

**San Joaquin Multi-Species Habitat Conservation and Open Space Plan  
Habitat Technical Advisory Committee  
San Joaquin Council of Governments  
555 East Weber Ave.  
Stockton, CA 95202  
Wednesday, August 13, 2008**

**MINUTES**

**I. Call to Order/Introductions**

Mr. Niblock called the meeting to order at 9:33 a.m. Self-introductions were made.

**Committee Members Present:**

John Beckman	BIA Delta
Jane Humes	Conservation
David Morimoto	City of Lodi
Mike Niblock	City of Stockton
Ken Zuidervaart	City of Ripon
Vicki Lombardo	City of Tracy
Dan Gifford	Dept. of Fish and Game
Ray Hoo	SJC Community Development
Gary Stockel	SJC Assistant Ag. Commissioners
Teresa Becchetti	UC Co-op Extension

**SJCOG Staff/Consultants Present:**

Steve Dial	Deputy Executive Director/CFO
Steve Mayo	Senior Habitat Planner
Kim Anderson	Associate Habitat Planner
Anne-Marie Poggio-Castillou	Habitat Planner Technician
Rod Attebery	Neumiller & Beardslee

**Public Present:**

*None*

**II. Approval of May 14, 2008 Minutes**

It was moved/seconded (**Morimoto/Beckman**) to approve the minutes of Wednesday, June 11, 2008. Motion passed unanimously.

**III. Public Comment**

*None*

**IV. Consent Calendar**

*None*

## **V. 2009 SJMSCP Development Fees**

Mr. Steve Mayo discussed the 2009 SJMSCP Development Fees. He gave a brief summary of how the financial analysis model, adopted by the SJCOG, Inc. Board in 2006. He reviewed each Category: Category A (acquisitions), Category B (assessment & enhancements), and Category C (management & administration). Mr. Mayo concluded with Staff's recommendation for the HTAC approve the adoption of the 2009 SJMSCP Development Fees to the SJCOG, Inc. Board.

Mr. John Beckman inquired about the two properties on Sargent Rd in Lodi. He expressed concerns in regards to the sales price and size of the properties. Mr. Beckman questioned if the property was intended to have a non-agricultural use, which influenced the prices of the properties. If this was the case he would want them excluded from the calculations. Mr. Beckman requested the opportunity to table this item till the next meeting to allow him to investigate the background of these two purchases.

Mr. Steve Dial asked Mr. Beckman as to what would be a formula factor that would exclude from the calculations. He explained that while he understood and is very sensitive to the issue of raising a fee, particularly when it seems to be counter to what is going on in the market place, it was what was agreed upon by the committee. He explained that in the year it took to establish the fee calculation, it was determined that the committee would not consider what the property was going to be used for when determining SJMSCP Development Fees and it was not appropriate to speculate on what the property may be used for in the future.

Mr. Mayo explained that there was a time restriction on establishing the fee because it would need to be first adopted by the SJCOG Inc. Board and then by all the jurisdictions. Mr. Mike Niblock reiterated the time constraints however; he did not think that a month would make a difference in the adoption process.

Mr. Dial stated there was a miscalculation in the computation of Category B and C. He requested that the item be tabled for a few moments to re-run the numbers. Mr. Niblock tabled the item for a few moments to allow time for staff to re-run the numbers.

After allowing time for calculations Mr. Niblock tabled the item to ensure accurate calculations. Staff requested if any questions arise if they could be directed to staff as soon as possible.

## **VI. 2008 Annual Report Update**

Kim Anderson discussed the annual report and the process in which the item was taken to the permitting agencies. She named Sue Jones, USFWS; Dan Gifford DFG; Doug Leslie, ICF Jones & Stokes and Staff as participants of the meeting. Mrs. Anderson discussed the evolution of the report and future processes. She explained that staff, in conjunction with permitting and ICF Jones & Stokes is in the process of developing a land monitoring plan for the preserves.

Mr. Dan Gifford further added that they are looking for specific information to ensure that preserves are producing the optimum product. Mr. Mike Niblock stated that he appreciated the permitting pragmatic approach in the monitoring of the SJMSCP's land preserves.

## **Other Matters of Business**

### **A. Minor Amendment Update**

Mr. Rod Attebery stated that a letter was drafted and awaiting signature.

Mr. Dan Gifford stated the Minor Amendment approval letter from USFWS and DFG was drafted and waiting to be signed. He explained that there were no foreseen hiccups and the letter should be arriving to Staff in the next few days.

### **B. Community Development Workshop**

Anne-Marie Poggio-Castillou addressed the community development workshop that was planned for August. She explained that the delay in this workshop was due to the development of the handbook that will give a step-by-step process in implementing the HCP. She stated that she was working with Amy Augustine to produce this handbook that will be favorable to each jurisdiction. Mrs. Poggio-Castillou also stated that there was a new development application on the Web site that requests more detail from the applicants. She requested for all jurisdictions begin using this new application form.

Mr. Mike Niblock requested a one-on-one meeting with his staff for training. He expressed the need for an in-house workshop due to staffing issues. Mrs. Victoria Lombardo also request an in-house workshop to ensure their staff is communicating the process properly and helping the applicant better understand the process.

## **v. Summary and Adjournment**

There being no further business to, the meeting was adjourned until September 10, 2008.  
Adjourned at 10:25 am.