

**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, May 12, 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 Delta
Ken Zuidervaart	City of Ripon
Mike Niblock	City of Stockton
Duane Peterson	City of Escalon
Rick Caguiat	City of Manteca
Immanuel Bereket	City of Lodi
Jane Humes	Conservation
Dan Gifford	CA Department of Fish and Game
Jeremy Terhume	Defenders of Wildlife – Conservation
Gary Stockel	San Joaquin County, Agricultural Department
Ray Hoo	San Joaquin County

**SJCOG Staff/Consultants Present:**

Steve Mayo	Senior Habitat Planner
Anne-Marie Poggio	Regional Habitat Planner
Katy Castro	Office Assistant I
Monica Streeter	Neumiller & Beardslee

**Public Present:**

Ellen Berryman	Berryman Ecological
Tim Taron	Tracy 580 BP
Doug Leslie	ICF

**II. Approval of April 14,2010 Minutes:**

It was moved/seconded (**Beckman/Zuidervaart**) to approve the minutes of Wednesday, April 14, 2010.

**III. Public Comment:**

None

**IV. Consent Calendar:**

None

V. **Consultant Contract for SJMSCP Biological Services:**

Mr. Mayo gave a brief summary of the staff report. He stated since 2001 staff has not updated the list of the biological firms. The current biological services contracts are set to expire in May 31, 2010. In March and April 2010, staff released and completed a RFQ. Mr. Mayo stated staff received 10 statements of qualifications from firms, which 6 already existed. Due to the satisfactory work by the existing firms providing the biological services, staff did not interview those firms. Staff has decided to add additional firms to a short list based on the RFQ response and SJCOG, Inc. staff interviews. Staff elected the top three out of the four to add to the current list.

It was moved/seconded (**Beckman/Hoo**) to recommend approval to SJCOG, Inc. Board to adopt a short list of environmental consultant firms and to authorize the president to negotiate and execute contracts to provide Biological Services for the Habitat Plan.

VI. **Rustan Coldwell 210 Preserve Acquisition and Preserve Management Plan:**

Mr. Mayo stated that the issue with the Rustan Coldwell 210 preserve acquisition has been resolved. SJCOG Inc will be acquiring the 210 acre acquisition of the Grassland Preserve. Staff will be looking at expanding the current Rustan 145 Preserve Management Plan. A new baseline will be created for the preserve with respect to the ground squirrel and burrowing owls. There will be a restriction on pesticide used on the property. The acquisition costs for the easement will be \$800/acre and finals cost will be \$168,000.00. An endowment for enhancement and Land Management for the preserve will be established in the amount of \$119,307.30.

Mr. Beckman commend Staff on the good work on getting a good price for acquire land.

It was moved/seconded (**Beckman/Bereket**) to recommend to SJCOG, Inc. Board to approve the conservation easement acquisition and approve the expansion of the prior Rustan 145 Preserve Management Plan for the Rustan Coldwell 210 Preserve.

VII. **Tracy 580 Business Park Project:**

Mr. Mayo gave a brief overview on this item. He stated the Tracy 580 Business Park project contains on-site and off-site impacts of approximately 746.3 acres. The habitat disturbance will be a mix of agricultural, natural and Multi- purpose. Since the project site is on the old Tracy Hills Development, the project is not considered automatically eligible for coverage by the SJMSCP. SJCOG, Inc. staff is looking for guidance from permitting regarding the appropriate manner in which to process the project's request for coverage. Mr. Mayo stated that this item will come back as an action item.

Mr. Beckman asked how much in lieu property will Tracy Business Park Project will be bringing. Mr. Mayo stated 700+ acres will be in lieu property but staff would need to look at the Biological Opinion.

**VIII. Other Matters of Business:**

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Financial Analysis Subcommittee

Mr. Mayo commented on the sub-committee. He stated staff is going to keep similar structure fees for comparable sales as used in the past. There will be an on-going subcommittee meetings to address potential changes to the comparable selection which will be used in the future as requested by BIA. Staff is going to be working on the inflation factor which is used to bring properties that were purchased in the past to current. Staff will also be working on third party cost. Staff wants to make sure they are capturing all the fees.

Mr. Niblock commented on the clarification given by the appraiser. Mr. Mayo stated they had an appraiser come to the sub-committee and explained the appraisal process. Mr. Niblock stated one of the keys things he got out of the presentation was the appraisers are not using orchards and vineyards sales for highest and best use amounts. They look at the potential of the property.

Ms. Humes discussed the Waldofest event and extended an invitation. The Waldofest will be on June 5, 2010 from 12:00 p.m. till 6:00 p.m. at the Banks of the Calaveras River. Mr. Terhumes commented on the River Walk on May 15, 2010 sponsor by Lower Calaveras Army Engineers.

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