

STAFF REPORT

SUBJECT: Villa Ticino Project, Plan Participation and Buffer Reduction

RECOMMENDED ACTION: Motion to SJCOG, Inc. to 1) Allow the Villa Ticino Project to Participate in the SJMSCP and 2) Allow a Revision to the Incidental Take Minimization Measures for Giant Garter Snake (GGS) and Western Pond Turtle (WPT) Buffers for this Project

DISCUSSION:

SUMMARY:



The project applicant, Jen California 23, LLC, is requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) through the City of Manteca Community Development Department. Though the project is in a mapped area of the Plan, there are various outside permitting needs. The project site is located on the north side of Yosemite Avenue and west of Airport Way, Manteca in the Central Zone (attachments 1 & 2).

RECOMMENDATION:

SJCOG, Inc. staff and HTAC recommend 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; and
- 2) Allow a revision to the Incidental Take Minimization Measures (ITMM) for Giant Garter Snake (GGS) and Western Pond Turtle (WPT) for this project

FISCAL IMPACT:

If the project is approved, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP for approximately +/- 197.0 acres. The impacts for this project would consist of 179.15 acres of Agricultural (C34), 6.49 acres of Natural (D), 9.70 acres of Multi-Purpose Open Space (C2) and 1.66 acres of Urban (U) habitat impacts.

BACKGROUND:



This project consists of the development of market-rate single-family residences, 2 open space park storm drainage basins, and associated improvements. Previous entitlements include an approved 766-lot subdivision. The proposed project would consist of eight independent units, separated by a series of roadway networks through the development. Primary collector streets are Villa Ticino Drive in the north/south direction and key neighborhood entries off Airport Way at the intersections of Geneva Way, Crom Street, and Center Street.

Three residential lot sizes would be provided within the Market-Rate community, ranging from 5,000 to 7,000 square feet (sf). Unit 1 has a lot size minimum lot size of 60' x 105', Unit 2 minimum lot size of 50' x 105', Unit 3 minimum lot size of 65' x 105', Unit 4 minimum lot size of 60' x 105', Unit 5 minimum lot size of 70' x 102', Unit A minimum lot size of 50' x 105', Unit B minimum lot size of 60' x 105', and Unit C minimum lot size of 60' x 100'.

The proposed Project would be organized in a meandering roadway grid pattern with interconnecting blocks intended to integrate the proposed residential neighborhoods, provide a pedestrian and bicycle friendly streetscape, and allow future residents to access the existing and future road network surrounding the Project Area.

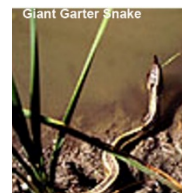
Proposed streetscape improvements along Airport Way, Louise Avenue, the proposed on-site east/west collectors (Crom Street, Center Street, and Geneva Way, and the proposed internal local roadways would include a system of pedestrian walkways connecting the various residential blocks within the site and provide links to the proposed park, High-Density Residential and Commercial site, and regional pedestrian corridors.

Stormwater runoff generated by impervious surfaces within the proposed Project Area would be routed by way of a series of new underground storm drains, to two new regional retention basins centrally located within the development. Water quality by means of full trash capture will be accounted for prior to discharging into the French Camp Outlet Canal through an approved proprietary device. The storm drain discharge will have a flow meter and integrated SCADA connected to the City's Telemetry (attachment 3).

The project is currently seeking outside permitting for portions of the project with the following agencies:

- United States Army Corps of Engineers (USACE) for a Section 404 permit, and
- United State Fish and Wildlife Service (USFWS) for a Section 7 Consultation

In order to begin mass grading, and subsequently construct the subdivision, the project will fill the onsite northern irrigation canal. This will potentially impact Giant Garter Snake (GGS) habitat within the suggested 200-foot buffer and Western Pond Turtle (WPT) within the 300-foot buffer. As identified in Section 5.59 of the Plan, HTAC, on a case-by-case review, can establish a setback and buffer zone to be used by the project in place of the 200 and 300 feet suggested.



Because the construction of portions of the project will be within the suggested 200-foot and 300-foot buffer areas, the project proponent has requested a reduction in the buffer to a 0-foot setback for the impacts within the northern irrigation ditch. The reduction of these buffers is necessary for the construction of this project, but the buffer reduction will only be during the active period for GGS. All other ITMMs for GGS (e.g., construction window between May 1 and October 1 and required survey work) and WPT will remain standard.

If allowed to participate in the SJMSCP, the total disturbed area will consist of 6.49 acres of Natural (D), 179.15 acres of Agriculture (C34), 9.70 acres of Multi-Purpose Open Space (C2) and 1.66 acres of Urban (U) impacts. The project applicant will be responsible for mitigating for the habitat impacts that is consumed 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

Location	SJMSCP Vegetation Map Classification	Habitat Type Category	Actual Use of Property
Site	Agriculture (C34), Natural (D), Multi-Purpose Open Space (C2), Urban (U)	Agriculture (C34), Natural (D), Multi-Purpose Open Space (C2), Urban (U)	Agriculture (C34), Natural (D), Multi-Purpose Open Space (C2), Urban (U)
North	Agriculture (C34)	Agriculture (C34)	Agriculture (C34)
South	Agriculture (C34), Natural (D)	Agriculture (C34), Natural (D)	Agriculture (C34), Natural (D)
East	Urban (U), Multi-Purpose Open Space (C2), Agriculture (C34)	Urban (U), Multi-Purpose Open Space (C2), Agriculture (C34)	Urban (U), Multi-Purpose Open Space (C2), Agriculture (C34)
West	Urban (U)	Urban (U)	Urban (U)

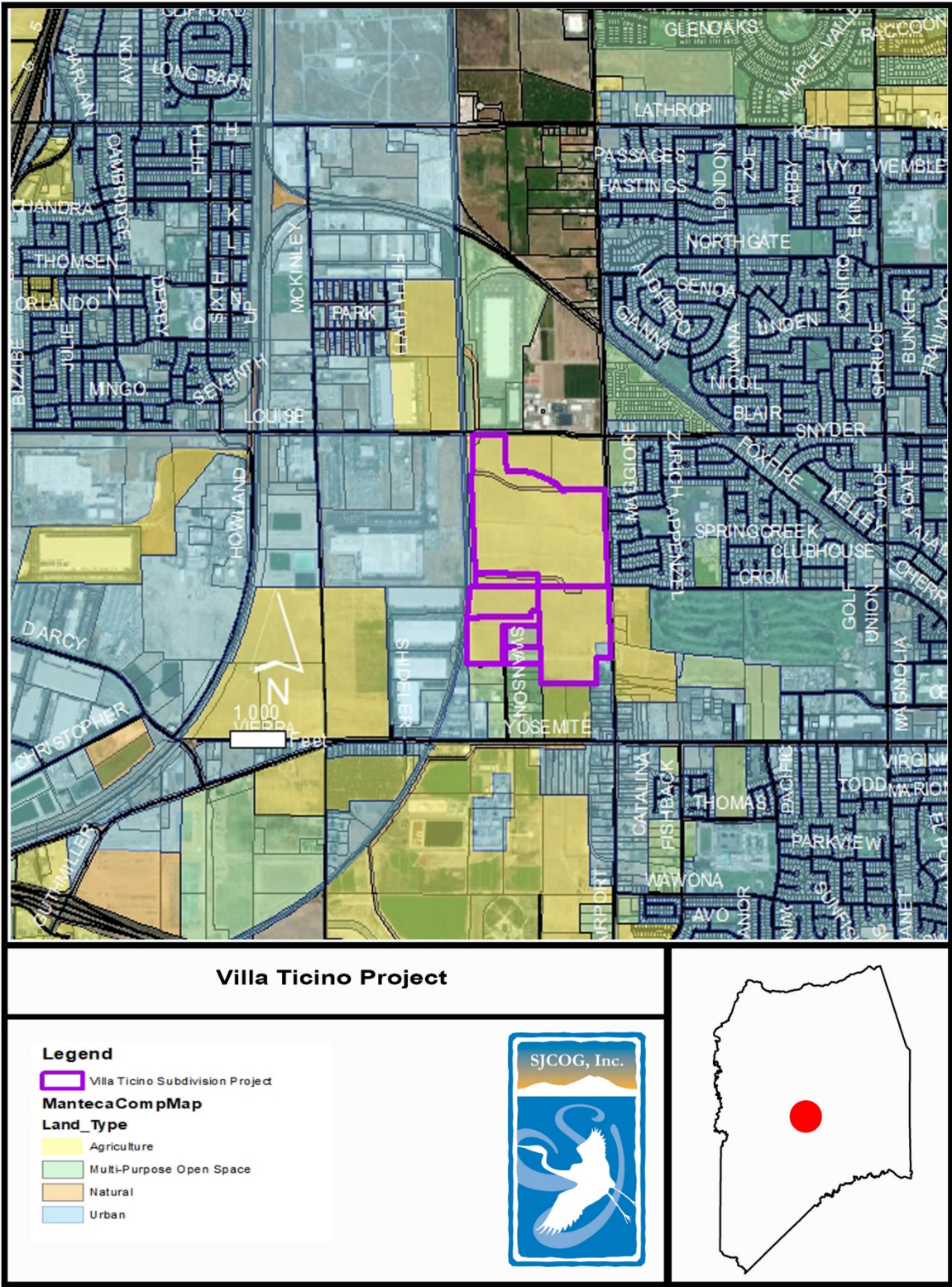
COMMITTEE ACTIONS:

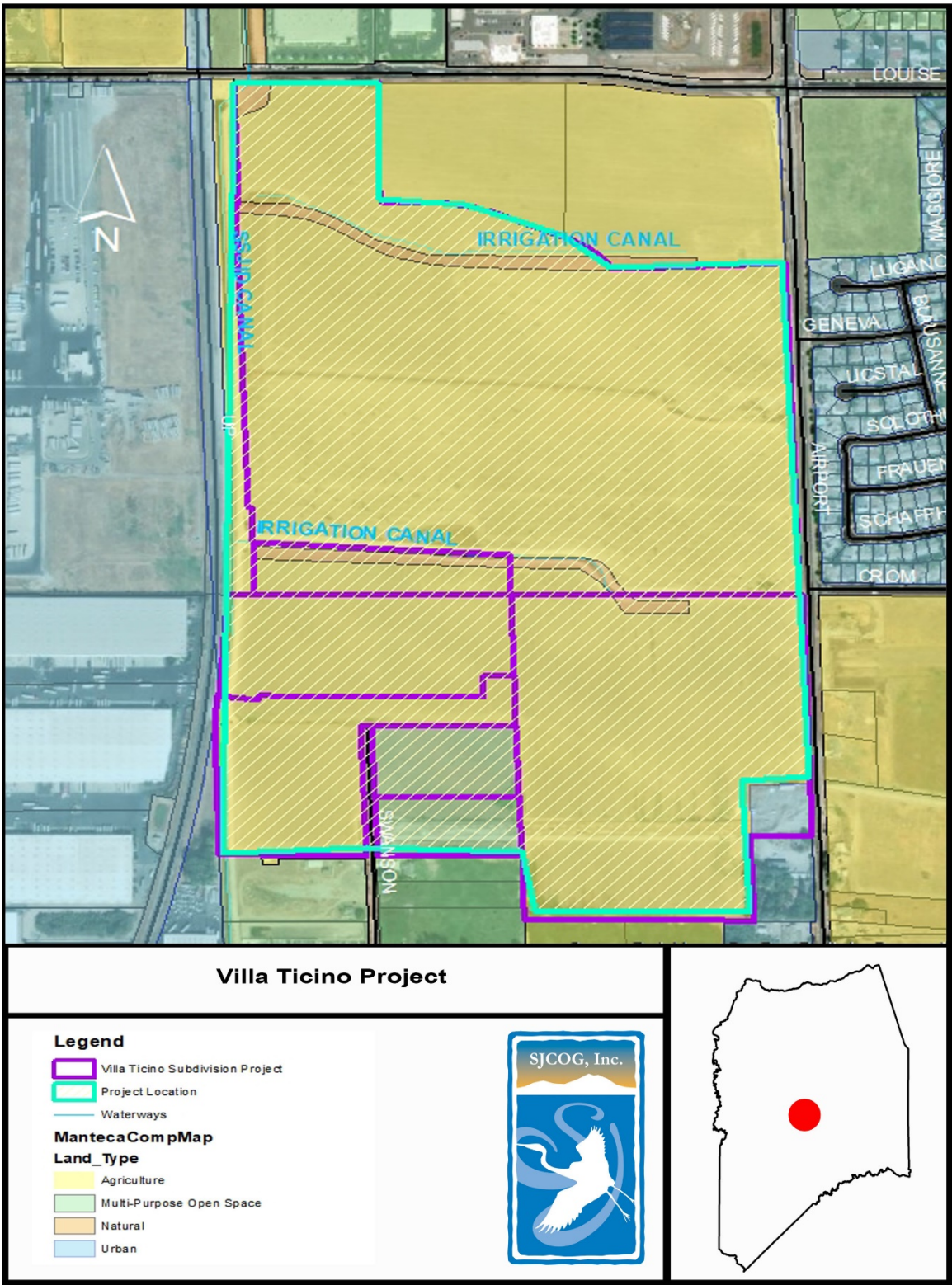
- Habitat Technical Advisory Committee: Recommended Approval
- SJCOG, Inc. Board: Action Required

ATTACHMENTS:

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

Prepared by: Laurel Boyd, Associate Habitat Planner





ATTACHMENT 3

