

**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, April 14, 2010**

MINUTES

I. Call to Order/Introductions

Mr. Niblock called the meeting to order at 9:30 am; introductions were made.

Committee Members Present:

John Beckman	BIA of the Delta
Ken Zuidervaart	City of Ripon
Mike Niblock	City of Stockton
Charlie Mullen	City of Lathrop
Duane Peterson	City of Escalon
Rick Gaguat	City of Manteca
Rad Bartlam	City of Lodi
Jane Humes	Waldo Holt Conservancy - Conservation
Dan Gifford	CA Department of Fish and Game
Jeremy Terhume	Defenders of Wildlife – Conservation
Gary Stockel	San Joaquin Agriculture Commission
Ray Hoo	San Joaquin County
Ellen McBride	US Fish & Wildlife

SJCOG Staff/Consultants Present:

Steve Dial	Deputy Executive Director/CFO
Steve Mayo	Senior Habitat Planner
Anne-Marie Poggio	Regional Habitat Planner
Katy Castro	Office Assistant I
Doug Leslie	ICF
Monica Streeter	Neumiller & Beardslee

Public Present:

Chris Long	Surland Companies
Leah Goldberg	Meyers Nave for NCPA

II. Approval of March 10, 2010 Minutes:

It was moved/seconded (**Beckman/Mullen**) to approve the minutes of Wednesday, March 10, 2010 with changes.

Mr. Mayo commented Victoria Lombardo from City of Tracy was in attendance at the March 2010 HTAC and Mr. Zuidervaart stated there was no one present from City of Ripon in last month's meeting.

III. Public Comment:

Mr. Terhume extended an invitation to the Polar Bear Spring Clean up that Defenders of Wildlife is sponsoring. The river clean up is on April 24, 2010, water and bagels will be provided.

IV. Consent Calendar:

- a. Roche Brothers Almond Hauling Expansion Project
- b. Costa Agricultural Building Project
- c. Peltier Station Winery Project
- d. Reclamation District No. 348 House / Barn Project

It was moved/seconded (**Beckman/Bartlam**) to approve the consent calendar.

V. Rustan Coldwell 210 Preserve Acquisition and Preserve Management Plan:

Mr. Mayo gave a brief update on this item. He stated SJCOG staff is currently in negotiations to buy the rights to conservation from the rights holder. Depending on final discussion with permitting about prior mitigation obligations, the conservation easement will cover between 92 acres to 210 acres. If approved, SJCOG, Inc. staff will expand the current Rustan 145 Preserve Management Plan to this easement since it is adjacent to the held Rustan Preserve. A baseline will be created for the preserve with respect to ground squirrel colony inhabitants. The acquisition cost will range from \$73,600.00 and \$168,000.00. An endowment for Enhancement and Land Management for the preserve will be established.

Ms. McBride commented there was a prior biological opinion written for Mountain House Golf Course in Alameda County which mitigation was never met. She stated the property was build before mitigation was provided so the impacts occurred. US Fish and Wildlife is trying sort out the mitigation for that project but they have not had any resolution. This item will carried over to the May HTAC meeting. Ms. McBride stated the land is worth acquiring but US Fish and Wildlife wants to make sure the legal requirements are satisfied for the prior Biological Opinion on Mountain House Golf Course.

It was moved/seconded (**Bartlam/Zuidervaart**) to approve the continuance of this item to May 12, 2010.

VI. Lodi Energy Center Preserve Dedication and Preserve Management Plan:

Mr. Mayo stated the Lodi Energy Center dedicated easement is 21.25 acres on current row crop on land owned by the City of Lodi for the Energy Center Project. The preserve is primarily to provide upland habitat for giant garter snake and foraging habitat for raptor species. The land will be adjacent to the White Slough Wildlife Area. The 21.25 acres will stay as agricultural land under the easement. There are no current plans for restorations to the property. SJCOG, Inc. staff will be adding language to the Preserve Management Plan (PMP) of specific crops like corn and grass crops. Mr. Mayo stated there will be a minor alteration to the PMP regarding the No Dumping section. It will be amended to say "No dumping except sewer sludge and waste water used for agricultural activity."

It was moved/seconded (**Beckman/Bartlam**) to accept staff's recommendation to approve the conservation easement dedication and approval of the preserve management plan with edits.

VII. Other Matters of Business:

a. Financial Analysis Subcommittee

Mr. Mayo state the two main topics that the sub-committee discussed were appraisals and comparables. He stated they are trying to find out how the appraisals get done, to be able to establish the value on a property. Staff and the Sub-committee will continue to work to fully understand the process.

The sub-committee also discussed the comparables. Mr. Mayo stated that staff will come up with strategy on how to flag certain properties and comparables that are being used that may seem out of sorts with the others. Staff will be contacting the Farm Bureau and the Ag Commission to find out a better mechanism to index properties that were sold years prior.

VIII. Summary and Adjournment: The meeting was adjourned until June 9, 2010.