

**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, January 13, 2010**

MINUTES

I. Call to Order/Introductions

Mr. Niblock called the meeting to order at 9:40 am; introductions were made.

Committee Members Present:

Dan Gifford	CDF&G
Mike Niblock	City of Stockton
Charles Mullen	City of Lathrop
Immanuel Bereket	City of Lodi
Ken Zuidervaart	City of Ripon
Rick Cagulat	City of Manteca
Jeremy Terhune	Defenders of Wildlife - Conservation
John Beckman	BIA Delta
Ray Hoo	San Joaquin County
Jane Humes	Conservation
Ellen McBride	USFWS

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
Monica Streeter	Neumiller & Beardslee

Public Present:

Kirstie McKenzie The Surland Companies

II. Approval of November 4, 2009 Minutes:

It was moved/seconded (**Mullen/McBride**) to approve the minutes of Wednesday, November 4, 2009. Motion passed by voice vote.

III. Public Comment:

None

IV. Consent Calendar:

None

V. El Rancho Road Bridge Replacement Project:

Ms. Poggio commented on this item. She stated El Rancho Road Bridge Project is located at the intersection of El Rancho Road and West Canal Blvd. The property is northeast of the City of Tracy and southwest of the City of Lathrop. The existing bridge is a super-structure bridge consisting of timber plank decking. The bridge will be replaced with three span concrete flat slabs. Ms. Poggio stated this project will take place in 2010 and it will take three months for the whole process. The project proponent has requested a reduction in the buffer to a zero for the Giant Garter Snake impact. The developer estimates to be in the creek 15 to 30 days but during that time they will follow ITMM's rules. The total disturbed area consists of approximately 2.35 acres of Urban and Agriculture Habitat land.

Ms. Humes commented that she is concerned when the project will be completed and if it will affect the activity of wildlife. Ms. Poggio stated the project will happen during the allowed period per GGS ITMMs (May through Oct) and the project will comply with all other conditions set forth in the ITMMs.

It was moved/seconded (**Mullen/Hoo**) approval of the recommendation to SJCOG, Inc. to allow the El Rancho Road Bridge Replacement Project to participate in the SJMSCP with the buffer reduction. Motion passed by voice vote.

VI. Harney Lane Interim Improvement Project:

Ms. Poggio stated City of Lodi is requesting coverage for the Harney Lane Interim Improvements Project. She stated the project is located at Panzani Way and extends to Beckman Road. A road widening project will occur on Harney Lane at the approaches from the east and west frontage road intersections. This will accommodate right and left turn pockets. She stated due to the traffic the interchange needs to be changed. The SJMSCP habitat layer classifies the project site as Urban, Multi- Purpose and Agricultural. Portions are located City of Lodi Compensation Map. The approximately acreage is .682 of Urban Habitat Land; .94 acres of Multi-Purpose Habitat Land and 1.34 acres of Agricultural Habitat Land.

It was moved/seconded (**Mullen/Zuidervaart**) approval of the recommendation to SJCOG, Inc. to allow the Harney Lane Interim Improvements Project to participate in the SJMSCP. Motion passed by voice vote.

VII. Other Matters of Business:

a. Financial Analysis Update

Mr. Mayo commented on the Financial Analysis sub-committee meeting. The sub-committee discussed prevailing wages. He stated SJCOG Inc should have enough restoration projects within the HCP and surrounding areas to collect data. Mr. Mayo commented that the committee is still collecting data from other agencies to get the best understanding of what the actual costs are and then how to incorporate it within the fee formula. He stated the current formula covers basic restoration and enhancement costs but does not include specialty restoration with heavy equipment (for example earth moving type of work).

Mr. Mayo stated the sub-committee is looking at comparables land sales. He stated that the sub-committee is investigating topics like improvements on a property and determine if the improvements are disqualifying. Mr. Mayo stated information about land sales will be difficult to gather in the future due to the new California law that limits information staff is able to obtain. SJCOG, Inc will have to find other sources. He stated that the sub-committee goal is to have all the information to the HTAC on June 2010.

b. Department of Fish and Game (NOD/CEQA Fees)

Mr. Mayo commented on the meeting staff had with representatives from Fish and Game to discuss the Notice of Determination. He stated this is a matter with the County Clerk and Fish and Game regarding CEQA. Mr. Mayo stated the SJMSCP has already paid the onetime fee for CEQA and the Notice of Determination for all projects that fall under the HCP coverage; the copy of the receipt should still be valid. Mr. Mayo commented on the e-mail Fish and Game sent to the County Clerk clarifying the issue. Staff will be sending the email from Fish and Game to all committee members.

Mr. Niblock commented on the email from Fish and Game. Mr. Niblock thanked SJCOG staff, Rod Attebery, Monica Streeter and Fish and Game representative, Dan Gifford, for resolving the issue.

c. Agricultural Programs and SJMSCP

Mr. Niblock commented on stacking agricultural easements. Central Valley Farmland Trust has expressed concerns in regards to how the stacking is being set up on the Mizuno deal. He stated their main concern was that both parties are paying for the development twice. He stated SJCOG should establish criteria to be able to present to the developers on land in lieu with stacking. Mr. Mayo stated the stacking problem is out of our hands but staff was directed to look farther into the matter.

A lengthy discussion ensued among committee members regarding Ag easements.

VIII. Summary and Adjournment: The meeting was adjourned until February 10, 2010.