

Environmental Services Division Update

Subregional Technical Advisory Committee

February 5, 2026

Presented by Sean McNeil, Deputy Director of Environmental Services

Kelly Farm Mitigation Bank



Project Overview

- Develop ~99 acre CA tiger salamander (CTS) and wetland mitigation bank
- CTS on site
- Leased for hay production
- Bank would cease irrigation and enhance and expand CTS and wetland habitat



Current Status

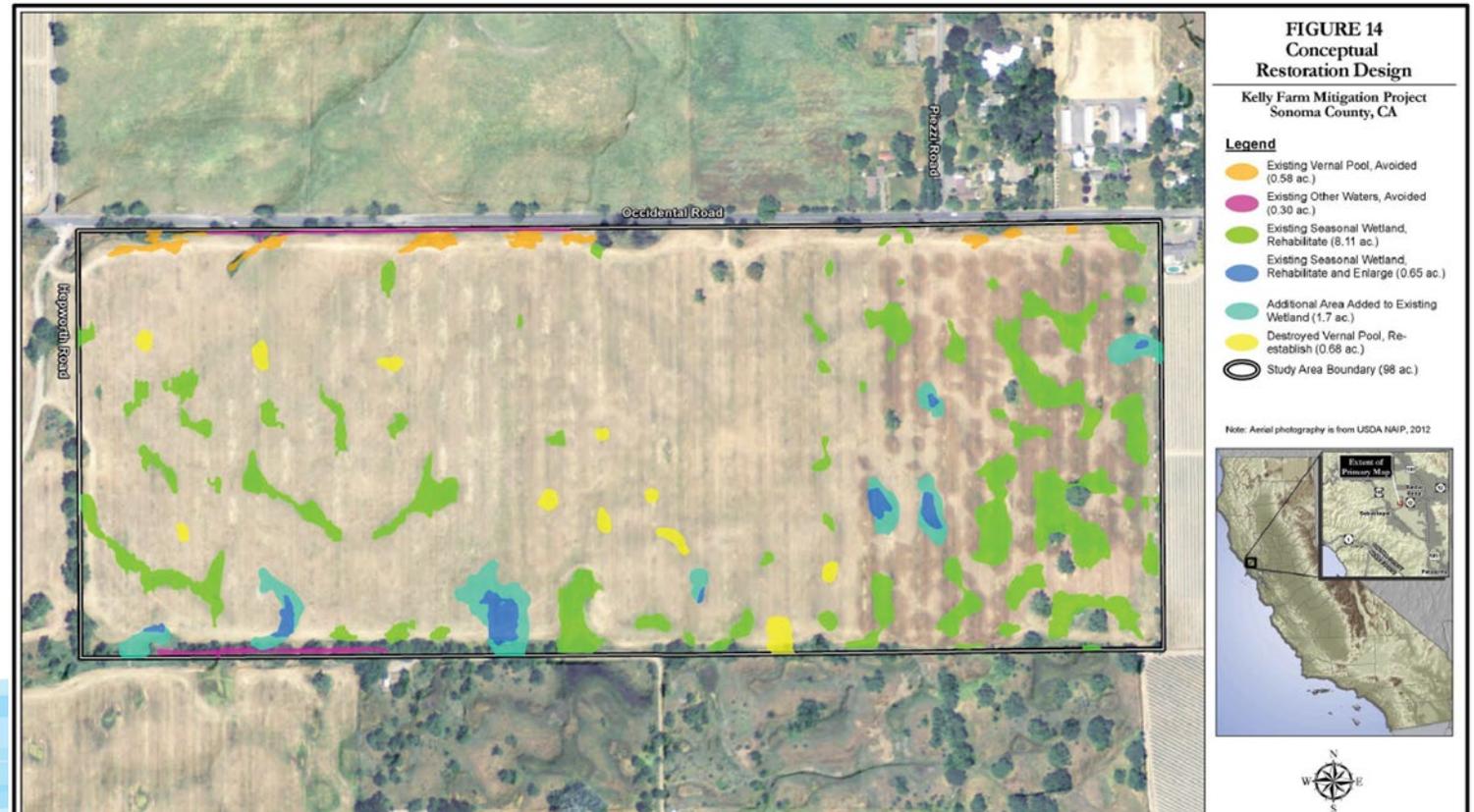
- Biological surveys completed
- Bank Prospectus (Plan) accepted by resources agencies
- Construction Plan (100%)
- Cultural Resources Evaluated
- Conservation Easement and Endowment for Easement Services

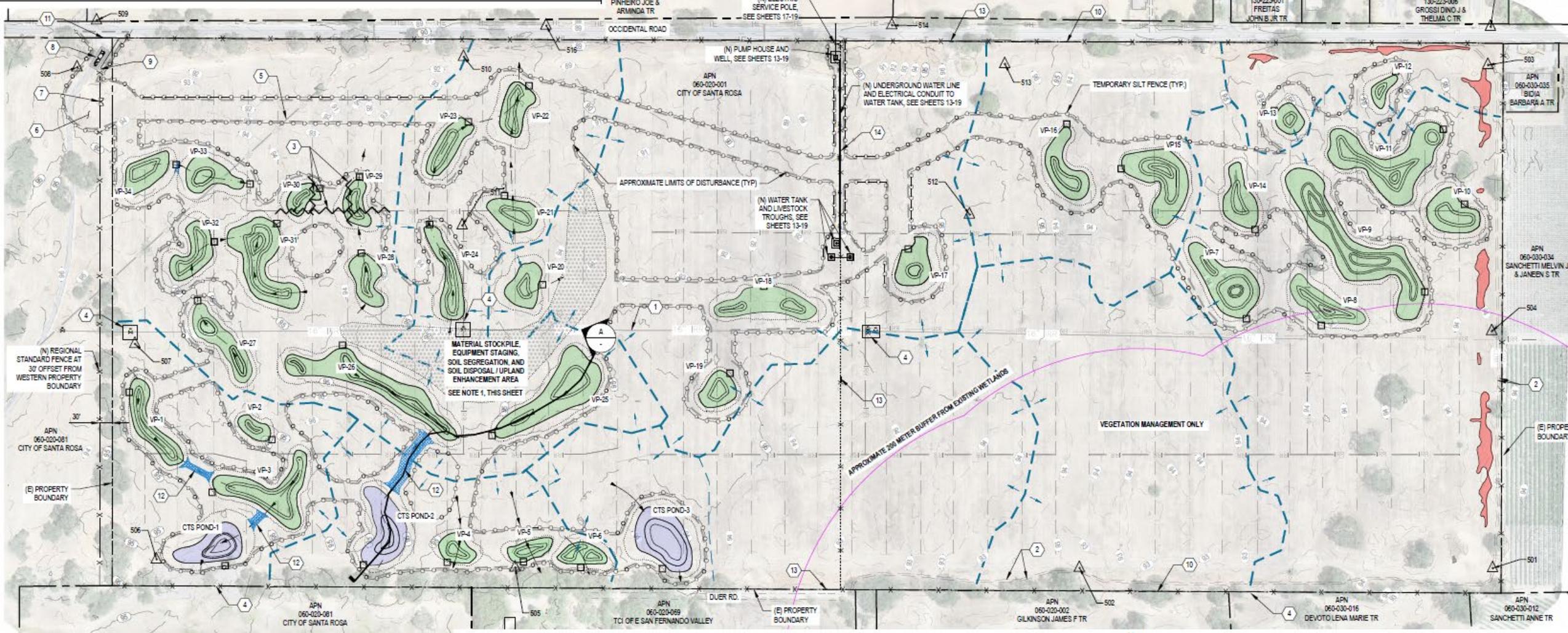


KELLY FARM MITIGATION BANK

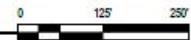
City of Santa Rosa
Sonoma County, California

PROSPECTUS





PLAN VIEW



SURVEY CONTROL POINT TABLE				SURVEY CONTROL POINT TABLE					
POINT #	EASTINGS	NORTHINGS	ELEVATION	DESCRIPTION	POINT #	EASTINGS	NORTHINGS	ELEVATION	DESCRIPTION
406	6133873.73	1044211.70	64.10	406	406	6133873.73	1044211.70	64.10	406
407	6133873.73	1044211.70	64.10	407	407	6133873.73	1044211.70	64.10	407



Credit type	Sum of credits	Estimated cost per credit on open market	Estimated value of project
CTS Upland Habitat	83.115	\$300,000	\$24,934,500
CTS Breeding Habitat	0.891	\$1,200,000	\$1,069,200
Vernal Pool/Wetland	8.187	\$1,200,000	\$9,824,400
Totals	91.391	NA	\$35,828,100

Estimated Cost of Establishing Bank

- | | |
|---|--------------------|
| • Studies, fees, permitting, design, CM | \$1,850,000 |
| • Construction | \$4,000,000 |
| • Interim monitoring and management | \$450,000 |
| • Endowment | <u>\$2,000,000</u> |
| • Total | \$8,300,000 |
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- Current Cost to buy CTS and Wetland Credits: \$35,828,000
 - Potential Savings if bank developed: **\$27,728,000**

Next Steps

- Conservation Easement to be recorded and subordinate existing conservation easement
- Record easement for existing Comcast buried fiber optic lines
- Bank Enabling Instrument final approval from Interagency Banking Team
- Put project out to bid (Spring 2026)
- Construction (Summer 2026)

Questions