



San Joaquin River
Parkway and
Conservation Trust, Inc.

K'uik'ui Ranch Day Use Area

ANNUAL OPERATIONS REPORT: JULY 2024 – JUNE 2025

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SAN JOAQUIN RIVER PARKWAY AND CONSERVATION TRUST

Contents

- Public Access Operations 2
 - Hours of Operation 2
 - Fee Schedule..... 2
 - Staffing 3
- Special Events, Activities & Programs..... 7
 - Special Events 7
 - Interpretive Activities 7
 - Cultural Resources Activities 7
 - Natural Resources Activities 7
 - Recreation Programs 7
- Completed Repairs and Maintenance Projects 8

Public Access Operations

Hours of Operation

Under agreement C23100012 the San Joaquin River Parkway and Conservation Trust (Trust) staffed the K'uik'ui Ranch (Formerly Ball Ranch) Day Use Area seven days per week beginning November 12, 2024, when the park was deemed ready to be opened to the public. The site was closed on Thanksgiving Day, Christmas Day, and New Years Day, but was open on all other State and Federal Holidays.

K'uik'ui Ranch's hours of operation changed seasonally depending on the length of daylight. Hours of operation were as follows:

- January, February, March, October, November, December – 6:00am to 5:30pm
- April, September – 6:00am to 7:00pm
- May, June, July, August – 6:00am to 8:30pm

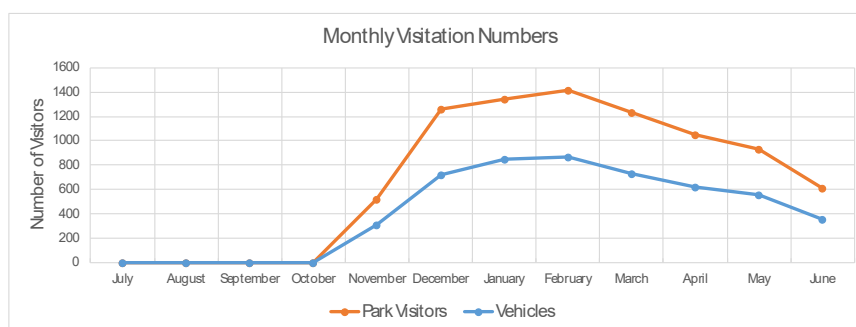
8,349 people visited K'uik'ui Ranch between November 12, 2024 and June 30, 2025. No fees were charged to enter and use the park.

Kuik'ui Ranch Monthly Visitation - July 2024 through June 2025

A visual tally completed by Park Hosts during operating hours



Month	Park Visitors	Vehicles
July	0	0
August	0	0
September	0	0
October	0	0
November	522	312
December	1257	722
January	1340	845
February	1415	868
March	1233	730
April	1047	616
May	928	553
June	607	357
Total	8349	5003



Fee Schedule

There were no entrance fees at K'uik'ui Ranch. All visitors could access the property free of charge every day the park was open. A small building was installed inside the main entrance to Ball Ranch as a visitor information center and to sell concessions. It was staffed and open to the public during all operating hours. Snacks, beverages, lures, and tackle were sold on-site to help offset operations costs. Bottled drinking water was sold at cost. Concessions included:

- Soda, energy drinks, and sports drinks
- Pre-packaged chips, seeds, nuts, granola bars, and candy
- Locally made soft plastic lures
- Jigs and other lures
- Hooks, floats, and sinkers
- Sunscreen and insect repellent

The collection of concessions sales earned \$539.63 between November 12, 2024 and June 30, 2025.

Kuik'ui Ranch Monthly Revenue July 2024 through 2025



Date	Gross Bait & Tackle Sales	Net Bait & Tackle Sales	Gross Drink & Snack Sales	Net Drink & Snack Sales	Daily Total
July	\$ -	\$ -	\$ -	\$ -	\$ -
August	\$ -	\$ -	\$ -	\$ -	\$ -
September	\$ -	\$ -	\$ -	\$ -	\$ -
October	\$ -	\$ -	\$ -	\$ -	\$ -
November	\$ 34.00	\$ 17.00	\$ 72.50	\$ 36.25	\$ 53.25
December	\$ 30.00	\$ 15.00	\$ 87.00	\$ 43.50	\$ 58.50
January	\$ 52.00	\$ 26.00	\$ 101.25	\$ 50.63	\$ 76.63
February	\$ 20.00	\$ 10.00	\$ 51.00	\$ 25.50	\$ 35.50
March	\$ 48.00	\$ 24.00	\$ 87.00	\$ 43.50	\$ 67.50
April	\$ 32.00	\$ 16.00	\$ 151.25	\$ 75.63	\$ 91.63
May	\$ 60.00	\$ 30.00	\$ 121.00	\$ 60.50	\$ 90.50
June	\$ 12.00	\$ 6.00	\$ 120.25	\$ 60.13	\$ 66.13
Total	\$ 288.00	\$ 144.00	\$ 791.25	\$ 395.63	\$ 539.63

Staffing

Two Park Hosts employed by the Trust were onsite whenever the property was open to the public. The Park Hosts opened and closed the property each day, tracked visitation, performed minor grounds and facility maintenance, provided visitor information, and educated visitors about park rules. One Park Host was always present at the Visitor Center, while the second Park Host traversed the property for monitoring and maintenance.

Staffing K'uik'ui Ranch was vital to protecting the park's natural resources, creating a sense of community, building partnerships, and ensuring everyone could have a safe and enjoyable time at the park. At a basic level, Park Hosts provided "eyes and ears" on the property at all times. They ensured messes were quickly cleaned up, and bathrooms were kept sanitary throughout each day. They were monitors to identify and communicate maintenance needs and property issues as soon

as they occurred. Park hosts were available to call law enforcement and emergency personnel and then provide directions and identifying information to the responding authorities. Having personnel onsite with intimate knowledge of the property to help emergency personnel navigate a large open space they were unfamiliar with was invaluable for achieving quick response times when incidents occurred.

Just as importantly, Park Hosts also acted as the face of the Trust and ambassadors for the San Joaquin River Parkway. They added a personal element and actively engaged and interacted with visitors to instill confidence with their surroundings. Park Hosts answered questions and provided information on not just Sycamore Island, but opportunities throughout the San Joaquin River Parkway and help put them in touch with the appropriate organizations.

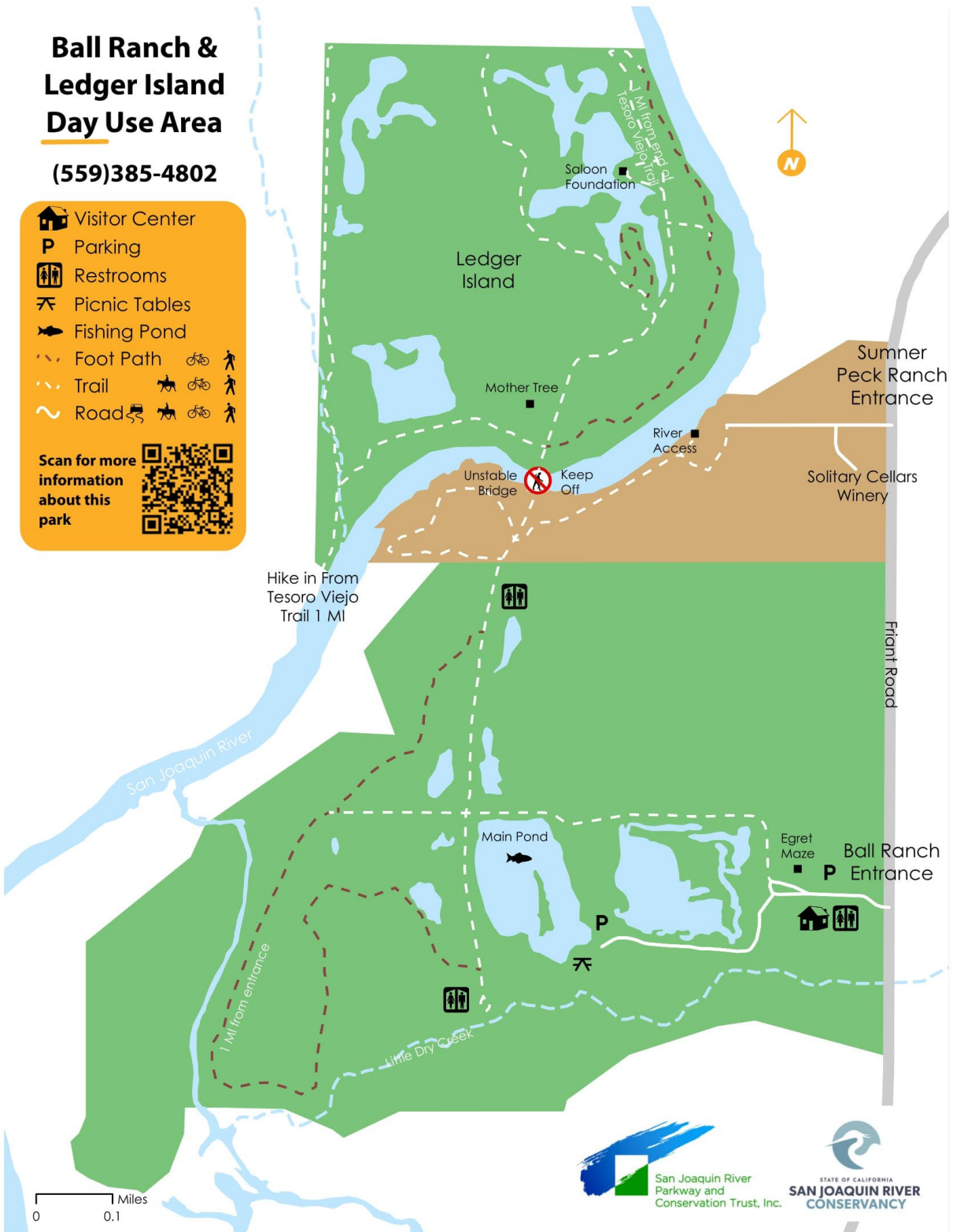
Figure 1: K'uik'ui Ranch (formerly Ball Ranch) and Ledger Island park map available at the Visitor Center and for download online.

Ball Ranch & Ledger Island Day Use Area

(559)385-4802

-  Visitor Center
-  Parking
-  Restrooms
-  Picnic Tables
-  Fishing Pond
-  Foot Path
-  Trail
-  Road

Scan for more information about this park



Special Events, Activities & Programs

The San Joaquin River Parkway and Conservation Trust hosted and facilitate a few public events, interpretive programs, and recreational activities at K'uik'ui Ranch after opening the park in November 2024

Special Events

- **Ball Ranch Grand Opening Press Conference – December 13, 2024**
 - In partnership with the San Joaquin River Conservancy, the Trust hosted a press conference to celebrate the grand opening of Ball Ranch (now K'uik'ui Ranch). Speakers included Assemblymember Arambula, Congressman Jim Costa, Kari Daniska, Sharon Weaver, Julia O'kane, and Gloria Sandoval.

Interpretive Activities

- None occurred this year

Cultural Resources Activities

- None occurred this year

Natural Resources Activities

- **Beautification Volunteer Event – November 29, 2024**
 - The Trust's AmeriCorps Climate Action Corps Fellows hosted a public volunteer workday to help spread wood chips left from the log deck removal around the park's entrance.

Recreation Programs

- **Beginning Bird Watching at Ball Ranch – February 22, 2025**
 - A public nature walk and introduction to birding led by a Trust volunteer and Audubon member. The walk focused on learning to spot and identify resident and winter migrant birds.
- **Family Scavenger hunt – April 5, 2025**
 - A fun and light weekend family activity at the park organized by the Trust's Programs Team.

Completed Repairs and Maintenance Projects

The following repairs and maintenance projects as proposed by the San Joaquin River Parkway and Conservation Trust and as approved by the San Joaquin River Conservancy were carried out during the 2024-2025 operating year.

- **Development of a property management plan**
 - Prior to opening, a property management plan to describe current conditions on the property and goals to preserve and/or improve the conservation and recreational values within the framework of the larger San Joaquin River Parkway Master Plan was drafted with the goal of guiding future maintenance and improvements in a way that can be clearly communicated to all invested parties and is preserved in the event of staff and organizational changes
- **Log Deck Removal**
 - Prior to opening, logs from the deck on the west side of the main pond were removed and placed along existing roads to keep traffic on existing dirt roads and prevent the creation of unplanned roads. The logs were also used to delineate parking areas at the main entrance on Friant Road and at the pond access area on the south side of the main pond. Unusable logs were chipped.
- **Woodchip Piles**
 - Woodchip piles that remain on the property as a result of the Log Deck removal were signed as a safety hazard and the piles were closed for public access.
 - The Trust contracted a Local Conservation Corps crew and held a volunteer workday to help redistribute the around the site, but more work needs to be done to remove the piles.
- **Identify the property boundary of the CDFW Ecological Reserve**
 - Prior to opening, the property boundary was identified by a licensed surveyor and a 5-strand barbed-wire fence with wildlife friendly top and bottom wire was installed

the boundary. Signs provided by CDFW identifying the Ecological Reserve boundary were installed on the fence.

- **Prohibit access to the Ledger Island bridge**
 - A 6' tall chain link fence was installed across both sides of the bridge along with signs identifying the bridge as off limits due to hazardous conditions.
 - Additional fencing and signage was installed ahead of the approach to each side of the bridge.
 - Park staff monitored the bridge throughout each day and informed visitors that it is closed and not safe for use.
- **Install an entrance building to serve as a visitor information center and concession stand**
 - A cottage-style shed from Golden State Buildings was placed inside the entrance gate next to the main parking area. This building served as a base of operations for Park Hosts to greet incoming visitors and manage the park.
- **Debris removal**
 - Waste on the property left from previous ownership and illegal dumping was removed from the property.
- **Signage**
 - New park signage was installed at the main entrance and throughout the park.
- **Automatic gate and entrance improvements**
 - An automatic gate was installed at the entrance to the park.
 - Fencing at the entrance and along Friant Rd was repaired or replaced where needed.
- **Vegetation Management**
 - Ladder fuels reduction began within the park.
 - Tree of heaven around the park entrance was treated and removed.

Figure 2: Placing the first barrier log after logs had begun to be removed from the deck and trimmed to size.



Figure 3: Trust staff installing the new preserve fencing.



Figure 4: Bridge fencing and signage with additional approach fencing and signage.



Figure 5: Breaking up the old trough left at the entrance.



Figure 6: Local Conservation Corpsmember cutting removed brush and tree of heaven to size.

