood (*Populus fremontii*), White alder (*Alnus rhombifolia*), Box elder (*Acer negundo*), Willows (*Salix sp.*), and Valley oaks (*Quercus lobata*).

The majority of the property is comprised of non-native annual grassland with a component of hydrophilic vegetation. Dominant grasses include various oats (*Avena sp.*), and bromes (*Brodium sp.*). Dominant hydrophytes include cockleburs (*Xanthium sp.*) and Curly docks (*Rumex sp.*).

The southern edge of the property is dotted with a few large, remnant valley oaks and live oaks (*Quercus agrifolia*) (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 WFLRP. There are 28 records of Swainson's hawk (*Buteo swainsonii*) within the 2-mile radius of the preserve, one of which occurs on the preserve. There are two records of Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*) approximately 2 miles upstream from the preserve along Dry Creek. Other records include northern harrier (*Circus hudsonius*), white-tailed kite (*Elanus leucurus*), Midvalley fairy shrimp (*Branchinecta mesovallensis*), and several other covered species associated with vernal pool habitats (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 WFLRP are listed below.

- Presence of rodents.
- Presence of pigeons or mice.
- Presence of short grasses, sometime almost barren ground.
- 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.

- 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 small birds.
- 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
- White-tailed kite
- Merlin (*Falco columbarius*)
- Long billed curlew (*Numenius americanus*)
- Horned lark (*Eremophila alpestris*)
- Great egret (*Ardea alba*)
- Great blue heron (*Ardea herodias*)
- Loggerhead shrike (*Lanius ludovicianus*)
- Yellow warbler (*Setophaga petechia*)
- Red bat (*Lasiurus borealis*)
- Black-crowned night heron (*Nycticorax nycticorax*)
- 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 WFLRP 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 WFLRP is comprised primarily of riparian habitats, the primary goal of the preserve is to provide nesting habitat for Swainson's hawk, and habitat for 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 WFLRP 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 WFLRP have historically been to allow for natural processes to occur in the riparian habitats along Dry Creek, and to control weeds and fire risk in the remaining habitats through occasional discing. Management actions 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 WFLRP Conservation Easement. *Landowner* refers to Jonathan Wetmore. *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 WFLRP 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, wetlands, and non-native annual grasslands 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 WFLRP.

### **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 WFLRP.

### **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 WFLRP 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 WFLRP 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 Forest Lake Road, when necessary. The WFLRP 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**

The WFLRP contains a significant stand of riparian habitat along Dry Creek bordered by an area of seasonal wetland and open, non-native annual grassland. SJCOG, Inc. intends to significantly expand riparian habitats along Dry Creek by converting much of the seasonal wetland and non-native annual grasslands to riparian habitats. It is possible that riparian habitats would encroach on the open habitats if disking and other management actions were discontinued. However, planting of patches of trees and shrubs in the open areas will be conducted to facilitate and accelerate the expansion of riparian habitats. A detailed plant list will be developed as part of a scope of work based on species currently dominating the riparian habitats along Dry Creek. Planting will occur in the spring after to prevent plantings from being overcome by seasonal flooding in Winter and/or Spring.

The landowner will provide access to water to be used for irrigation during all phases of the preserve enhancement installation. The landowner will also provide services in the form of vegetation and weed control to prepare the site for planting.

## **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 WFLRP. 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 variables 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 loggerhead shrike, yellow warbler, yellow-breasted chat, or other SJMSCP covered species. 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

Preserve enhancements installed on the property will be monitored annually for 5 years after the initial planting occurs to evaluate the establishment of the planting area and to determine if the plantings have become self-sufficient (i.e., no longer require irrigation, weeding, or plant replacement). The monitoring period can be shortened to three years with approval from the HTAC if monitoring results indicate that the site has become successfully established.

Details concerning grading, seeding, irrigation, watering, weeding, and evaluation of the success of the preserve enhancements will be detailed in the Scope of Work currently being prepared for the restoration contractor.

The results of the preserve enhancement monitoring will be included in the annual monitoring report. The report will document the monitoring survey methods, dates, times, personnel, and results, as well as include a summary of results from each of the previous years of monitoring.

### 4.4 Success Criteria

Three success criteria were identified to determine the success of management. Preserve management will be considered successful if the entire 70 acres under easement are maintained in their current or better condition; if preserve enhancement (i.e. riparian habitat expansion) is successful; and if 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

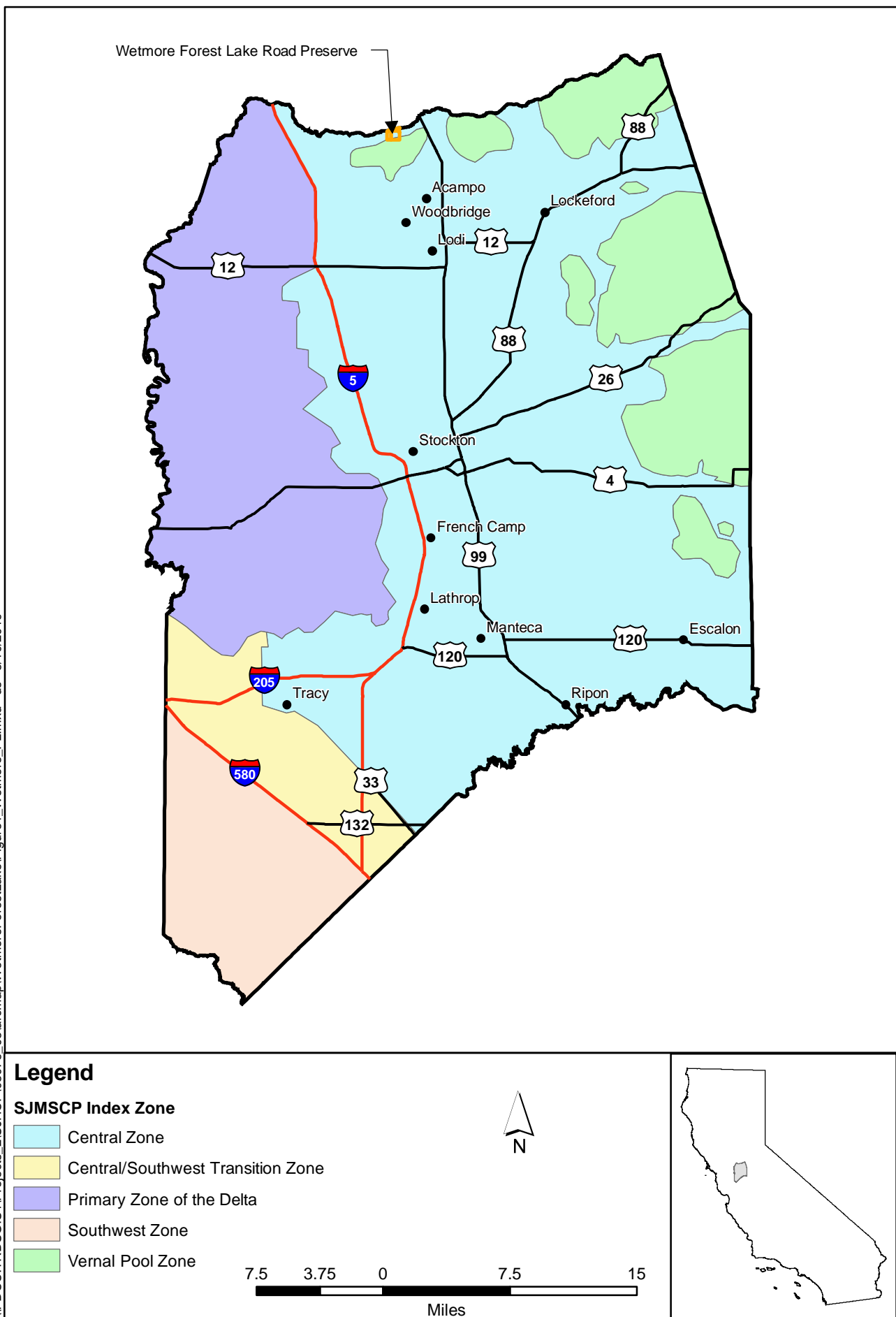
management, by definition, does not include predetermined actions, but rather identifies new responses based on the outcome of management activities.

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.

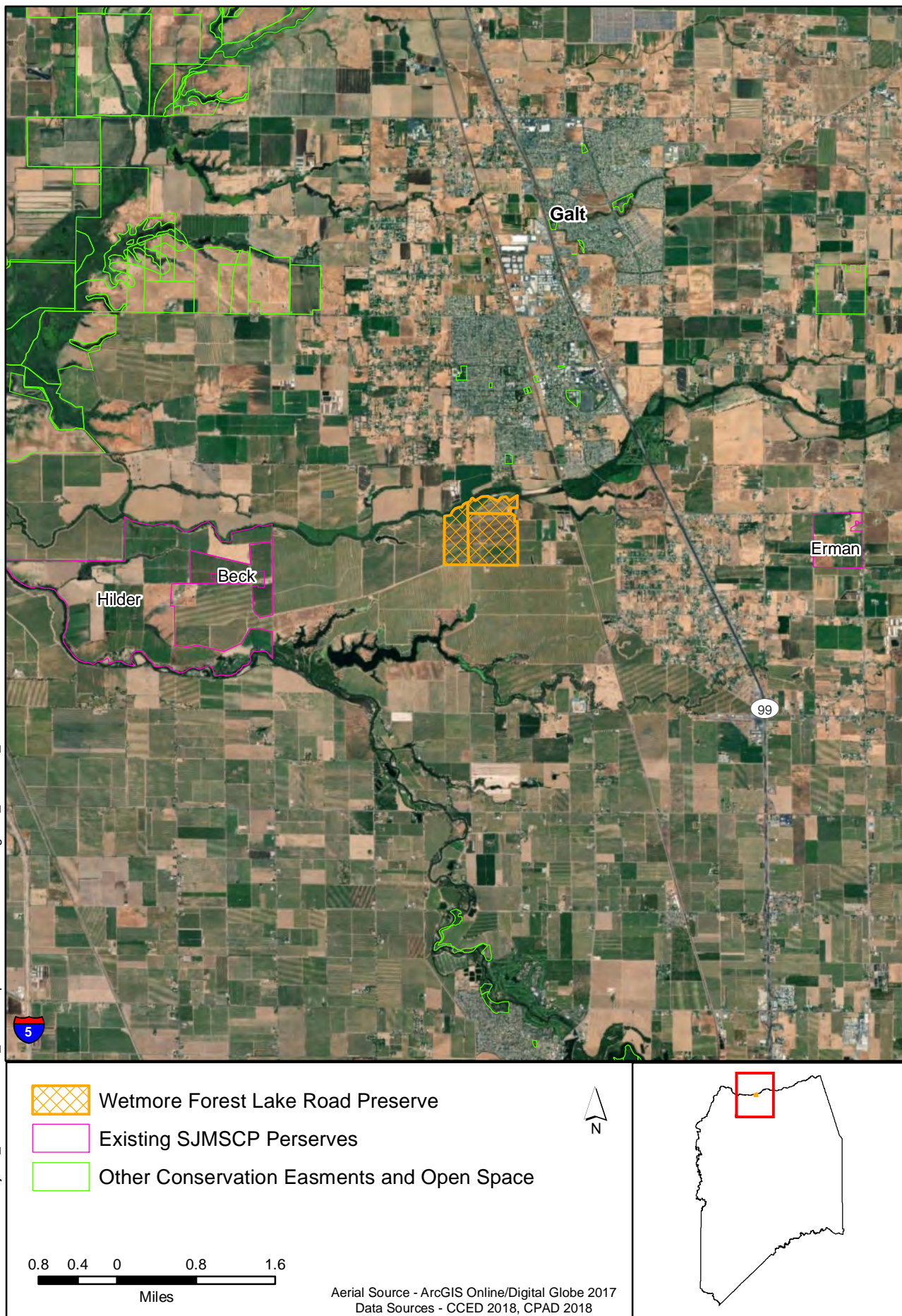
Results of monitoring will be used to determine the effectiveness of the measures outlined in the SJMSCP and this PMP in providing habitat for SJMSCP-covered species. If substantial changes in populations of covered species occur, or evidence suggests the operating conservation program outlined in the 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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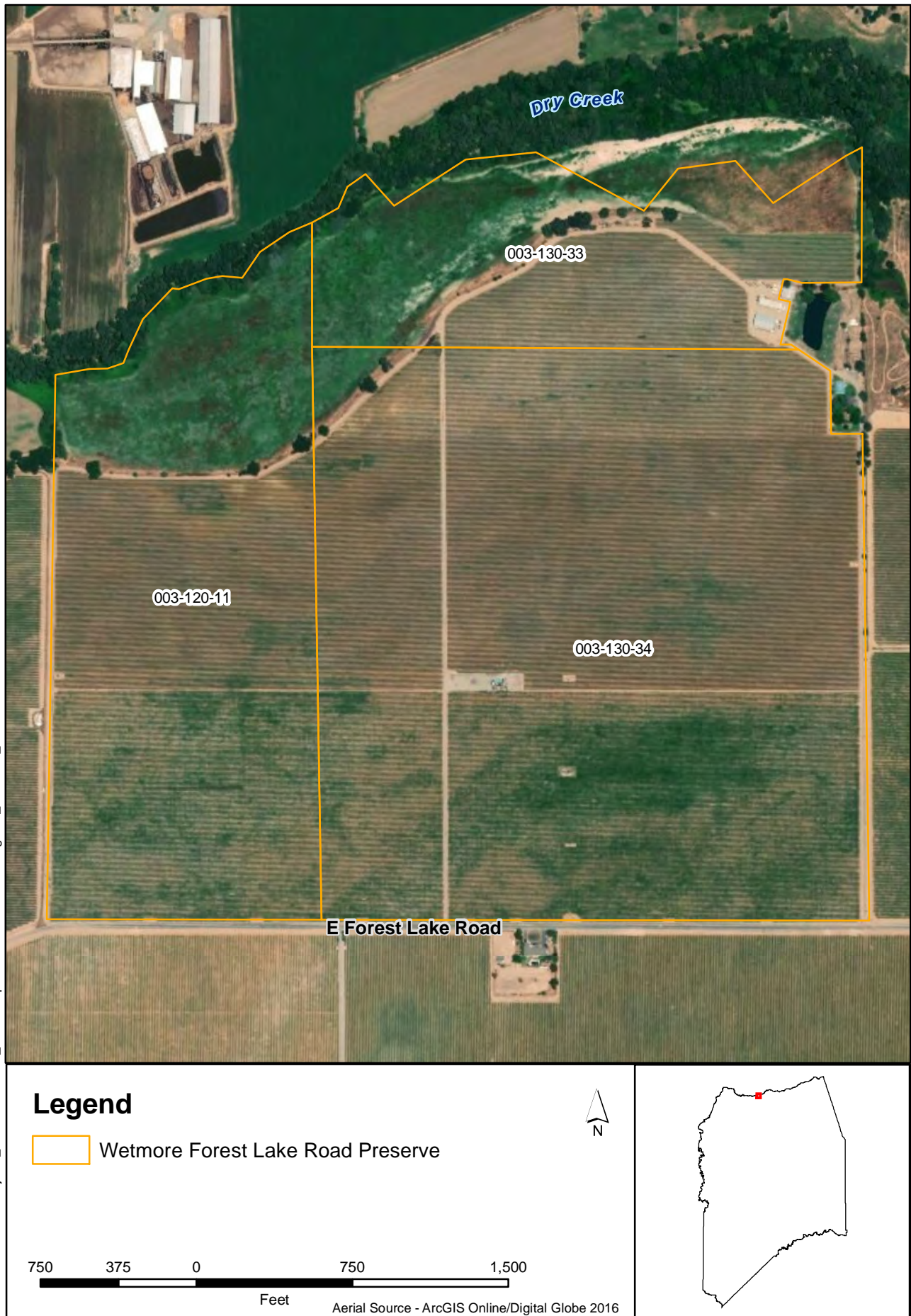
\\PDCC\TRDSGIS\Projects\_2\SJHCP\05076\_05\arcmap\WetmoreForestLake\Figure2\_Wetmore\_FL.mxd keller 5/10/2019



**Figure 2**  
**Wetmore Forest Lake Road Preserve and**  
**Other Conservation Easements in the Vicinity**



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**Figure 3**  
**Wetmore Forest Lake Road Preserve**





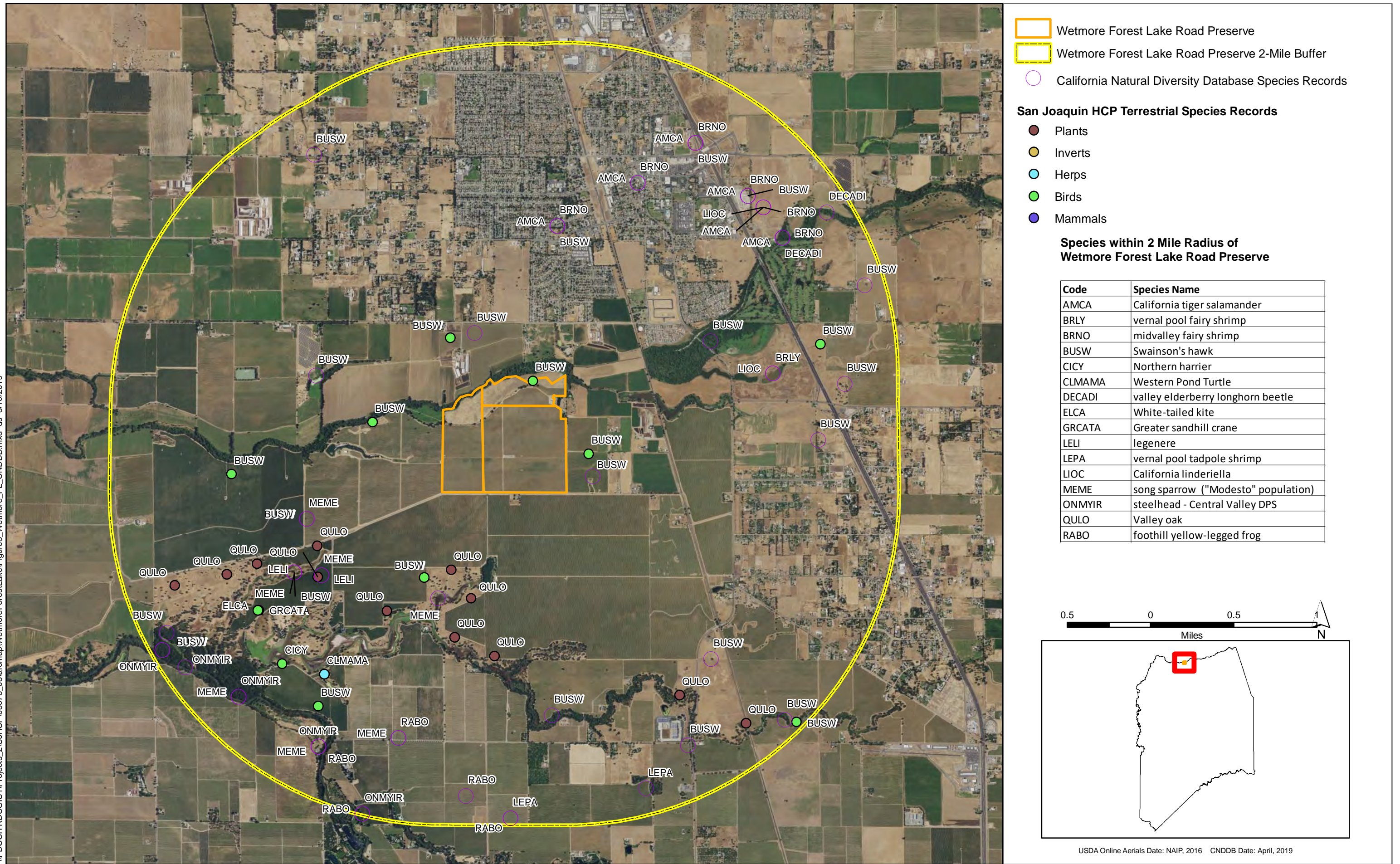
**Photo 1.** Riparian Habitats and Flooded Non-native Annual Grassland along Dry Creek.



**Photo 2.** Remnant Valley Oaks, Discarded Fibre and Non-native Annual Grasslands..



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**Figure 5**  
**Documented Occurrences of SJMSCP-Covered Species**  
**within 2 Miles of Wetmore Forest Lake Road Preserve**