

**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, September 9, 2009**

**MINUTES**

**I. Call to Order/Introductions**

Mr. Niblock called the meeting to order at 9:36 am; introductions were made.

**Committee Members Present:**

Dan Gifford	CDF&G
Mike Niblock	City of Stockton
Vicki Lombardo	City of Tracy
Charles Mullen	City of Lathrop
Rad Bartlam	City of Lodi
Theresa Becchetti	UC Cooperative Extension
Duane Peterson	City of Escalon
Rick Cagulat	City of Manteca
Ken Zuidervaart	City of Ripon
John Beckman	BIA Delta
Jane Humes	Conservation
Ellen McBride	USFWS
Ray Hoo	SJC Community Development

**SJCOG Staff/Consultants Present:**

Steve Dial	Deputy Executive Director/CFO – SJCOG, Inc. Treasurer
Steve Mayo	Senior Habitat Planner
Anne-Marie Poggio	Regional Habitat Planner
Katy Castro	Office Assistant I
Rod Attebery	Neumiller & Beardslee
Monica Streeter	Neumiller & Beardslee

**Public Present:**

Jeremy Terhune	Defenders of Wildlife
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**II. Approval of August 19, 2009 Minutes:**

It was moved/seconded (**Hoo/Beckman**) to approve the minutes of Wednesday, August 19, 2009. Motion passed unanimously.

Ms. McBride commented on the minutes; she stated that she wants to add an important comment to the minutes that should have been added. She stated the prevailing wages shouldn't preclude a valuable property if it's going to be required on similar nature projects.

Ms. McBride also commented on other matters of business regarding the Bay Delta; she stated it should be the new Bay Delta Branch not Bay Delta HCP.

**III. Public Comment:**

None

**IV. Consent Calendar:**

None

**V. Waldo Holt Conservancy Monitoring Contract:**

Mr. Mayo commented on the Waldo Holt Conservancy (WHC) monitoring contract. Mr. Mayo gave a brief background on Waldo Holt's legacy. The property the conservancy holds fee title to is 8.5 parcel, across the river from the SJCOG, Inc's Nakagawa Preserve on the Mokelumne River east of Lodi. He stated that WHC has approach SJCOG, Inc. to help them with monitoring of the property. The monitoring requirements for the property will be minimal in nature and there will be no restoration planned on the property. The incurred costs will be covered by the provided endowment of \$31,500.00.

Mr. Niblock asked for clarification regarding the \$31,500.00 whether this will cover COG's cost for the monitoring.

Mr. Mayo discussed the breakdown; he stated that ICF Jones & Stokes gave staff an estimate of \$750 a year multiply by the life of the permit.

Mr. Niblock commented that he feels this project will work great because is next to the Nakagawa preserve so it has biological improvement and enhancement capabilities.

It was moved/seconded (**Beckman/Bartlam**) to recommend to SJCOG Board to approve to accept the monitoring responsibility through use of the endowment. Motion passed by voice vote with Mr. Gifford abstaining.

**VI. Jaques Property Acquisition and Preserve Management Plan:**

Mr. Mayo discussed the Jaques Property; he stated the property is 178 acre parcel located in the Central Zone northeast of the City of Tracy southwest of the City of Lathrop. The Jaques Preserve is situated on the south side of Paradise cut. Staff has worked directly with the Jaques family; therefore the Jaques family is aware of what the conservation easements are. There are records of Swainson's hawks and other species near the property. The preserve Management Plan drafted by ICF Jones & Stokes allows management and monitoring as a row and Field Crop Preserve. There are minor enhancements planned on the property which would help fortify water quality and soil erosion. The acquisition costs for the easement will be \$1,069,380.00. An endowment for the preserve will be established in the amount of \$237,988.00 to be set aside in a land management preserve account.

Mr. Niblock asked what would be the cost for the fee title acquisition and if the property owner was interesting in doing that and leasing it back for agricultural.

Mr. Mayo stated the conservation easement appraisal was based on highest and best use as a conservation easement which is a different way appraising than fee title sale.

Mr. Beckman asked where does this put us as far as acreage that we need vs. acreage that we've acquire after done this project.

Mr. Mayo stated we still owe land.

Mr. Terhume commented that Defenders of Wild Life is looking very closely at this project because it connects corridors with shifting habitat as a result of climate change it will become an important issue in the future.

Mr. Niblock stated it would be beneficial for future proposals to show proximity map showing the other preserves.

Mr. Gifford asked why we didn't buy the property and lease it back.

Mr. Mayo stated the family is not interested in selling.

Mr. Mullen asked what the benefits above the current operations are because we are spending a million dollars on this property and not getting a property to completely rehab into a natural state?

Mr. Niblock stated the whole plan is agricultural base plan to continue agricultural activity to provided habitat value. What we do is buy AG land that is farmed and do minor enhancements on it.

Mr. Mullen asked if this area is at risk.

Mr. Mayo stated the HCP is not land used plan so the plan is not involved with determine housing or development will go.

Ms. McBride stated that this area is in jeopardy in a habitat point of view; the track directly north of Paradise Cut will be use for development. She stated working to preserve the land is a good thing.

Mr. Hoo suggested for future staff should show breakdown of the numbers on staff reports for a per acre cost and endowment funds.

It was moved/seconded (**Hoo/ McBride**) to recommend to SJCOG, Inc. Board approval of the Conservation easement acquisition and approval of the preserve management plan for the Jaques preserve. Motion passed unanimously by voice vote.

## **VII. Other Matters of Business:**

### **a. SJMSCP Financial Analysis Update**

Mr. Mayo gave an updated on the financial analysis; he stated today was the first financial update this morning. He said public could attend and the committee is looking for any and all comments. The subcommittee group will be use to set up 2011 fees; he stated that by July 2010 they will know the formula that will be use. They will be meeting four to five times throughout the course of 6 to 8 months.

### **b. BDCP Update**

Mr. Mayo gave an update on the BDCP; he there is much changes. He will be attending a meeting tomorrow in Sacramento. He stated they are still on their draft but they are still moving forward regarding the Bay Delta Conservation Plan to take over anything that is within primary secondary of the legal Delta. He stated the new BDCP has been focusing on water quality and fish species.

Mr. Mayo commented on getting contact info for committee members and alternates information.

**VIII. Summary and Adjournment: The meeting was adjourned until October 14, 2009.**