



PAR

Habitat Planning In Perpetuity

The Property Analysis Record

Title: Cosumnes Floodplain Mitigation Bank 5/12/2009

Par Code: CFMB

Prepared by: R. Capriola

WES

Date: 05/13/2009

The Center for Natural Lands Management prepared this software to assist habitat conservation planners to develop the management tasks and costs of long-term stewardship. While the sources are thought to be reliable, the Center makes no representations about the accuracy of cost estimates. The date of the cost information is 2007. The operation of the program is not guaranteed by the Center. Management requirements are determined by the user. Users should consult with their own financial advisors before relying on the results of their analysis.

Section 1 - Property Information

Property Title: Cosumnes Floodplain Mitigation Bank

PAR ID: CFMB

Last Modified: 05/12/2009

Location/Jurisdiction 5 miles west of Galt, CA
County Sacramento
Address
City, State, Zip Thornton, CA
Conserved Acres 472.44
Management type Financial Management
Date Created 05/12/2009 03:24:58 PM
Prepared for Sacramento Area IRT
Prepared by R. Capriola
WES

Project Management Information		Developer/Proponent Information	
Contact	Matt Gause	Contact	Greg Sutter
Company	WES	Company	WES
Address	600 North Market Blvd. Suite 3	Address	600 North Market Blvd. Suite 3
City, State, Zip	Sacramento, CA 95834	City, State, Zip	Sacramento, CA 95834
Phone	916-646-3644	Phone	916-646-3644
Fax	916-646-3675	Fax	916-646-3675
E-Mail address	mgause@westervelt.com	E-Mail address	gsutter@westervelt.com

Cost Year 1

Date of site visit:

Development Project

Project Name Cosumnes Floodplain Mitigation Bank

Total Project Acres 493

Stage of planning

Notes

Imported by USER1 on 05/12/2009

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Property Analysis Record 3 - Version 1.03 (C) 1999-2008 Center for Natural Lands Management

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Section 2 - Division of Responsibility

Property Title: Cosumnes Floodplain Mitigation Bank

PAR ID: CFMB

05/13/2009

Description:	Responsible Party:	Notes:
Biological Surveys	Manager	Manager is Westervelt Ecological Services
Debris Removal	Manager	Manager is Westervelt Ecological Services
Fence Maintenance	Manager	Manager is Westervelt Ecological Services
Gate Maintenance	Manager	Manager is Westervelt Ecological Services
Grazing	Manager	Manager is Westervelt Ecological Services
Habitat Assessment	Manager	Manager is Westervelt Ecological Services
Habitat Restoration	Manager	Manager is Westervelt Ecological Services
Monitoring, Plant	Manager	Manager is Westervelt Ecological Services
Monitoring, Wildlife	Manager	Manager is Westervelt Ecological Services
Non-native plant removal - Ongoing	Manager	Manager is Westervelt Ecological Services
Patrolling	Manager	Manager is Westervelt Ecological Services
Trash Collection, Ongoing	Manager	Manager is Westervelt Ecological Services
Wildlife Surveys	Manager	Manager is Westervelt Ecological Services

Section 3 - Property Details

Property Title: Cosumnes Floodplain Mitigation Bank

PAR ID: CFMB

05/13/2009

Title	Permitted	Future Permitted	Problem Level	Location	Notes
Access Easements	Yes	Yes	Low	Adjacent	Access easements exist to well pads within the property. They are areas that are adjacent to, but excluded from the Conservation Easement
Clear Title	Yes	Yes	Low	On-Site	Owner has clear title to Conservation Lands.
Conservation Easements	Yes	Yes	Low	On-Site	Owner has capability to transfer Conservation Easement to third party.
Management Access	Yes	Yes	Low	Both	Management access is available directly to the property via New Hope Road on the south border.
Mineral Rights	Yes	Yes	Low	Adjacent	Mineral Rights to the area under conservation easement are held by WES by accommodation agreement. Existing mineral right holder is restricted to the access easements and drilling pad locations detailed in the title report. These areas are outside the conservation easement (adjacent).
Utility Easements	Yes	Yes	Low	Adjacent	Several power line and pipeline easements exist within the property, but lie outside the Conservation Easement Area.
Water Rights, Riparian	Yes	Yes	Low	On-Site	Property has water rights diversion capability on Cosumnes .
Taxes & Fees	Fee		Ex. Status	Per	Notes
Property Taxes	**** **		Non-Exempt	Property	Approximate cost per year.

Section 4 - Contacts

Property Title: Cosumnes Floodplain Mitigation Bank

PAR ID: CFMB

05/13/2009

Contacts List

Name:	Gause, Matt	Phone:	916-646-3644
Position:	Ecologist	Mobile:	916-216-7953
Company/Agency:	Westervelt Ecological Services	Fax:	916-646-3675
Address:	600 North Market Blvd. Suite 3	Email:	mgause@westervelt.com
City, State & Zip:	Sacramento, CA 95834		

Name:	Sutter, Greg	Phone:	916-646-3644
Position:	Vice President	Mobile:	916-212-6862
Company/Agency:	Westervelt Ecological Services	Fax:	916-646-3675
Address:	600 North Market Blvd. Suite 300	Email:	gsutter@westervelt.com
City, State & Zip:	Sacramento, CA 95834		

Section 5 - Purpose of Preservation

Property Title: Cosumnes Floodplain Mitigation Bank

PAR ID: CFMB

05/13/2009

Purpose of Preservation	Prioritize	Goals and Objectives
Endangered Species	2	Floodplain wetlands are utilized by juvenile winter-run chinook salmon as rearing habitat
Fishing	7	Fishing is allowed by owners and their guests during open seasons, as per the Bank Enabling Instrument
Hunting	6	Hunting is allowed for owners and guests only during open seasons, as per the Bank Enabling Instrument
Open Space	5	Conservation Easement maintains open space land use.
Passive Recreation	8	Birdwatching and tours can be arranged through the Preserve Manager
Water Recharge	4	Floodplain wetlands and riparian vegetation reduce the rate of runoff from precipitation events; increase infiltration and water recharge within floodplain.
Wetlands	1	The site was developed primarily as an Army Corps 404 Wetland Mitigation Bank
Wildlife Corridor	3	Preserve habitat provides connection between the Cosumnes and Mokelumne Rivers as well as between Grizzly Slough and the Cosumnes River Preserve

Section 6 - Site Conditions

Property Title: Cosumnes Floodplain Mitigation Bank

PAR ID: CFMB

05/13/2009

Fire/Fuel Management	Permitted/ Legal	Future Permitted	Problem	Location	Notes
Other	Yes	Yes	Low	On-Site	Fire/Fuel management will be accomplished by mechanical means or grazing.

Hydrological Features			Problem	Location	Notes
Runoff Control Structures			Low	On-Site	A berm and pipes are set back from southern border, running east and west to protect bordering properties from floodwaters.

Structures	Permitted/ Legal	Future Permitted	Problem	Location	Notes
Buildings, Outbuildings	Yes	Yes	Low	Adjacent	A management outparcel has been reserved outside the Conservation Easement that includes outbuildings to house equipment and land management supplies.
Power or Utility Lines	Yes	Yes	Low	Adjacent	several power and gas utility lines exist on the property, but are located on lands that are outside the Conservation Easement.

Section 7 - Land Use

Property Title: Cosumnes Floodplain Mitigation Bank

PAR ID: CFMB

05/13/2009

Adjacent Land Use	Permitted	Future		Location	Notes
		Permitted	Problem		
Agricultural	Yes	Yes	Low	South	Agricultural uses on both the south and West
Dedicated Preserve	Yes	Yes	Low	East	Cosumnes River Preserve on North border, DWR lands on East border
Minor Roads	Yes	Yes	Medium	South	New Hope Road on South Border increases incidence of trespass, trash.

Agriculture	Permitted	Future		Location	Notes
		Permitted	Problem		
Grazing	Yes	Yes	Low	On-Site	Prescribed grazing may be utilized to control unwanted vegetation.

Cultural Elements	Permitted	Future		Location	Notes
		Permitted	Problem		
Archeological Site	No	No	Low	On-Site	Site noted in records, but repeated on-site investigations revealed no artifacts, bones, middens, or discolored soil. Area of restoration activity will avoid general area noted in records.

Development	Permitted	Future		Location	Notes
		Permitted	Problem		
Dedicated Preserve	Yes	Yes	Low	Both	Cosumnes River Preserve to the North, DWR lands to the East
Open Space	Yes	Yes	Low	Both	

Recreation	Permitted	Future		Location	Notes
		Permitted	Problem		
Fishing	Yes	Yes	Low	Both	Controlled-access to fishing by owners and guests during open seasons as regulated by the California Department of Fish and Game
Passive Recreation	Yes	Yes	Low	Both	Controlled-access for birdwatching, nature walks.
Shooting/Hunting	Yes	Yes	Low	Both	Controlled access hunting by owners during open seasons as regulated by the California Department of Fish and Game.

Resource Use	Permitted	Future Permitted	Problem	Location	Notes
Livestock Grazing	Yes	Yes	Low	Both	Livestock grazing may be used for control of vegetation within Conservation Easement and Property
Oil/Gas Extraction	Yes	Yes	Low	Adjacent	Oil and Gas wells and access easements are within the property, but outside the Conservation Easement area.
Other	Yes	Yes	Low	On-Site	Controlled access for birdwating, hunting, and fishing by the owners and guests will be allowed within the Property and Conservation Easement.

Section 8 - Biological Assessment

Property Title: Cosumnes Floodplain Mitigation Bank

PAR ID: CFMB

05/13/2009

ANIMALS

Common Name:	Ranking:	Acreage:	Individual:	Notes:
Scientific Name:	Status:			
BIRDS				
American White Pelican (<i>Pelecanus erythrorhynchos</i>)	Global: G3 Visitor	National: N3	State: S1	
Black-necked Stilt (<i>Himantopus mexicanus</i>)	Global: G5 Migrant	National: N5B,N5	State: SNRB	
Canvasback (<i>Aythya valisineria</i>)	Global: G5 Migrant	National: N5B,N5	State: S2?	
Common Moorhen (<i>Gallinula chloropus</i>)	Global: G5 Resident	National: N5B,N5	State: SNR	
Greater Sandhill Crane (<i>Grus canadensis tabida</i>)	Global: T4 Migrant	National: N4B,N4	State: S2	
Least Bittern (<i>Ixobrychus exilis</i>)	Global: G5 Resident	National: N5B,N5	State: S1	
Long-billed Curlew (<i>Numenius americanus</i>)	Global: G5 Visitor	National: N5B,N5	State: S2	
Sharp-shinned Hawk (<i>Accipiter striatus</i>)	Global: G5 Breeding	National: N5B,N5	State: S3	
Wood Duck (<i>Aix sponsa</i>)	Global: G5 Resident	National: N5B,N5	State: S2	
CRAYFISHES				
Crayfish (<i>Pacifastacus leniusculus trowbridgii</i>)	Global: T5 Resident	National: N4	State: S2S3	
FISHES				
Chinook Salmon - Sacramento-San Joaquin (<i>Oncorhynchus tshawytscha</i> pop. 6)	Global: T1 Migrant	National: N1	State: S1	
Steelhead - Central Valley (<i>Oncorhynchus mykiss</i> pop. 11)	Global: T2 Migrant	National: N2	State: S2	
FRESHWATER SNAILS				
Freshwater Snail (<i>Helisoma minus</i>)	Global: G1 Resident	National: N1	State: SNR	
MAMMALS				
Bobcat (<i>Lynx rufus</i>)	Global: G5 Resident	National: N5	State: S5	

Section 8 - Biological Assessment

Property Title: Cosumnes Floodplain Mitigation Bank

PAR ID: CFMB

05/13/2009

Brush Rabbit (<i>Sylvilagus bachmani</i>)	Global: G5 Resident	National: N5	State: S5
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OTHER BEETLES

Valley Elderberry Longhorn Beetle (<i>Desmocerus californicus dimorphus</i>)	Global: T2 Resident	National: N2	State: S2
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Section 8 - Biological Assessment

Property Title: Cosumnes Floodplain Mitigation Bank

PAR ID: CFMB

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INVASIVE/EXOTIC

Common Name:

Ranking:

Scientific Name:

Status:

Acreage:

Individual:

Notes:

BIRDS

Ring-necked Pheasant (<i>Phasianus colchicus</i>)	Global: G5	National: NNA	State: SNA
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Wild Turkey (<i>Meleagris gallopavo</i>)	Global: G5	National: N5	State: SNA
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FLOWERING PLANTS

Bermuda Grass (<i>Cynodon dactylon</i>)	Global: GNR	National: NNA	State: SNA
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Curly Dock (<i>Rumex crispus ssp. crispus</i>)	Global: TNR	National: NNA	State: SNA
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Garden Bird's-foot-trefoil (<i>Lotus corniculatus</i>)	Global: GNR	National: NNA	State: SNA
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Italian Ryegrass (<i>Lolium perenne ssp. multiflorum</i>)	Global: TNR	National: NNA	State: SNA
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Meadow Brome (<i>Bromus erectus</i>)	Global: GNR	National: NNA	State: SNA
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Purple Vetch (<i>Vicia benghalensis</i>)	Global: GNR	National: NNA	State: SNA
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Yellow Starthistle (<i>Centaurea solstitialis</i>)	Global: GNR	National: NNA	State: SNA
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Section 8 - Biological Assessment

Property Title: Cosumnes Floodplain Mitigation Bank

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NATURAL COMMUNITIES

Common Name:

Ranking:

Scientific Name:

Status:

Acreage:

Individual:

Notes:

CALIFORNIA

Arroyo Willow / Whiplash Willow Shrubland
(*Salix lasiolepis* - *Salix lucida* Shrubland)

Global: G3

National:

State:

Valley Oak Woodland
(*Quercus lobata* Woodland [Placeholder])

Global: G2

National:

State:

Valley Oak Riparian Forest and Mixed
Riparian Forest

Section 8 - Biological Assessment

Property Title: Cosumnes Floodplain Mitigation Bank

PAR ID: CFMB

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PLANTS

Common Name:

Ranking:

Scientific Name:

Status:

Acreage:

Individual:

Notes:

FLOWERING PLANTS

Bristly Sedge (<i>Carex comosa</i>)	Global: G5	National: NNR	State: S2?	None documented in survey, has potential to occur on site.
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Delta Tule-pea (<i>Lathyrus jepsonii</i> ssp. <i>jepsonii</i>)	Global: T2	National: N2	State: S2.2	None documented in survey, has potential to occur on site.
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Mason's Lilaepsis (<i>Lilaeopsis masonii</i>)	Global: G3	National: N3	State: S3.1	None documented in survey, has potential to occur on site.
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Sanford's Arrowhead (<i>Sagittaria sanfordii</i>)	Global: G3	National: N3	State: S3.2	None documented in survey, has potential to occur on site.
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Suisun Marsh Aster (<i>Symphotrichum lentum</i>)	Global: G2	National: N2	State: S2.2	None documented in survey, has potential to occur on site.
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Section 9 - Documents and Maps

Property Title: Cosumnes Floodplain Mitigation Bank

PAR ID: CFMB

05/13/2009

There are no records for this section.

Section 10 - Permits and Agreements

Property Title: Cosumnes Floodplain Mitigation Bank

PAR ID: CFMB

05/13/2009

Permit or Agreement	Date Issued	Expiration Date	Permit Number
Mitigation Bank Implementation Agreement	/ /	/ /	
Agency/Division/Type:	US Army Corps		
Permit Purpose:	Bank Enabling Instrument		
Issued: Yes	Westervelt Ecological Services		
Habitat Management Responsibilities:	Yes	1. Annual site evaluations 2. Aerial Photograph every 10 years 3. Fish Survey every 10 years 4. Control of non-native invasive species 5. Vegetation Control 6. Trash and Trespass monitoring and control 7. Fire Hazard Reduction 8. Fences and Gates maintenance 9. Annual Report	
Performance Standards:	Yes	Hydrology, Vegetation survival	
Responsible Party:	Westervelt Ecological Services		
Manager's Responsibilities Entered into PAR as Tasks and Reporting:	Yes		
Details:	All monitoring, habitat management, trash and trespass as well as report writing and agency coordination tasks have been entered into PAR		
Restoration Required:	No		
Monitoring Required:	Yes	Functional Assessment, Wetlands delineations, Plant survival counts, wildlife surveys, aerial photographs, ground level photographs	
Report Required:	Yes	Refer to required reports in next section.	

Section 11 - Report Summary

Property Title: Cosumnes Floodplain Mitigation Bank

PAR ID: CFMB

05/13/2009

Permit or Agreement	Date Issued	Expiration Date	Permit Number
Mitigation Bank Implementation	/ /	/ /	
Name of Report:	Cosumnes Floodplain Report		
Report Detail/Start Date:	Annual reports documenting progress toward performance standards, will be submitted to the IRT and circulated to other interested agencies. Reports will summarize monitoring that was completed progress towards meeting performance standards, and habitat management activities that were completed during the year.		
Additional Notes:	The report will also include recommendations based on the site visits and monitoring regarding the following elements: 1. Any enhancements to the habitat that may be warranted to achieve satisfactory performance standards; 2. Problems encountered (excessive weeds or invasive species, fencing damage, or erosion; and 3. any changes that are warranted in the monitoring or management plan to maintain performance standards (adaptive management).		
Agency or Agreement Requirement:	No		
Reference Document and Page:			
Internal Report:	No		
Sent Report To:			
Sent Copy To:			
Report Due Date:	August 15	Frequency:	Reporting End Date: / /

Section 12 - Mitigation Bank

Property Title: Cosumnes Floodplain Mitigation Bank

PAR ID: CFMB

05/13/2009

Mitigation:

Credit Owner: Sutter, Greg - Westervelt Ecological Services
Bank Manager: Gause, Matt - Westervelt Ecological Services
Bank Owner: Not Selected
Habitat Type: Floodplain Wetlands and Valley Riparian Habitats
Species Type: NA
Description: Army Corps 404 Wetland Bank
Acres: 493
Ratio:
Total Amount: 472.44
Credits Available: 472.44
Credit Svc Map: C:\PROGRAM FILES\PAR
Fund Account:
Credit Sales:
Credit Account:
Credit Sales Date:
Fund Reqmt:
Credit Type:
Notes:

Section 13 - Phase List

Property Title: Cosumnes Floodplain Mitigation Bank

PAR ID: CFMB

05/13/2009

There are no records for this section.

Section 14 - Initial & Capital Tasks and

Property Title: Cosumnes Floodplain Mitigation Bank

PAR ID: CFMB

05/13/2009

There are no records for this section.

Section 15 - Ongoing Tasks and Costs

Property Title: Cosumnes Floodplain Mitigation Bank

PAR ID: CFMB

05/14/2009

Task List	Specific Description	Unit	Number of Units	Cost / Unit	Annual Cost	Years Divide	Cont %	Total Cost
AGENCY REPORTS (EXTERNAL)								
Aerial Photo	Aerial Photo For Hydro	Unit	1.00	600.00	600.00	10.0	0.0	60.00
Annual Reports	Monitoring Biologist	L. Hours	4.00	56.00	224.00	1.0	0.0	224.00
Annual Reports	Admin. Assistance	L. Hours	4.00	35.00	140.00	1.0	0.0	140.00
Annual Reports	Biological Technician	L. Hours	36.00	56.00	2,016.00	1.0	0.0	2,016.00
Annual Reports	Preserve Manager	L. Hours	4.00	55.50	222.00	1.0	0.0	222.00
Sub-Total								2,662.00
BIOTIC SURVEYS								
Fisheries Biologist	Field Survey	L. Hours	48.00	95.00	4,560.00	10.0	0.0	456.00
General Habitat	Walk Through , Biologist	L. Hours	10.00	56.00	560.00	1.0	0.0	560.00
General Habitat	Walk Through, Mgr.	L. Hours	8.00	55.50	444.00	1.0	0.0	444.00
Plant Ecologist	Field Survey	L. Hours	40.00	56.00	2,240.00	10.0	0.0	224.00
Sub-Total								1,684.00
FIELD EQUIPMENT								
Camera Digital	High-end Camera	Item	1.00	900.00	900.00	10.0	0.0	90.00
Chemical Sprayer	5 Gallon, Classic	Item	1.00	150.00	150.00	6.0	0.0	25.00
Gps Rental	Gps For Photo Reference	Day	1.00	150.00	150.00	1.0	0.0	150.00
Sub-Total								265.00
GENERAL MAINTENANCE								
Dump Fees	Dump Fee	Item	1.00	181.50	181.50	1.0	0.0	181.50
Sanitation Control	Collection And Disposal,	L. Hours	24.00	30.00	720.00	1.0	0.0	720.00
Sub-Total								901.50
HABITAT MAINTENANCE								
Adaptive Management	Review And Implement,	L. Hours	12.00	56.00	672.00	5.0	0.0	134.40
Adaptive Management	Review And Implement,	L. Hours	12.00	55.50	666.00	5.0	0.0	133.20
Breach Management	Maintenance	Contractor	1.00	500.00	500.00	5.0	0.0	100.00
Breach Management	Maintenance, Mgr.	L. Hours	8.00	55.50	444.00	5.0	0.0	88.80
Culvert Management	Maintenance	L. Hours	8.00	30.00	240.00	5.0	0.0	48.00
Culvert Management	Monitor water flow	L. Hours	4.00	30.00	120.00	1.0	0.0	120.00
Exotic Plant Control	Backpack Spray	L. Hours	16.00	30.00	480.00	3.0	0.0	160.00
Exotic Plant Control	Biological Tech.	L. Hours	16.00	30.00	480.00	1.0	0.0	480.00
Exotic Plant Control	Herbicide	Gallon	5.00	21.18	105.90	3.0	0.0	35.30
Exotic Plant Control	Mow, Labor	L. Hours	24.00	30.00	720.00	1.0	0.0	720.00
Sub-Total								2,019.70
OFFICE MAINTENANCE								
Office Supplies,	Printed Stationary/	Person	1.00	250.00	250.00	1.0	0.0	250.00
Sub-Total								250.00
OPERATIONS								
Adaptive Management	Periodic, Biologist	L. Hours	12.00	56.00	672.00	5.0	0.0	134.40
Adaptive Management	Periodic, Preserve	L. Hours	12.00	55.50	666.00	5.0	0.0	133.20
Agency Coordination	Meetings, Biologist	L. Hours	4.00	56.00	224.00	2.0	0.0	112.00
Agency Coordination	Meetings, Preserve Mgr.	L. Hours	4.00	55.50	222.00	2.0	0.0	111.00
General Inspections	Annual, Preserve Mgr.	L. Hours	72.00	55.50	3,996.00	1.0	0.0	3,996.00
Taxes Or Fees	Misc.	Annual	1.00	15,775.00	15,775.00	1.0	0.0	15,775.00

Section 15 - Ongoing Tasks and Costs

Property Title: Cosumnes Floodplain Mitigation Bank

PAR ID: CFMB

05/14/2009

Task List	Specific Description	Unit	Number of Units	Cost / Unit	Annual Cost	Years Divide	Cont %	Total Cost
Travel	Mileage	Miles	800.00	0.58	464.00	1.0	0.0	464.00
Sub-Total								20,725.60
SITE CONSTRUCTION/MAINT.								
Equipment Rental,	Excavator, Small	Day	1.00	465.85	465.85	5.0	0.0	93.17
Fence - Installed	Barbed-wire, 4 Strd.	Lin. Ft.	2,000.00	3.75	7,500.00	30.0	0.0	250.00
Fence - Installed	Maintenance, replacement	Lin. Ft.	20.00	3.75	75.00	5.0	0.0	15.00
Fences And Gates	Maintenance Labor	L. Hours	8.00	35.00	280.00	1.0	0.0	280.00
Fences And Gates	Signage	Unit	100.00	20.00	2,000.00	10.0	0.0	200.00
Gate, Classic	Powder River, 20'	Item	1.00	1,200.00	1,200.00	15.0	0.0	80.00
Sub-Total								918.17
WATER MANAGEMENT								
Water Delivery	Culvert, Replacement	Each	3.00	15,000.00	45,000.00	50.0	0.0	900.00
Sub-Total								900.00
Subtotal								30,325.97
Administration								0.00
Total								30,325.97

Section 16 - Financial Summary

Property Title: Cosumnes Floodplain Mitigation Bank 5/12/2009 Clon

Date: 05/14/2009

1st Budget Year: 2010

State: CA

PAR Code: CFMB

<i>Item Descriptions</i>	<i>Total</i>
<i>Initial & Capital Financial Requirements</i>	
Revenues	\$0
Management Costs	\$0
Contingency Expense	\$0
<i>Initial & Capital Management Total Costs</i>	\$0
Administrative Costs of Total Management Costs	\$0
<i>Initial & Capital Gross Costs</i>	\$0
<i>Initial & Capital Net Costs</i>	\$0
<i>Annual Ongoing Financial Requirements</i>	
Revenues	\$0
Ongoing Costs	\$30,326
Contingency Expense	\$0
<i>Ongoing Management Total Costs</i>	\$30,326
Administrative Costs of Total Management Costs	\$0
<i>Ongoing Gross Costs</i>	\$30,326
<i>Ongoing Net Costs</i>	\$30,326
<i>Endowment Requirements for Ongoing Stewardship</i>	
<i>Endowment to Produce Income of \$30,326</i>	\$673,910
<i>Endowment per acre \$1,426</i>	
<i>Stewardship costs are based on 4.50% of Endowment Earnings per Year</i>	
<i>Ongoing management funding per year is \$30,326</i>	
<i>Resulting in a per acre per year cost of \$64</i>	
<i>Total Funding Required</i>	\$673,910

Section 17: Labor Summary

Property Title: Cosumnes Floodplain Mitigation Bank 5/12/2009

PAR ID: CFMB

05/13/2009

Position Description	Initial & Capital		Ongoing		Total	
	Hours	Cost	Hours	Cost	Hours	Cost
Not Assigned	0.00	0.00	98.00	4,692.00	98.00	4,692.00
Project Manager	0.00	0.00	24.00	456.00	24.00	456.00
Preserve Manager	0.00	0.00	120.00	2,856.00	120.00	2,856.00
Biologist	0.00	0.00	4.00	360.00	4.00	360.00
Ranger	0.00	0.00	16.00	186.67	16.00	186.67
Field Technician	0.00	0.00	68.00	3,820.00	68.00	3,820.00
Total	-----		330.00	12,370.67	330.00	12,370.67