

**Delta Citizens  
Municipal Advisory Council  
Minutes**

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**Date:** 2/10/16  
**Call To Order:** 7:38 PM  
**Adjourned:** 8:40 PM (Apx.)  
**Location:** Jean Harvie Center, 14273 River Road, Walnut Grove, CA 95690  
**Prepared By:** Amelia Cook, Secretary

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**I. Call To Order**

**1. Roll Call**

Present: Labrie, Baranek, Morris, Van Loben Sels, Shanks, Cook, Eddy, Pappalardo  
Excused Absence: Schauer, Ferreira  
Absent: Flint, Neuharth  
Quorum: Yes

**2. Introductions**

County Reps: Tim Kohaya, Mike Winters  
Guest Speakers: Bill Ziebron, South Sacramento Habitat Conservation Plan Update  
Public Attendees: Apx. 3.

**3. Role Of Council**

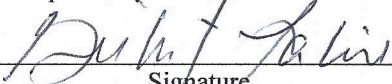
Labrie: Covered DCMAC's role regarding planning and review responsibilities, the advisory nature of the Council, the review process and steps for project review/appeal through the Board of Supervisors.

**II. Old Business**

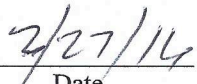
**A. PLNP2013-00092 Locke SPA Draft Amendments**

**Presenters: Sacramento County Reps: Tim Kohaya, Mike Winter**

Goal of project is to update processes for consistency with current County Code, and streamline processes with goal of making the Review Processes more business friendly.

  
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Signature

  
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**1. Discussion:**

Question: Labrie -- Has the Locke Management Association (LMA) vetted changes proposed by Planning Department? Is LMA in agreement with the changes?

Responses:

1. Mike Winter, Sac County Planning Department.

- LMA had reviewed the proposed changes previously. There were concerns that the County had addressed. They sent draft documents back to LMA. LMA had not reviewed the drafts until the day before the meeting. LMA had not voted on updated revisions. There were still items on which some people continue to disagree.
- Sally Shanks: Does not want Locke's SPA to set precedence for Courtland.
- Mike Winter: Each SPA is treated separately.
- Gil Labrie: the purpose of the SPA is to recognize the uniqueness of each Community.
- It was decided that it was premature to continue the discussion.
- Amelia Cook: Asked County to clarify response timeframes for DCMAC's reviews. Suggested that 30 day turnaround period might not always be feasible. Suggested modifying terminology to something like: "next scheduled meeting."

**2. Motions:**

- Motion By: Stan Eddy to Continue at next DCMAC Meeting.
- Seconded Motion: Topper van Loben Sels
- Discussion: None
- Votes: Yes: 8. No: 0. Abstained: 0. Absent: 4

**III. New Business - None.**

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**IV. Items for Next Meeting**

1. Continue discussion Locke review at future date.

**V. Other Business**

- 1. Presentation: South Sacramento Habitat Conservation Plan (SSHCP) Update -  
Representatives: Bill Ziebron, Consultant. Rich Rodmacher, Sr. Planner,  
Gene Endicot, Public Outreach Consultant**

Goal: Provide DCMAC with overview of their Plan, status of their process, schedule for future return and future workshops.

Current Situation:

Sacramento County's long-term projection for growth is along Highway 50 corridor and areas south of that. This is the Urban Service Area. Sacramento County, City of Rancho Cordova and Galt are included. Elk Grove withdrew from program. Plan is to cover next 50 years.

Federal and State Endangered Species permits/projects are currently fragmented. Regulations lead to patchwork conservation.

Goal is to set up preserves and connect to create best areas for species to live. Goal is to get permits pre-approved so that County can issue them on behalf of Federal and State entities at project review time.

Labrie: Federal Government is a partner in this, but not shown in documents.

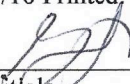
There was some discussion around anticipation of the sea level rising and impacting the Delta.

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Initials

Title

Date



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Shanks:

- Would State and Federal need to comply with County's processes? E.G. the Tunnels are not going to help this.
- Wanted to know if the Delta was exempt from their plan area? Answer: Bill Ziebron – it's not likely they will acquisition lands west of I5 for preserves.
- Voiced concerns over impact on Sand Hill Cranes.
- SSHCP is for 50 years, yet Elk Grove is not participating. Any property below sea level can't be sold to mitigate. Need to save areas now for Cranes, not in 50 years. Cannot relocate the Cranes to preserves set up by SSHCP.

Labrie: Most of this program is outside of the Delta. Habitats are being taken care of and should get consideration. Not all the islands in the Delta will be underwater in the future if sea level rises.

Baranek: Why isn't Elk Grove included, since that's where most of the growth is? Answer: Bill Ziebron – It was Elk Grove's prerogative to opt-out. SSHCP can't force them to participate.

Van Loben Sels: Development fees per acre... what percentage applies to purchase of easements? Will it be based on fair market value? Easements are in perpetuity? Answer: 60-65%. There was other discussion around this matter.

**2. Delta Project Applicant's Guidebook Review**

Mike Winters recommended postponement until another date.

**VI. Public Comment Summary – None.**

**VII. Attachments**

From Sacramento County Planning Department. Available at:  
<http://www.per.saccounty.net/LandUseRegulationDocuments/Pages/Delta-SPA-Amendments.aspx>  
Section 504-419: Locke Special Planning Area Map

*AC*

*2/27/16*

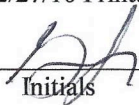
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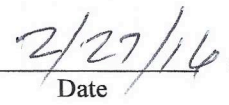
Section 504-420: Locke Project Review Processes Chart A, Page 19 and Chart B, Page 20.

List of Changes to Delta SPA Ordinances (January 22, 2016)  
Sac County Delta Special Planning Areas, Community Development Dept.  
Presentation, February 2016.

From Sacramento County Department of Water Resources:  
SSHCP Fact Sheet  
SSHCP Application Process  
SSHCP Draft Development Fees

  
Initials

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Date

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2/10/14 DCMAC ATTENDANCE

HEG DEPOSITS - SACRAMENTO COUNTY

Jay Correa Locke Management ASSN.

~~James M. O'Neil~~ CMAA

Bill Ziebron SSIAC Project Manager

Gene Endicott Endicott Communications (SSIAC?)

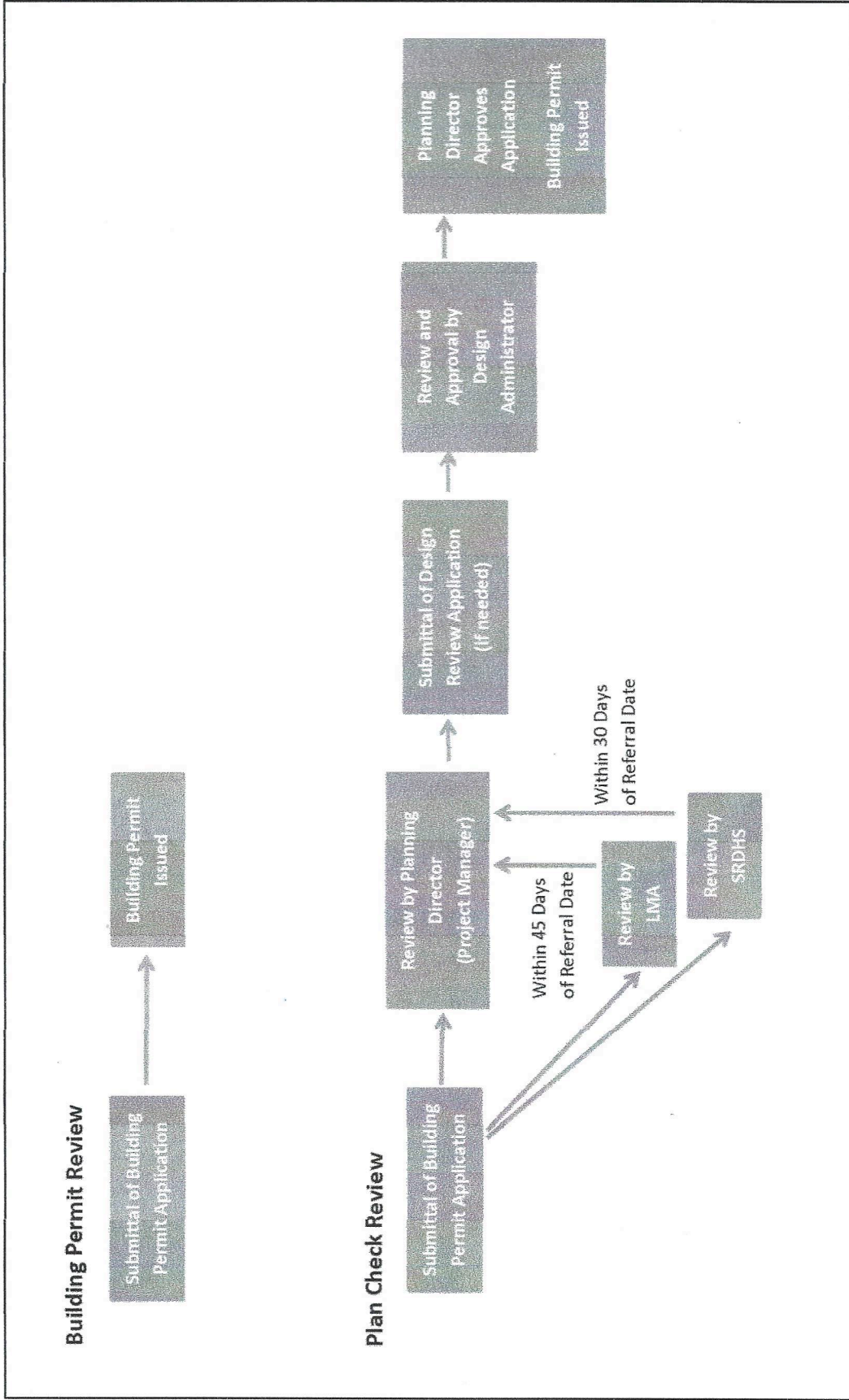
RICH RADMACHER COUNTY OF SACRAMENTO

Lawrence Horn Resident of Walnut Grove

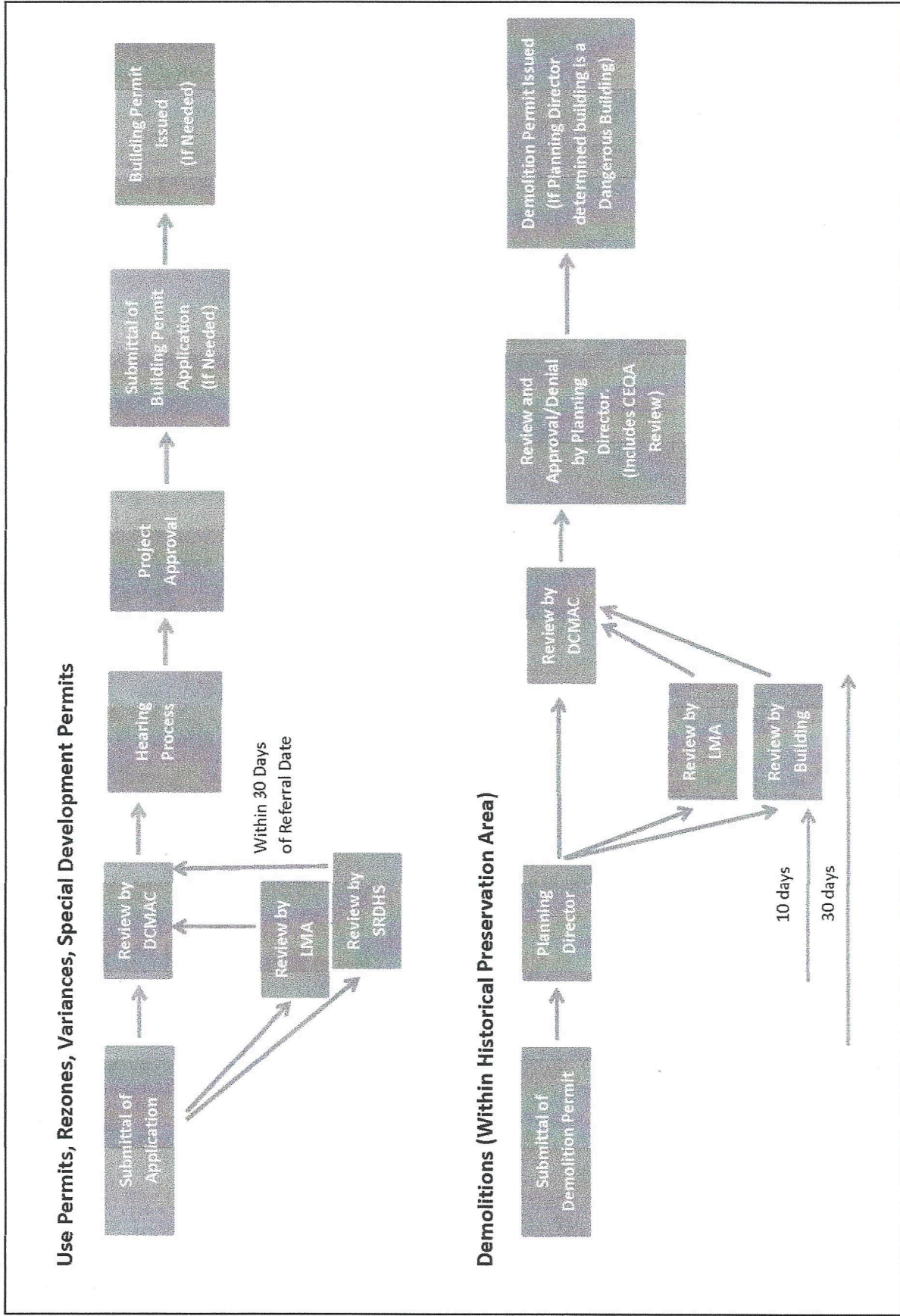
MICHAEL WINTER SAC COUNTY - DELTA SPA

TIM MONAHAN SAC COUNTY - DELTA SPA

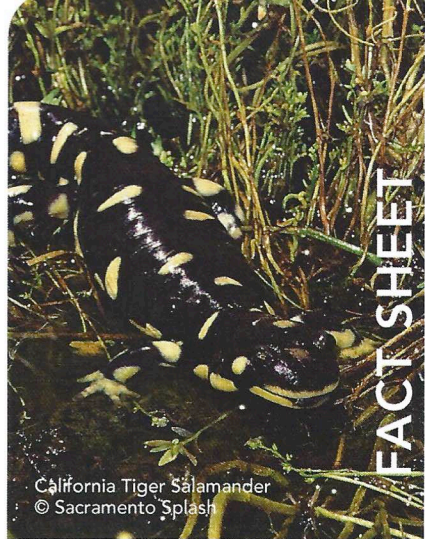
### 504-420. LOCKE PROJECT REVIEW PROCESSES CHART A



504-420. LOCKE PROJECT REVIEW PROCESSES CHART B

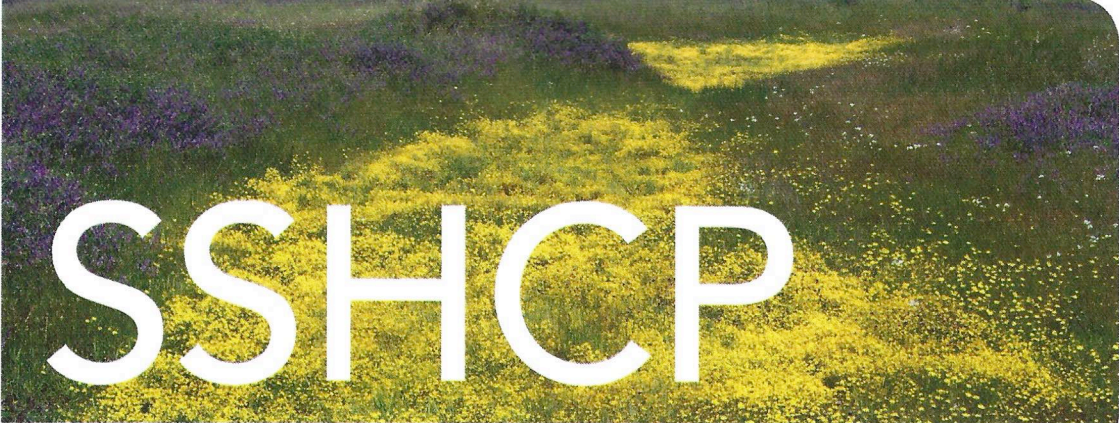






FACT SHEET

California Tiger Salamander  
© Sacramento Splash



# SSHCP

## SOUTH SACRAMENTO HABITAT CONSERVATION PLAN

### Key SSHCP Benefits:

- Proactive, collaborative planning
- Streamlines federal and state permitting
- Ensures long-term viability of 28 plant and wildlife species, and aquatic resources
- Creates interconnected preserve system
- Reduces costs
- Protects taxpayers

### What is the SSHCP?

The South Sacramento Habitat Conservation Plan (SSHCP) will streamline federal and state permitting processes for SSHCP-covered development and infrastructure projects while protecting habitat, open space and agricultural lands. The SSHCP includes several conservation actions to create a large interconnected preserve system that will ensure the long-term viability of SSHCP-covered plant and wildlife species.



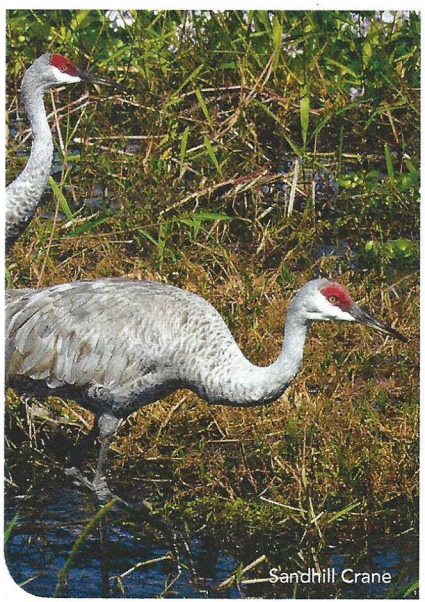
The SSHCP is led by a multi-jurisdictional collaboration including Sacramento County; the cities of Rancho Cordova and Galt; the Sacramento County Water Agency; the Sacramento County Regional Sanitation District; and the Capital SouthEast Connector Joint Powers Authority.

### The Challenge

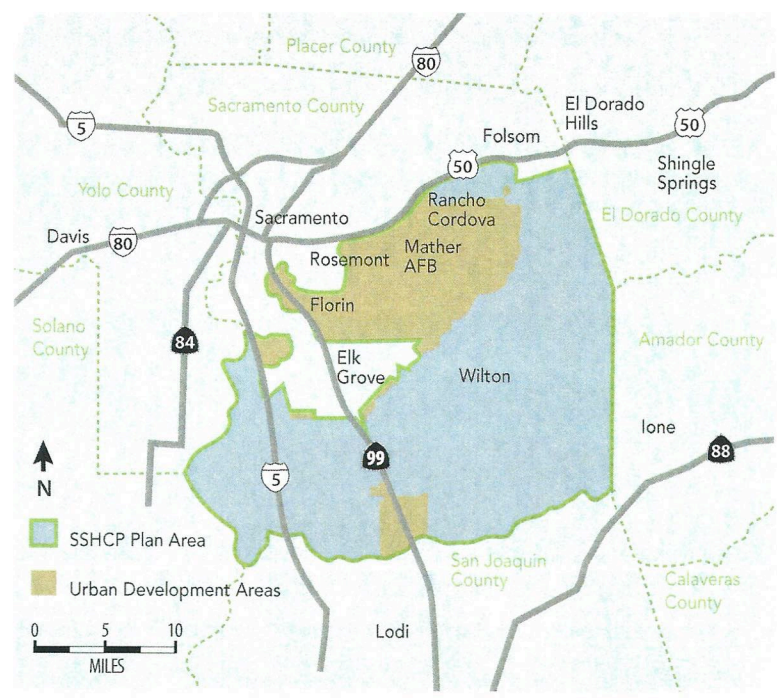
Sacramento County has grown significantly in recent decades and further growth is anticipated into the future. Development associated with this growth is subject to sensitive species, wetlands and water quality regulation. Because current processes for obtaining project permits vary from agency to agency and are handled on a project-by-project basis, they are inefficient, costly and unpredictable. They also result in piecemeal mitigation and fragmented conservation, greatly reducing their benefits.

### Sacramento County Population

- 1990 population: 1.04 million
- 2015 population: 1.5 million
- 2060 projected population (Calif. Dept. of Finance): 2.2 million



Sandhill Crane



## SSHCP a Sensible Solution

Under the federal and state Endangered Species Acts, local jurisdictions using the SSHCP can permit their own projects or extend permit coverage to private applicants for projects that are described in the SSHCP as covered activities. These permits normally are issued on a project-by-project basis by agencies such as the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife. The SSHCP as part of this process will:

- Analyze biological resources and identify conservation strategies for covered species
- Forecast the extent and location of urban and suburban growth
- Reconcile potential future growth with conservation strategies

The SSHCP and a related Aquatic Resources Program (ARP) will also set up an abbreviated process for Army Corps of Engineers permitting under Section 404 of the federal Clean Water Act.

This proactive, coordinated approach to planning, permitting and conservation reduces costs and uncertainty.

Within the SSHCP plan area, approximately 38,000 acres would become part of the preserve system, including approximately 1,000 acres of vernal pool habitat. The SSHCP will help protect 28 plant and wildlife species.

## Momentum Building for SSHCP Implementation

Recent milestones toward SSHCP implementation include:

- **Fall 2013** – issuance of a notice of intent and notice of preparation to prepare a joint federal environmental impact statement and state environmental impact report (EIS/EIR), and related public scoping meetings
- **Fall 2014** – release of pre-publication stakeholder draft SSHCP
- **Summer 2015** – Completion of screen check draft SSHCP and draft Aquatic Resources Program



Swainson's Hawk

## SSHCP FACT SHEET

### Anticipated Upcoming Milestones

- **Winter 2015** – listing of SSHCP, Draft EIS/EIR, Aquatic Resources Program and implementing agreement in Federal Register
- **Spring 2016** – release for an anticipated 90-day public-comment period of the Draft EIS/EIR, Aquatic Resources Program and implementing agreement
- **Spring 2016** – public workshops on SSHCP and draft EIS/EIR
- **Summer 2016-Fall 2016** – responses to public comments
- **Winter 2016-Spring 2017** – public hearings and plan adoption

### Costs and Funding

Implementation costs – including land acquisition, protection and management – will be incurred by those who impact resources with covered activities. Property owners and developers who choose to use the SSHCP to mitigate impacts will either dedicate land to the preserve system consistent with the conservation strategy or pay fees to mitigate species and habitat impacts. A finance plan will allocate management and ongoing implementation costs, ensuring that those who benefit from regulatory coverage under the SSHCP permit pay their fair share of implementation costs.

The SSHCP will be implemented using free-market, willing-seller principles. Eminent domain will not be used for property acquisition.

### More Information

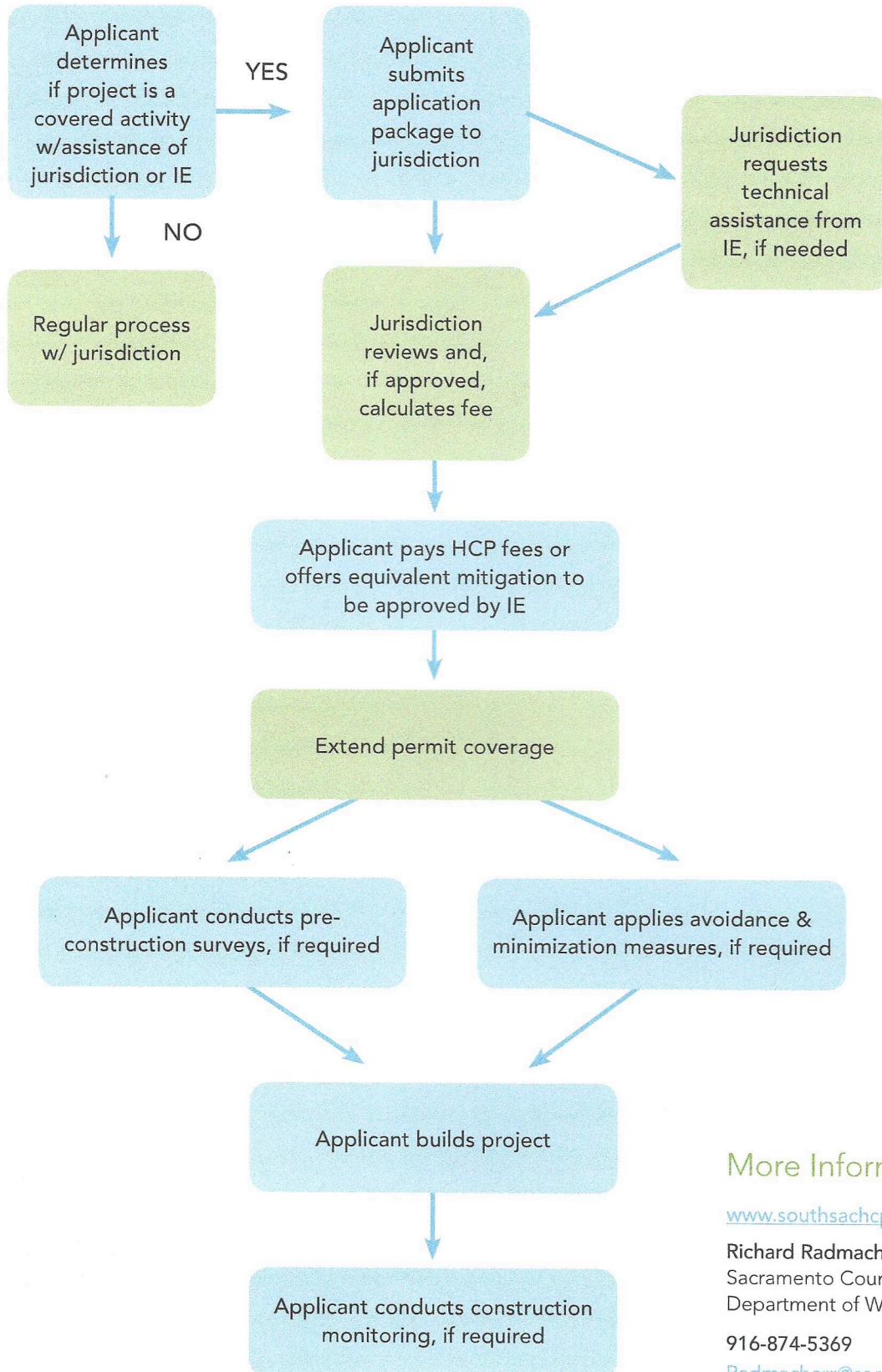
[www.per.saccounty.net/PlansandProjectsIn-Progress/Pages/SSHCPPlan.aspx](http://www.per.saccounty.net/PlansandProjectsIn-Progress/Pages/SSHCPPlan.aspx)

Richard Radmacher

Sacramento County Department of Water Resources

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## More Information

[www.southsachcp.com](http://www.southsachcp.com)

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## Draft Development Fees in SSHCP Economic Model (per acre)

Land Cover	Preservation Fee	Re-establishment/ Establishment Fee	Total Fee
Agriculture	\$17,732	N/A	\$17,732
Valley Grassland	\$20,841	N/A	\$20,841
Vernal Pool	\$40,877	\$159,526	\$200,402
Blue Oak	\$24,670	\$98,940	\$123,609
Riparian	\$39,652	\$109,683	\$149,335
Mine Tailing Riparian Woodland	\$17,616	\$130,439	\$148,055
Seasonal Wetland	\$26,130	\$117,575	\$143,705
Freshwater Marsh	\$31,857	\$112,780	\$144,637
Swale	\$25,601	\$113,248	\$138,849
Stream/Creek (VPIH)	\$42,120	\$107,404	\$149,523
Open Water	\$25,852	\$94,026	\$119,878
Stream/Creek	\$20,379	\$104,392	\$124,771

### More Information

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