

STAFF REPORT

SUBJECT: Eagal Lakes Project, Plan Participation

RECOMMENDED ACTION: Motion to SJCOG, Inc. to Allow the Eagal Lakes Project to Participate in the SJMSCP

DISCUSSION:

SUMMARY:

The project applicant, John and Karen Eagal, are requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) through the San Joaquin County Community Development Department because the site is in an unmapped area of the Plan. The project site is adjacent to the San Joaquin River, ½ mile northeast of the east terminus of Lorenzen Road, southwest of Manteca in the Central Zone (attachments 1 &2).



RECOMMENDATION:

SJCOG, Inc. staff and HTAC recommend the SJCOG, Inc. Board to 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 1.0 +/- acres. The impacts for this project would consist of 1.0 +/- acres of Agricultural (C34) habitat impacts.

BACKGROUND:



This project consists of a Site Approval application to convert an existing private water ski club and nature preserve (previously approved with Site Approval No. PA-1000010) to a resort. The resort will include recreational activities (waterskiing, kayaking, sailing, swimming, fishing, paddle boarding and dry camping (tent and RV), rental facilities for (corporate, private, and public) events, hiking and running trails for private use, and cross-country events (Use Type: Recreation: Resort).

PA-1000010 is currently approved for a private water ski club for a maximum of 30 members and nature preserve and will be built out in three (3) phases. Phase 1 included the construct of new restrooms and a storage building. Phase 2 included the construction of a 5,000 square foot hospitality room for members and guests. Phase 3 included the construction of a 7,200 square foot building containing an office, storage area, restrooms, and concession area. The project currently has a 13-acre lake in the wilderness area, another 13.6-acre ski lake, a riparian area, trails, and picnic area. Permits have been issued for Phase 1 which was covered outside of the Habitat Plan and are considered Urban (U) habitat impacts. Phases 2 and 3 have not been built yet. Phase 2 expires in 2021 and Phase 3 expires in 2024 (attachment 3).

If allowed to participate in the SJMSCP, the total disturbed area will consist of approximately 1.0 +/- acres of Agricultural (C34) habitat impacts.

The applicant will be responsible for mitigating 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 rate.



Adjacent Vegetation and Land Use

Location	SJMSCP Vegetation Map Classification	Habitat Type Category	Actual Use of Property
Site	Agriculture (C34)	Agriculture (C34)	Agriculture (C34)
North	Natural (R, W9)	Natural (R, W9)	Natural (R, W9)
South	Natural (R, W5)	Natural (R, W5)	Natural (R, W5)
East	Natural (R, W9)	Natural (R, W9)	Natural (R, W9)
West	Agriculture (C34)	Agriculture (C34)	Agriculture (C34)

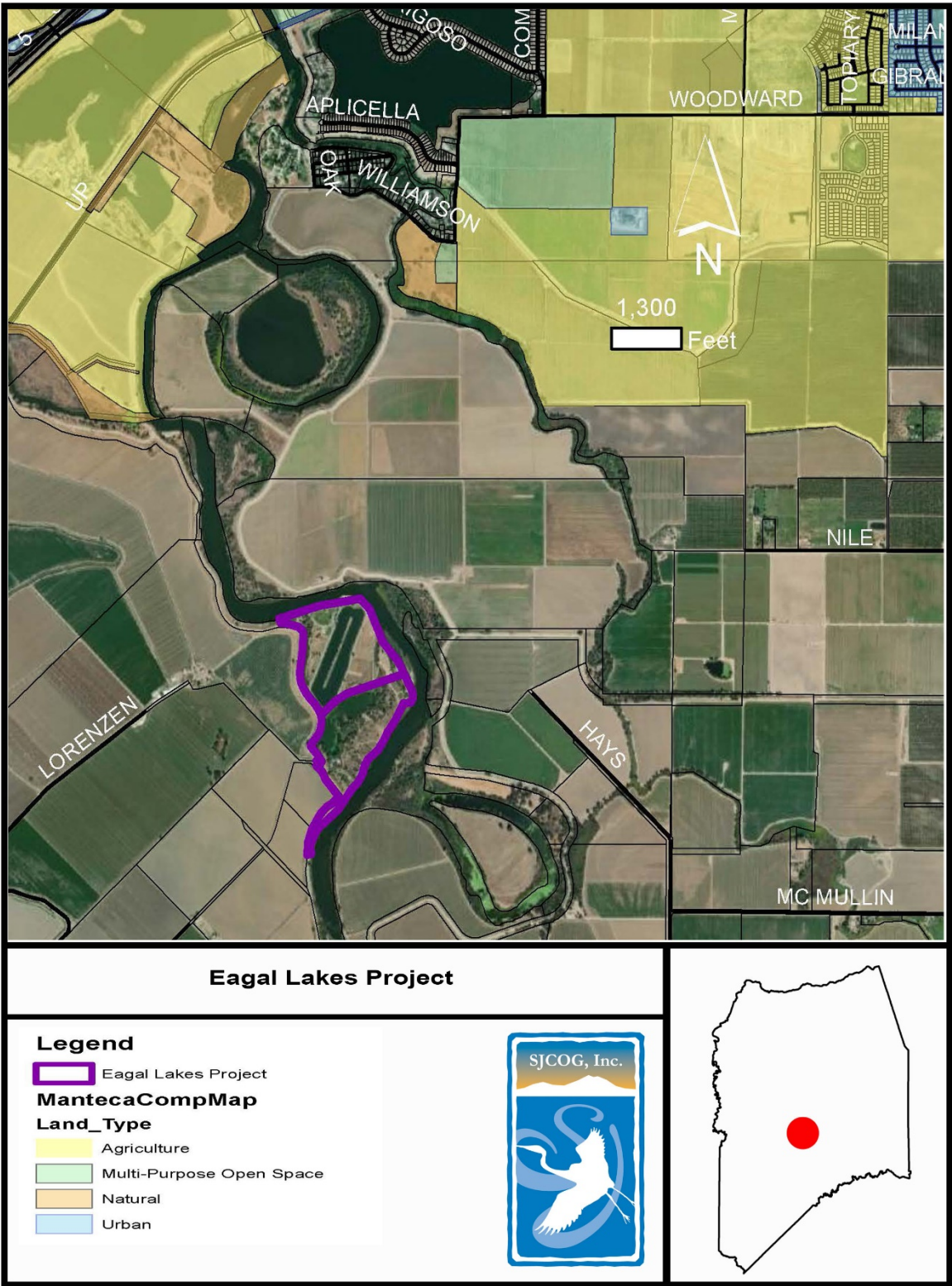
COMMITTEE ACTIONS:

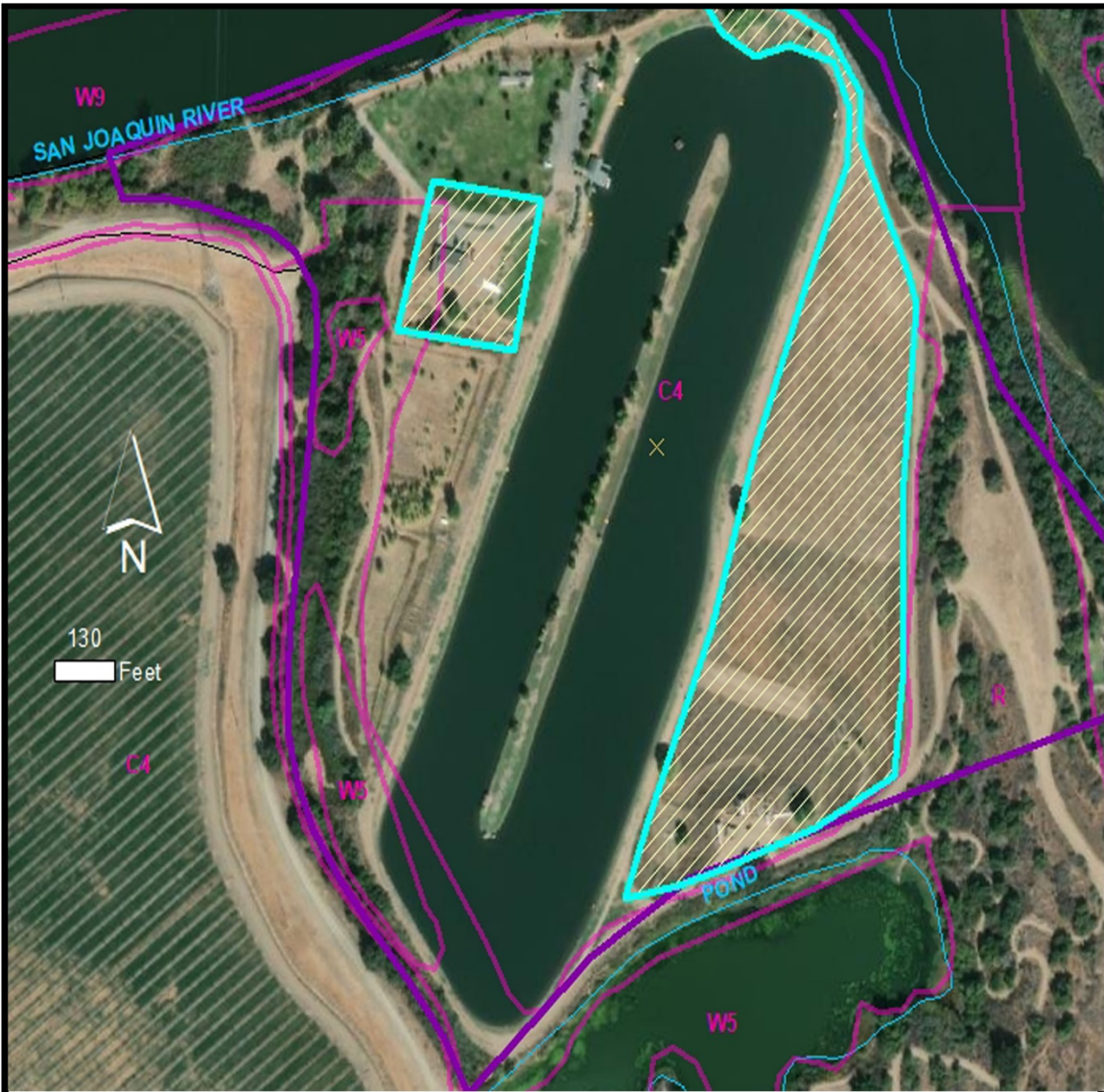
- Habitat Technical Advisory Committee: Recommended Approval
- SJCOG, Inc. Board: Action Required

ATTACHMENTS:

1. General Location Map
2. Project Location Map
3. Project Site Map

Prepared by: Laurel Boyd, Associate Habitat Planner





Eagal Lakes Project

Legend

- Eagal Lakes Project
- Project Location
- Habitat Classification
- Waterways



