SAN JOAQUIN COUNTY MULTI-SPECIES HABITAT CONSERVATION AND OPEN SPACE PLAN
HABITAT TECHNICAL ADVISORY COMMITTEE MEETING &
HTAC FINANCIAL SUB-COMMITTEE MEETING

San Joaquin Council of Governments
Regional Center Building
555 E. Weber Avenue
Stockton, CA 95202

Participation in the meeting may be available for Committee Members attending the HTAC meeting by Conference Call and members of the public, pursuant to California Government Code Section 54953(b), at one or more of the following locations. Please contact Steven Mayo at (209) 235-0600 or mayo@sjcog.org prior to the meeting to determine which locations are utilized.

City of Tracy
333 Civic Center
Tracy, CA 95376
City of Ripon
259 Wilma Avenue
Ripon, CA 95366
City of Lathrop
390 Towne Center Drive
Lathrop, CA 95330
City of Manteca
1001 W. Center Drive
Manteca, CA 95337
CDFW
2109 Arch Rd., #100
Stockton, CA 95206

City of Lodi
221 W. Pine Street
Lodi, CA 95240
City of Escalon
1810 Hazelton Avenue
Stockton, CA 95202
City of Escalon
2060 McHenry Avenue
Escalon, CA 95320
City of Manteca
1001 W. Center Drive
Manteca, CA 95337
SJ Ag Commission & UC Ext.
2101 Earhart Avenue
Stockton, CA 95206

Wednesday, March 11, 2020
9:30 A.M.
Board Conference Room

AGENDA

1. Call to Order / Introductions
2. Minutes: Approve Minutes of February 2020 meetings
3. Public Comments
4. Consent Calendar:
   a. SMS Brining Facility Expansion Project, Plan Participation
5. Public Hearing for Patricia Kibbe Alder Preserve Acquisition
6. Public Hearing for Bohlender Kenneffick Preserve Acquisition
7. Public Hearing for Hewette Bruella Preserve Acquisition
8. 2019 SJMSCP Annual Report
10. Other Matters of Business:
    a. HTAC Financial Subcommittee
    b. Quarterly Reporting
11. Summary and Adjournment of HTAC Meeting

HTAC FINANCIAL SUBCOMMITTEE MEETING
To be held in Executive Conference Room approximately 10 minutes after adjournment of HTAC

1. Call to Order / Introductions
2. Public Comments
3. 2020 SJMSCP Fee Analysis
4. Summary and Adjournment

For your convenience, parking is available at the COG Regional Center marked “Visitor” on the East Side of the Parking Lot. There is additional parking available at Public Parking Lot K, located on American Street, just south of Weber Avenue. Additional meter parking on Weber Avenue.

The San Joaquin Council of Governments is in compliance with the Americans with Disabilities Act and will make all reasonable accommodations for persons with disabilities to participate in employment, programs, and access facilities. Persons requiring assistance or auxiliary aid in order to participate should contact Rebecca Montes at (209) 235-0600 at least 24 hours prior to the meeting. Board Meetings, Committee Meetings and all Workshops are audio/video recorded by The San Joaquin Council of Governments.
I. Call to Order/Introductions:

Ms. Aguirre call the meeting to order at 9:33 am introductions were made.

Committee Members Present or Conference Call:
Megan Aguirre San Joaquin County
Mike McDowell City of Stockton
Rick Caguiat City of Lathrop
Eric Norris City of Lodi
Rochelle Henson City of Manteca
Ken Zuidervaart City of Ripon
Kimberly Matlock City of Tracy
John Beckman BIA
Jeanette Griffin CDFW
Don McCoon SJ Ag Commission
Dan Gifford Conservation
James Jones EBMUD

Others Present:
Jeremy Trettevik Project Proponent

SJCOG Staff/Consultants Present:
Steven Mayo Program Manager
Laurel Boyd Associate Habitat Planner
Monica Streeter Neumiller & Beardslee
Doug Leslie ICF

II. Approval of January 8, 2020 Minutes:
It was moved/seconded (Beckman/McDowell) to approve the January 8, 2020 meeting minutes. Motion passed 11/0. Mr. Eric Norris, City of Lodi abstained.
III. Public Comment:
None.

IV. Consent Calendar:
   a. Liberty Road Convenience Store Expansion Project, Plan Participation and Habitat Classification Change
   b. Jeremy Winery Project, Plan Participation
   c. Small Farms Improvements Tract Private Right-of-Way Project, Plan Participation

It was moved/seconded (Beckman/Gifford) to approve the Consent Calendar. Motion passed 11/0.

V. Jet Mulch Patterson Pass Preserve Dedication and Preserve Management Plan:
Mr. Mayo stated the Jet Mulch Patterson Pass Preserve property consists of approximately 76.0 acres. The landowner, who is also the project proponent, contemplates an easement dedication under the habitat plan of approximately 14 acres for mitigation of their own project (4.64 acres) at the 3:1 mitigation ratio per the SJMSCP.

Mr. Mayo continued to state, with the easement dedication, SJCOG, Inc. staff has written a draft Preserve Management Plan (PMP) to reflect the existing Preserve Management Plans for natural grasslands habitat in the Southwest Zone for economy of scale for species under the SJMSCP.

Mr. Mayo stated SJCOG, Inc. will be provided an easement dedication on approximately 14.0 acres of natural grasslands habitat as land in lieu. An endowment of approximately $21,706.94 will be provided and set aside for the preserve’s land management and enhancements as required under the SJMSCP permits.

Mr. James Jones entered the meeting at 9:40 am.

Mr. Mayo continued to state the easement will encompass an area classified as a seasonal creek with a San Joaquin Kit Fox corridor. The only enhancements for this project consist of prohibiting herbicides and pesticides.

Mr. Gifford asked if the preserve dedication will have fencing. Mr. Mayo stated SJCOG, Inc. does not intend to fence in the preserve dedication land.
Mr. Norris asked why the use of herbicides and pesticides have been prohibited on this property. Mr. Mayo stated there is a cattle grazing operation currently on the property and SJCOG, Inc. wants to eliminate the chance of secondary poisoning.

Ms. Matlock stated there is a potential project site and corridor for the Valley Link project that runs nears the Jet Mulch property and possibly the easement. Mr. Mayo stated it is a possibility, however, the SJMSCP cannot decline preserve dedications from projects that request coverage because of a planning possibility for another regional project. Ms. Griffin stated the conservation easement will be addressed in the Valley Link project’s CEQA documents.

It was moved/seconded (Beckman/Gifford) to motion to recommend to the SJCOG, Inc. Board to 1) Approve the conservation easement dedication; and 2) Approve the Preserve Management Plan (PMP) for the preserve site. Motion passed 11/1. Ms. Kimberly Matlock, City of Tracy voted no.

VI. Draft 2019 SJMSCP Annual Report:
Mr. Mayo stated the HTAC received the Draft 2019 SJMSCP Annual Report without the attachments. This item is for information only. SJCOG, Inc staff is requesting comments from the HTAC by February 26th. The entire document will be release for review and approval in March.

Mr. Mayo continued to review the Draft 2019 Annual Report:
- The total number of acres covered by the SJMSCP was 2,382.52 acres; 1,357.14 acres were urban habitat (fee exempt), leaving 1,025.38 acres subject to the 2019 fee.
- Table 1 consists of all the projects covered by the SJMSCP in 2019 including the quarterly reports from the jurisdictions.
- Table 2 shows a breakdown of the fee assessed acres since 2001 with a breakdown of each habitat type. Agricultural habitat land was the largest habitat type to be granted SJMSCP coverage at 502.90 acres. Of the fee assessed acres, Agriculture represented 21% in 2019 or 49% of the total acres covered in 2019.
- Table 3 shows the acres per habitat classification within each zone.
- Table 4 shows the ‘Take’ allowed per habitat type less the cumulate acres of ‘Take’ since 2018 less the 2019 acres of ‘Take’ to equal the remaining ‘Take’ acres for the fifty-year permit.
- Voluntary Participation – no projects chose to ‘Opt Out’ of the SJMSCP. The projects from the past who chose to ‘Opt Out’, have not returned to the Habitat Plan for coverage and are listed on page 15.
• Conservation – In 2019, SJCOG, Inc. acquired an additional 1,033.42 acre of land under conservation easement from 9 transactions to meet mitigation needs of the SJMSCP. Six (6) easement purchases amounted to 955.75 acres of row and field crop and riparian habitat in the Central and Delta Zones. The SJMSCP was also provided three (3) land dedications totaling 77.67 acres of row and field crop, grasslands and riparian habitat in the Central and Southwest Zones for project impacts.

• Table 9 shows the mitigation carried over from prior years in red and ‘banked’ preserve acreages (black) that were reported in 2018’s Table 13.

• Table 10 is mitigation that was owed in 2019 for the consumption of land by development in 2017.

• Table 11 is the overall mitigation due in 2019 by each zone and habitat category from Tables 9 and 10. The carry-over and banked acreages were combined and applied to the mitigation due in 2019, which shows deficiencies and excess in several categories within each zone.

• Table 12 illustrates the total acreage of preserves used for mitigation and the amount acquired in 2019 to use as mitigation for land consumed in table 11.

• Table 13 shows the resulting balances of mitigation and preserve lands by categories and zones when allocating the preserve acreage from Table 12 to required mitigation in Table 11. There are small acreage counts in the Natural categories needing to be settled. There is a surplus of habitat categories for future mitigation needs.

• Table 14 shows all the projects that have impacted Valley Elderberry shrubs. In 2019, the Stockton’s Regional Wastewater Control Facility Project removed 358 stems over 1-inch at ground level with no exit holes and mitigated by paying the fee. SJMSCP is required to plant 1,074 plantings of elderberry shrubs in the upcoming years.

• SJCOG, Inc. staff is waiting on the Annual Monitoring Report for the SJMSCP Preserves from ICF to be reflected in Table 15.

• FUNDING: the SJCOG, Inc. cash balance as of December 31, 2019 was $13,121,298.51 and approximately $4.45 million is earmarked to be moved in early 2020 for closed 2019 endowment accounts. Approximately $8 million will be used to buy easements in 2020.

• Table 17 shows the 2019 Preserve Endowment Fund Table to total $41.2 million. This item was for information only, no action was taken.
VII. **Other Matters of Business:**

a. **HTAC Financial Subcommittee and RFQ**
   Mr. Mayo stated the HTAC Financial Subcommittee will commence in March 2020 after the HTAC meeting. SJCOG, Inc. sent approximately 8-9 RFQ’s and received 3 responses. Staff is checking with each firms’ references and will select a firm in March. Mr. Steve Dial will negotiate the contracted costs.

b. **Quarterly Reporting**
   Mr. Mayo stated please be sure to get quarterly reporting into SJCOG, Inc. staff in a timely manner. The reports are audited by staff and then placed into the SJMSCP annual report.

   This item was for information/discussion only, no action was taken.

VIII. **Summary and Adjournment:** At 10:16 am the meeting was adjourned until March 11, 2020.
STAFF REPORT

SUBJECT: SMS Brining Facility Expansion Project, Plan Participation

RECOMMENDED ACTION: Motion to Approve Recommendation to SJCOG, Inc. to Allow the SMS Brining Facility Expansion Project to Participate in the SJMSCP

DISCUSSION:

SUMMARY:

The project applicant, Strategic Land Planning, is requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) through the San Joaquin County Community Development Department (PA-1900261) because the site is in an unmapped area of the Plan. The project site is located on the south side of State Route 4, 1,200 feet west of Drais Avenue, Stockton in the Central (attachments 1 &2).

RECOMMENDATION:

SJCOG, Inc. staff recommends the HTAC make the recommendation to the SJCOG, Inc. Board to:

1) Allow the project to participate under the SJMSCP to provide biological coverage for the project impacts to the habitat types under the federal and state permits;

FISCAL IMPACT:

If the project is approved, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP for approximately 16.9 acres. The impacts for this project would consist of 16.9 acres of Agricultural (C34) habitat impacts.

BACKGROUND:

This project consists of a Use Permit application for the expansion of a brining facility to be constructed in two (2) phases over six (6) years. Phase 1 is the construction of a 58,000 square foot warehouse with a 600-kW solar system on the roof. Phase 2 includes the construction of
an 8,000 square foot non-refrigerated bulk goods storage building, a 1,500 square foot shop addition, and a 3,000 square foot raw materials cooler. Access is via a private easement from State Route 4 (attachment 3).

If allowed to participate in the SJMSCP, the total disturbed area will consist of approximately 16.9 acres of Agricultural (C34) habitat impacts for the brining facility overall.

The project applicant shall be responsible for mitigating for the habitat impacts caused by this project by either paying the appropriate fees at the time of ground disturbance or dedicating land in lieu of a fee at the appropriate SJMSCP ratio.

Adjacent Vegetation and Land Use

<table>
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<tr>
<th>Location</th>
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<th>Actual Use Of Property</th>
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</tr>
</tbody>
</table>

COMMITTEE ACTIONS:

- Habitat Technical Advisory Committee: Action Required
- SJCOG, Inc. Board: March 26th if Recommended

ATTACHMENTS:

1. General Location Map
2. Project Location Map
3. Project Site Map
4. Aerial Map – 2001

Prepared by: Laurel Boyd, Associate Habitat Planner
STAFF REPORT

SUBJECT: Public Hearing for the Patricia Kibbe Alder Preserve Acquisition

RECOMMENDED ACTION: Motion to: (1) Open a Public Hearing for Comments on the Preserve and (2) Close the Public Hearing after Receiving Comments

DISCUSSION:

For preserve dedication, the SJMSCP requires notices and hearing procedures to be followed:

1. a 30-day public comment period for Jurisdictional Review prior to JPA action which commenced February 2020;
2. Public hearings at the HTAC noticed 30 days before recommendation to JPA; and
3. Public hearing at the JPA prior to a decision.

Notice is hereby given regarding the following property: (see Attachment 1 Map)

1. Those certain properties described as 19773 S. Alder Ave., Tracy, CA (APN: 213-150-02)
2. Vendor: Patricia Kibbe
3. Price: not to exceed $7,000 per acre

The Patricia Kibbe Alder Avenue property under consideration is a total of 103 +/- acres. The landowner and SJCOG, Inc. staff have been discussing an easement purchase of 100 +/- acres as agricultural habitat. The location of the property is in Paradise Cut and Old River area north of the City of Tracy in the Central Zone. The potential preserve is adjacent to existing SJCOG, Inc. preserves in the Central and Delta Zone area, also shown in the attachment 1.

If purchased, SJCOG, Inc. staff intends to create the Preserve Management Plan (PMP) to reflect the existing Preserve Management Plans (PMP) for economy of scale as a row and field crop habitat for species under the SJMSCP.

Prepared by Steven Mayo, Program Manager
STAFF REPORT

SUBJECT: Public Hearing for the Bohlender Kennefick Preserve Acquisition

RECOMMENDED ACTION: Motion to: (1) Open a Public Hearing for Comments on the Preserve and (2) Close the Public Hearing after Receiving Comments

DISCUSSION:

For preserve dedication, the SJMSCP requires notices and hearing procedures to be followed:

1. a 30-day public comment period for Jurisdictional Review prior JPA action which commenced February 2020;
2. Public hearings at the HTAC noticed 30 days before recommendation to JPA; and a
3. Public hearing at the JPA prior to a decision.

Notice is hereby given regarding the following property: (see Attachment 1 Map)

1. Those certain properties described as 27940 Kennefick Road, Galt CA (APN: 005-220-07)
2. Vendor: Ronald and Laura Bohlender
3. Price: not to exceed $7,500 per acre

The Bohlender Kennefick property under consideration is a total of 50 +/- acres. The landowner and SJCOG, Inc. staff have been discussing an easement purchase of 35 +/- acres as agricultural habitat. The location of the property is on the east side of Kennefick Road bordered by Dry Creek to the north and Liberty Road to the south in the Central Zone. The potential preserve is adjacent to existing SJCOG, Inc. preserves in the Central Zone area, also shown in the attachment 1.

If purchased, SJCOG, Inc. staff intends to create the Preserve Management Plan (PMP) to reflect the existing Preserve Management Plans (PMP) for economy of scale as a row and field crop habitat for species under the SJMSCP.

Prepared by Steven Mayo, Program Manager
STAFF REPORT

SUBJECT: Public Hearing for the Hewette Bruella Preserve Acquisition

RECOMMENDED ACTION: Motion to: (1) Open a Public Hearing for Comments on the Preserve and (2) Close the Public Hearing after Receiving Comments

DISCUSSION:

For preserve dedication, the SJMSCP requires notices and hearing procedures to be followed:

1. a 30-day public comment period for Jurisdictional Review prior JPA action which commenced February 2020;
2. Public hearings at the HTAC noticed 30 days before recommendation to JPA; and a
3. Public hearing at the JPA prior to a decision.

Notice is hereby given regarding the following property: (see Attachment 1 Map)

1. Those certain properties described as 27229 Bruella Road, Galt CA (APN: 007-020-14)
2. Vendor: Nena Hewette
3. Price: not to exceed $7,500 per acre

The Hewette Bruella property under consideration is a total of 36 +/- acres. The landowner and SJCOG, Inc. staff have been discussing an easement purchase of 23 +/- acres as agricultural habitat. The location of the property is on the west side of Bruella Road bordered by Liberty Road to the south in the Central Zone. The potential preserve is adjacent to existing SJCOG, Inc. preserves in the Central Zone area, also shown in the attachment 1.

If purchased, SJCOG, Inc. staff intends to create the Preserve Management Plan (PMP) to reflect the existing Preserve Management Plans (PMP) for economy of scale as a row and field crop habitat for species under the SJMSCP.

Prepared by Steven Mayo, Program Manager
STAFF REPORT

SUBJECT: 2019 SJMSCP Annual Report Release

RECOMMENDED ACTION: Motion to Recommend to SJCOG, Inc. Board to Release the 2019 SJMSCP Annual Report to Permitting Agencies

DISCUSSION:

SUMMARY:

In accordance to Section 5.9.1 of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), SJCOG, Inc. is required to submit an Annual Report to the Permitting Agencies for the purpose of reporting acreage, type, and location of open space uses that are converted to non-open space uses, and an accounting of preserve acres acquired pursuant to the SJMSCP. Through a clerical change in the SJMSCP in May 2006, the report must be submitted by April 1st of the year succeeding the calendar year in which the subject activities were conducted. The 2019 SJMSCP Annual Report is a draft document which covers activities from January 1, 2019 to December 31, 2019.

RECOMMENDATION:

Motion to recommend to the SJCOG, Inc. Board to release the 2019 SJMSCP Annual Report to the permitting agencies.

FISCAL IMPACT:

None

BACKGROUND:

An Executive Summary of the 2019 SJMSCP Annual Report is provided in attachment 1. The entirety of the 2019 SJMSCP Annual Report can be requested in electronic format or found on the SJCOG website https://www.sjcog.org/DocumentCenter/View/5095/2019-Annual-Report-Draft. The entire report is complete including all the reported calendar year acreage counts from the jurisdictions. The information in this report reflects accounting and activity that has been reported to staff through December 31, 2019.
There were minimal comments provided to staff on the initial draft reviewed by HTAC at the February meeting to include in the final draft for the March 2020 HTAC meeting.

The following is a summary of the various tables and important matters discussed in the annual report comprised of current year development impacts, carry-over mitigation, current mitigation due in 2019 from 2017 projects, acquisitions/dedications of mitigation lands and funding. (full document available to public on-line or upon request)

If recommended to SJCOG, Inc. Board to approve the release to permitting agencies, staff expects a joint comment response from USFWS and CDFW in July or August 2020. Those comments
will be addressed in the yearly meeting with USFWS and CDFW expected to be scheduled thereafter.

**COMMITTEE ACTIONS:**

- Habitat Technical Advisory Committee: Action Required
- Exec Committee: March 18, 2020
- Executive Committee: March 20, 2020
- SJCOG, Inc. Board –March 26, 2020

**ATTACHMENTS:**

1. Executive Summary 2019 SJMSCP Annual Report

*Prepared by: Steven Mayo, Program Manager*
2019 SJMSCP Annual Report - Executive Summary

The 2019 San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) Annual Report is provided to meet the annual reporting requirement that is established in Section 5.9.1 of the SJMSCP. The intent of the Annual Report is to focus on the acreage, type, and location of open space use converted to non-open space use, and the accounting of preserve acres acquired pursuant to the SJMSCP.

The Annual Report is comprised of four main sections: Conversions (Development), Conservation (Preserves), Funding, and SJMSCP Implementation. The Conversions (Development) section provides detailed information for projects that have participated in the SJMSCP. Such information includes habitat conversion type, impacts to SJMSCP Covered Species, and habitat mitigation requirements. The Conservation section will highlight preserve acquisitions in 2019 and provides information regarding the preserve jumpstart requirements. The Funding section details the revenues and expenditures for the reporting period. The SJMSCP Implementation section provides information regarding the overall implementation of the SJMSCP.

1. Conversions (Development Activity)

   In 2019, the total number of acres covered overall by the SJMSCP was 2,382.53 acres. Of the overall impacts covered 1,357.14 acres were urban habitat which required biological compliance but exempt mitigation requirements (fees or land dedication). The total number of acres subject to fee assessment covered by the SJMSCP was 1,025.39 acres broken down into the following habitat classifications: 220.64 acres of multi-purpose habitat, 682.9 acres of agricultural habitat, and 121.85 acres of natural habitat. The agricultural habitat category was the largest habitat type impacted during the year with fees associated that was converted for development in this past reporting period.

   The total of 682.9 acres of agricultural habitat lands represents approximately 28.6% of overall cumulative SJMSCP coverage for 2019 this reporting year or approximately 66.6% of the acreages covered with fees associated as mitigation under the plan. The predominant covered projects participating in the SJMSCP for 2019 were municipal and commercial development projects.

2. Conservation (Preserves)

   In 2019, SJCOG Inc. acquired additional 1,033.42 acres of land placed under conservation easement to meet mitigation needs of the SJMSCP depicted in Table 6. The makeup of the acreage acquired over the reporting period was six (6) transactions as easement purchases of 955.75 acres of row and field crop and riparian habitat in the Central and Delta Zones. Another three (3) transactions were provided as easement dedication (Land-in-Lieu of fees) in the amount of 77.67 acres of row and field crop and riparian habitat in the Central Zones by developers. The current SJMSCP acquisitions resulted in a surplus in the total acres of row and field crop, riparian and grasslands overall while meeting the required 2019 SJMSCP mitigation needs for most habitat types. But there is a carry-over in some categories which continue to be addressed in the future.
3. **Funding**

The revenues and expenditures that occurred for the Calendar Year 2019 include payments of SJMSCP mitigation fees, other revenues (e.g. accumulated interest remitted and SJCOG, Inc. account accumulated interest) and expenditures related to the plan. At the end of 2019, the revenue total was $20,208,526 and expenditure total were $14,529,341. The cash balance of the SJMSCP as of December 31, 2019 was just over $13,121,298.51 (includes $4.45 million in earmarked funds to be used in early 2020 for closed 2019 preserves) which would leave slightly over $8.6 million in the coming year available for use.

The SJMSCP endowment accounts set aside for long term management, enhancements and monitoring of the easements in perpetuity is the 2018 reporting of $36,809,883.64 + $4,453,453.69 of 2019 earmarked endowment funds being moved in early 2020. After the funds are moved, the endowment fund total would be $41,263,337 going forward in 2020.

4. **Implementation**

   In the 2019 calendar year, SJCOG, Inc. staff worked on various matters under the SJMSCP including:

1. SJMSCP CDFW CEQA Fees
2. San Joaquin County Agricultural Building Permit Processing
3. Bay Delta conservation Plan (BDCP) and Delta Stewardship Council
4. Fee Collection for the City of Stockton
5. Date-Certain Mitigation / 500 Acre Cap Calculations
6. Project permitting by Jurisdictions Outside the SJMSCP
STAFF REPORT

SUBJECT: Financial Analysis RFQ Firm Selection

RECOMMENDED ACTION: Motion to Recommend Approval by the SJCOG, Inc. Board to 1) Retain Hausreth Economics Group (HEG) and 2) Direct SJCOG, Inc. Treasurer to Negotiate and Execute Final Terms

DISCUSSION:

SUMMARY:

With the current 5-Year Review of the SJMSCP Financial Model beginning the update process, SJCOG, Inc. staff performed a Request for Qualifications (RFQ) for a qualified firm to assist staff and the HTAC Financial Subcommittee on the SJMSCP Financial Analysis Update which will help evaluate the fee model for the plan. The duties of the consultant are assisting staff and subcommittee members on establishing any updates, changes or modifications to the existing model. The 2020 Request for Qualifications (RFQ) was sent to seven economic firms to solicit interest in providing services for the SJMSCP.

SJCOG, Inc. staff received three responses to the solicitation from very qualified firms in northern California. The RFQ responses were reviewed by SJCOG, Inc. staff and the HTAC Financial Subcommittee for content and qualifications. While the firms had vast amounts of experience in providing other northern California habitat plans services for the economics of the plans (e.g. fee analysis and financial models), the selection committee ranked the three firms based on the response material and references. Again, all firms were considered exceptional options.

As a result of the review phase of the selection process and based on the vast work of similar types for other plans, the HTAC Financial Subcommittee and SJCOG, Inc. staff are recommending the higher ranked firm of HEG to provide the economic services for the current SJMSCP Financial Analysis Update. The contract will be valid for a period of eighteen months for the work.

RECOMMENDATION:

HTAC Financial Subcommittee and SJCOG, Inc. staff recommends HTAC recommend to the SJCOG, Inc. Board approval to contract with Hausreth Economics Group under the SJMSCP for economic services for the SJMSCP Financial Analysis Update and authorizes negotiations by the Treasurer to establish the contract.
If negotiations fail with the primary firm, the second-choice firm of Economic Planning Systems (EPS) may be considered for the contract.

**FISCAL IMPACT:**

The fiscal impact for the update work to the current model is estimated not to exceed $85,000 over the 18 months of time based on preliminary estimates of hours at the established blended rate of HEG, $200/hour and based upon the consultant’s understanding of the project as presented in the RFQ. All funding for the financial analysis update services will be provided through habitat fees as a development activity.

**BACKGROUND:**

In response to the 2020 Financial Analysis Update Services RFQ, three (3) firms had submitted responses expressing interest in conducting the services. The qualifying firms responding were:

1. Hausrath Economics Group
2. Economic & Planning Systems
3. M.Cubed

The Request for Qualification (RFQ) was reviewed by some members the HTAC Financial Subcommittee*, SJCOG, Inc. staff which consisted of the following:

<table>
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<tr>
<th>Name</th>
<th>Representation</th>
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<tbody>
<tr>
<td>Mike McDowell</td>
<td>City of Stockton</td>
</tr>
<tr>
<td>Megan Aguirre</td>
<td>San Joaquin County</td>
</tr>
<tr>
<td>John Beckman*</td>
<td>Building Industry</td>
</tr>
<tr>
<td>Dan Gifford*</td>
<td>Conservation</td>
</tr>
<tr>
<td>Maggie Sepulveda</td>
<td>United States Fish and Wildlife Service</td>
</tr>
<tr>
<td>Amy Kennedy/Jeanette Griffin*</td>
<td>California Department of Fish and Wildlife</td>
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<tr>
<td>Steve Dial</td>
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<tr>
<td>Steven Mayo*</td>
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<td>Laurel Boyd*</td>
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<tr>
<td>Monica Streeter</td>
<td>Outside legal counsel</td>
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<tr>
<td>Doug Leslie</td>
<td>ICF Land Manager</td>
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*Selection and scoring panel member

Upon the completion of review, the HTAC Financial Subcommittee group and SJCOG, Inc. staff recommends that Hausrath Economics Group be recommended to SJCOG, Inc. Board to provide the current SJMSCP Financial Analysis Update services for the habitat plan.

If for any reason the negotiations fail with the primary choice, then the secondary choice will be considered to replace and contract.

*Prepared by: Steven Mayo, Program Manager*