



US Army Corps  
of Engineers®

# PUBLIC NOTICE

Applicant:  
San Joaquin Habitat & Species  
Sanctuary, LLC.

Published: **December 22, 2025**  
Expires: **January 21, 2026**

**Sacramento District**  
**Mitigation Bank No. SPK-2007-00835**

TO WHOM IT MAY CONCERN: The Sacramento District of the U.S. Army Corps of Engineers (Corps) has received a bank enabling instrument for a Department of the Army mitigation bank pursuant to 33 CFR 332.8(d)(2). The purpose of this public notice is to solicit comments from the public regarding the work described below:

**SPONSOR:** San Joaquin Habitat & Species Sanctuary, LLC.  
3520 Brookside Road, Suite #171  
Stockton, California 95219-2386

**AGENT:** Mr. John Zentner  
Zentner Planning and Ecology  
2872 Ygnacio Valley Road, Suite #403  
Walnut Creek, California 94598-3534

**WATERWAY AND LOCATION:** The project would affect waters of the United States associated with White Slough. The review area is located at 13750 Guard Road, in the eastern part of the Sacramento-San Joaquin Delta, north of the City of Stockton, and is bordered to the east by the White Slough Wildlife Area (WSWA) in Section 22, Township 3 North, Range 5 East; Mount Diablo Meridian; at Latitude 38.09432° and Longitude -121.40959°; north of the City of Stockton, San Joaquin County, California.

**EXISTING CONDITIONS:** The Bank property is located on the north end of the Shin Kee Tract, within the Sacramento-San Joaquin Delta. In the late 1800s, earthen berms were constructed around the Shin Key Tract to protect the land from flooding. The property was used for agricultural production from the late 1800s until 2008 when ecological restoration work was completed on the site. There are approximately 70.4 acres of re-established freshwater tidal marsh habitat within the Bank property, including deep and shallow tidal waters and wetlands. Hydrology at the Bank site is defined by tidal action stemming from the Dredger Cut on the Bank's eastern border which, in turn, is fed from White Slough just south of the Shin Kee Tract. Tidal hydrology is maintained at the Bank property through a series of fixed in place, slide-gated culverts positioned along the eastern boundary. The slide-gate culverts allow for controlled inflow and outflow of tidal waters to maintain a specific, "muted tidal" hydrology. The soil type within the bank property consists of Guard clay loam and is characterized by Delta fluvial and alluvial fan deposits. The surrounding land consists primarily of agriculture, with the exception of the White Slough Wildlife Area, which is located immediately to the east of the Bank Property.

**PROPOSED WORK:** The applicant, who is also the bank sponsor (Sponsor) requests authorization to establish an approximately 78.4-acre mitigation bank. In 2008, the prospective Sponsor completed ecological restoration activities within a portion of the Shin Key Tract. The restoration activities resulted in the re-establishment of approximately 70.4 acres of waters of the United States, including wetlands, in or adjacent to the Lower Mokelumne River (1804001211) watershed. The Bank would offer 70 acres of freshwater tidal marsh re-establishment combined with special status species credits for the giant garter snake (*Thamnophis gigas*). All credits are proposed at a 1:1 ratio per acre.

The Service Area includes: The Lower Mokelumne River 10-digit hydrologic unit code (HUC) where the bank property is located (HUC 1804001211), and the adjacent 10-digit HUCs within the Upper Mokelumne 8-digit sub-basin (18040003), where there are active tidal stream channels and freshwater tidal wetlands within the Sacramento-San Joaquin Delta. The service area also includes 10-digit HUCs located within the portions of the adjacent 8-digit HUCs that are located within the Central California Valley EPA Level III Ecoregion. The service area extends into a portion of the Lower Sacramento 8-digit sub-basin (18020163), which is in a different 6-digit basin than the one in which the Bank property is located. The attached drawings provide additional details.

**AVOIDANCE AND MINIMIZATION:** The Bank was constructed in 2008 and impacts to the aquatic environment were avoided and minimized prior to permitting of the initial construction activities. No new work is proposed.

**CULTURAL RESOURCES:** The Bank was constructed in 2008. Prior to permitting of the initial construction activities, the Corps evaluated the undertaking pursuant to Section 106 of the National Historic Preservation Act (NHPA) utilizing its existing program-specific regulations and procedures along with 36 CFR Part 800. The Corps' program-specific procedures include 33 CFR 325, Appendix C, and revised interim guidance issued in 2005 and 2007, respectively. No new work is proposed, and Bank approval would have no potential to affect historic properties.

**THREATENED AND ENDANGERED SPECIES:** The Bank was constructed in 2008. Prior to permitting of the initial construction activities, the Corps completed required consultations with the U.S. Fish and Wildlife Service and the National Marine Fisheries Service (Services) pursuant to Section 7 of the Endangered Species Act, in accordance with 50 CFR part 402.

**ESSENTIAL FISH HABITAT:** The Bank was constructed in 2008. No new work is proposed, and Bank approval would not adversely affect Essential Fish Habitat (EFH).

**NAVIGATION:** The proposed structure or activity is not located in the vicinity of a federal navigation channel.

**SECTION 408:** The Sponsor will not require permission under Section 14 of the Rivers and Harbors Act (33 USC 408) because the activity, in whole or in part, would not alter, occupy, or use a Corps Civil Works project.

**WATER QUALITY CERTIFICATION:** Water Quality Certification was issued by the California Central Valley Regional Water Quality Control Board Prior to permitting of the initial construction activities. No new work is proposed, and Bank approval would not require Water Quality Certification.

**NOTE:** This public notice is being issued based on information furnished by the Sponsor. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The geographic extent of aquatic resources within the proposed project area that either are, or are presumed to be, within the Corps jurisdiction has been verified by Corps personnel.

**EVALUATION:** The decision whether to approve a mitigation bank will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food, and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people. A mitigation bank will not be approved unless its issuance is found to be contrary to the public interest.

**COMMENTS:** The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other Interested Parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny approval for this proposal. To make this determination, comments are used to assess impacts to endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment (EA) pursuant to the National Environmental Policy Act (NEPA) to determine the overall public interest of the proposed activity.

The Sacramento District will receive written comments on the proposed work, as outlined above, until **January 22, 2026**. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Denielle Wise at [Denielle.F.Wise@usace.army.mil](mailto:Denielle.F.Wise@usace.army.mil). Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Sacramento District, Attention: Denielle Wise, 1325 J Street, Room 860, Sacramento, California, 95814-2928. Please refer to application number SPK-2007-00835 in your comments.

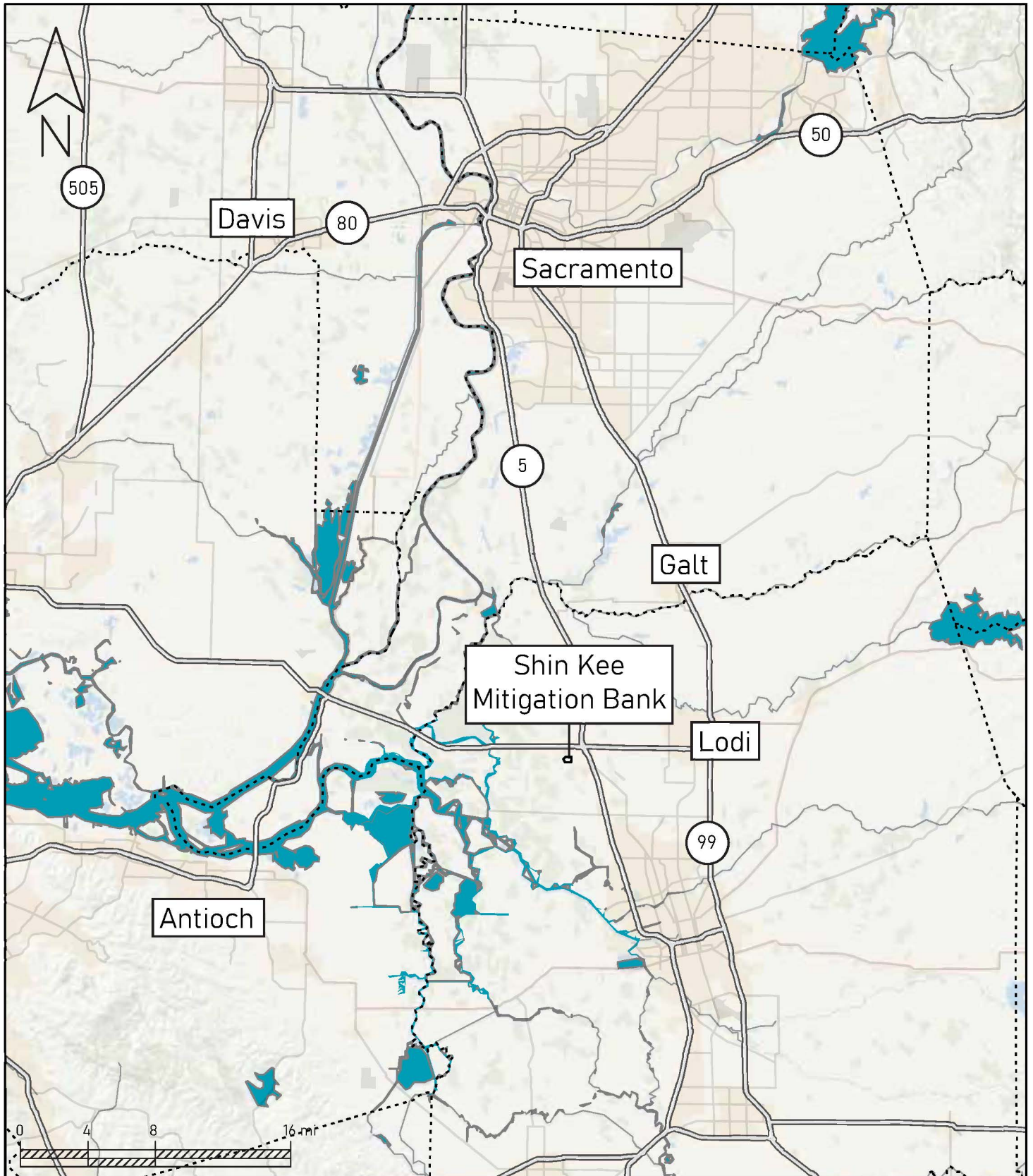
**Attachments:** 4 drawings

Figure 1: Vicinity Map

Figure 2: Bank Location Map

Figure 3: Service Area Map

Figure 4: Credited Habitat Map



Shin Kee Mitigation Bank

DATE: 03/17/2025

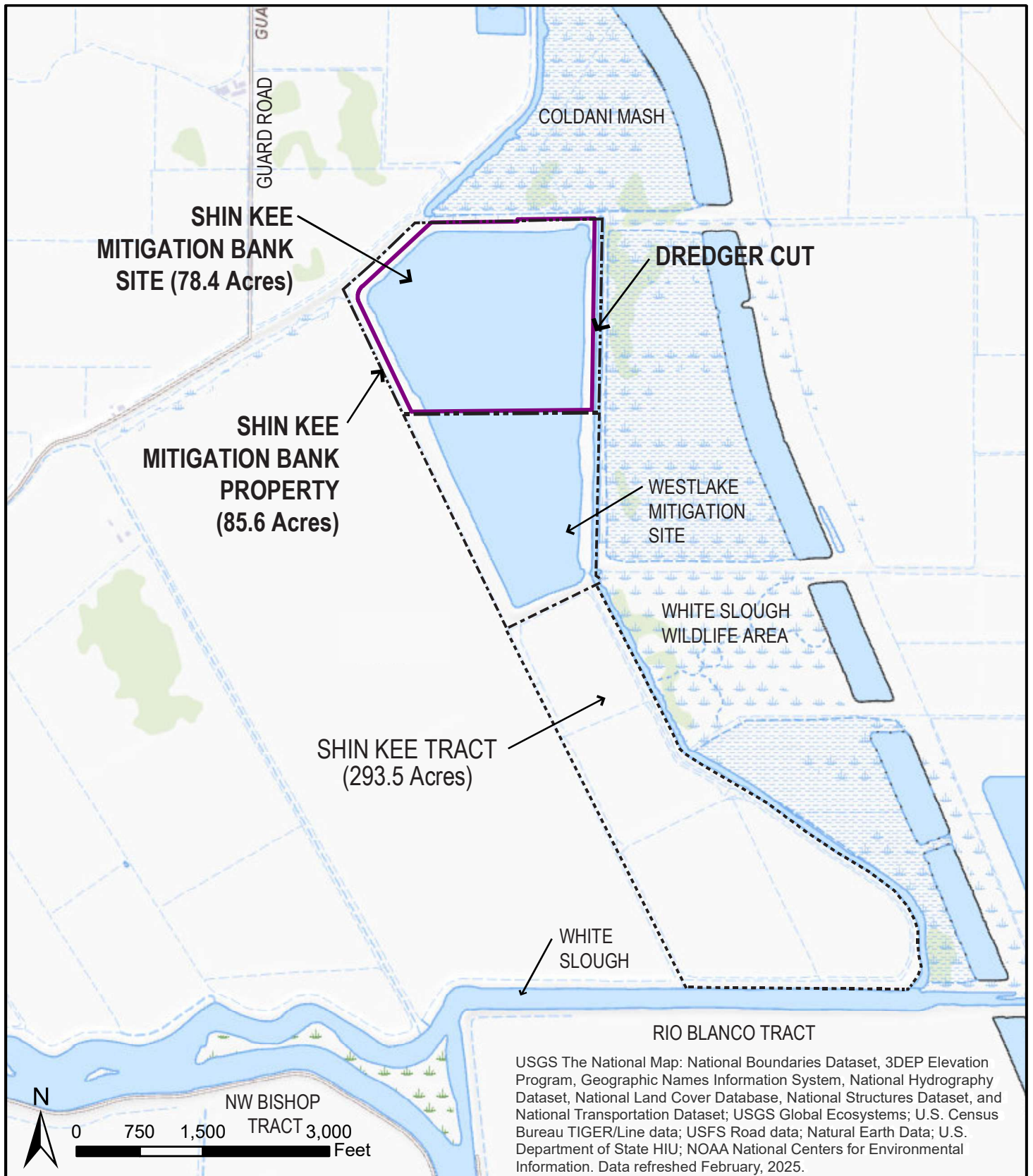
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## Exhibit A-1 Site Location Map



*John Zentner Land Planning and Restoration LLC*

**Figure 1**



Shin Kee Mitigation Bank

DATE: 06/13/2025

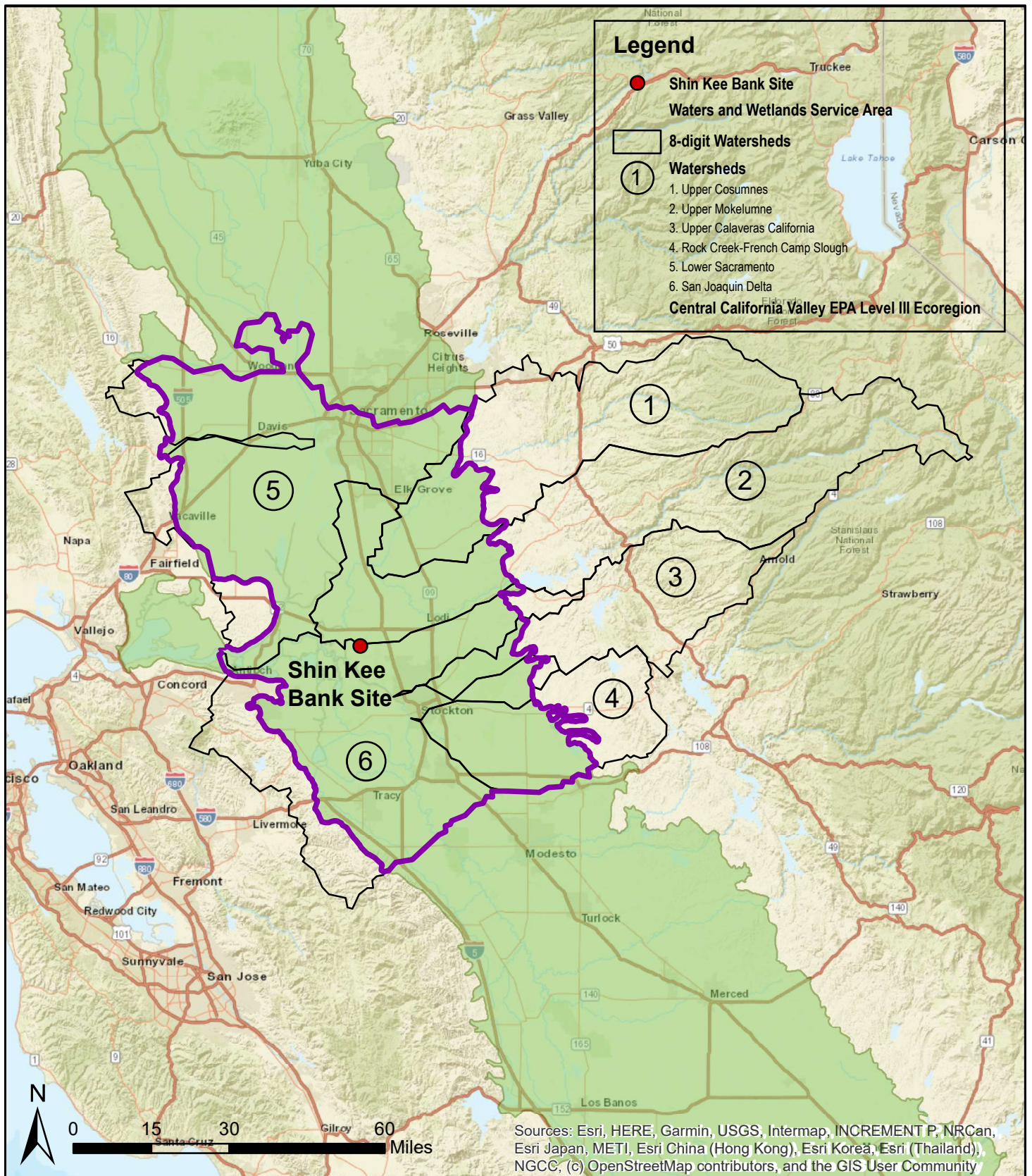
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## Figure F-1a Bank Property Map



John Zentner Land Planning and Restoration LLC

Figure 2



Shin Kee Mitigation Bank

DATE: 02/25/2025

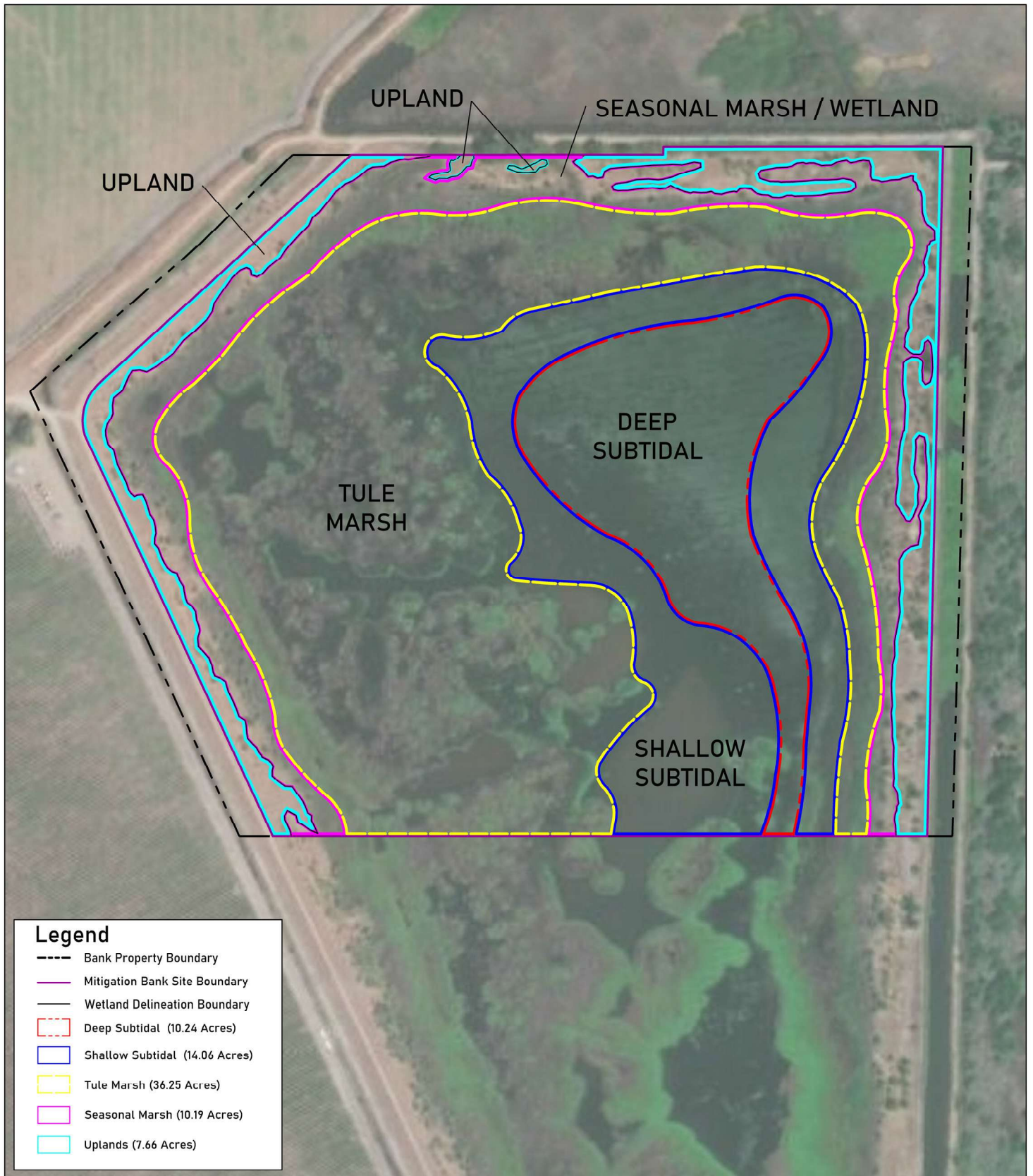
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## Exhibit B-1a Waters and Wetlands Service Area



John Zentner Land Planning and Restoration LLC

Figure 3



Shin Kee Mitigation Bank

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Current habitat map

## Figure F-1b CURRENT HABITAT MAP



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Figure 4