

## **STAFF REPORT**

**SUBJECT:** AgRay, Inc. Manufacturing Facility Project  
Plan Participation

**RECOMMENDED ACTION:** Motion to Allow the AgRay, Inc.  
Manufacturing Facility project to Participate  
in the SJMSCP

### **DISCUSSION:**

### **SUMMARY:**

The project applicant, AgRay, Inc., is 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 is located on the east side of North Kennefick Road, 1,900 feet south of Acampo Road, northeast of Lodi 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:**

SJCOG, Inc. to be provided mitigation for the project impacts as required under the SJMSCP. If project participation is approved, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP for approximately 3.0 acres. The impacts for this project would consist of 3.0 acres of Urban (U) habitat at the appropriate rate of disturbance under the Plan.

### **BACKGROUND:**

The project consists of a Site Approval application for the expansion of a custom agricultural manufacturing facility to be constructed in three phases over 10 years. Phase one, includes a 3,500-square foot manufacturing building. Phase two, to be completed in 5 years, includes a 3,500 square foot manufacturing building. Phase three, to be completed within 10 years, includes a 3,500-square foot and 9,495 square foot manufacturing buildings (attachment 3). The SJMSCP GIS habitat layer classifies the project site as Urban (U).

If allowed to participate in the SJMSCP, the total disturbed area of 3.0 acres will consist of 3.0 acres of Urban (U) habitat impacts. The project applicant will be responsible for mitigating for the habitat impacts that are 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**

<b>Location</b>	<b>SJMSCP Vegetation Map Classification</b>	<b>Habitat Type Category</b>	<b>Actual Use Of Property</b>
<b>Site</b>	Urban (U)	Urban (U)	Urban (U)
<b>North</b>	Multi-Purpose Open Space (C2)	Multi-Purpose Open Space (C2)	Multi-Purpose Open Space (C2)
<b>South</b>	Multi-Purpose Open Space (C2)	Multi-Purpose Open Space (C2)	Multi-Purpose Open Space (C2)
<b>East</b>	Multi-Purpose Open Space (C2)	Multi-Purpose Open Space (C2)	Multi-Purpose Open Space (C2)
<b>West</b>	Multi-Purpose Open Space (C2)	Multi-Purpose Open Space (C2)	Multi-Purpose Open Space (C2)

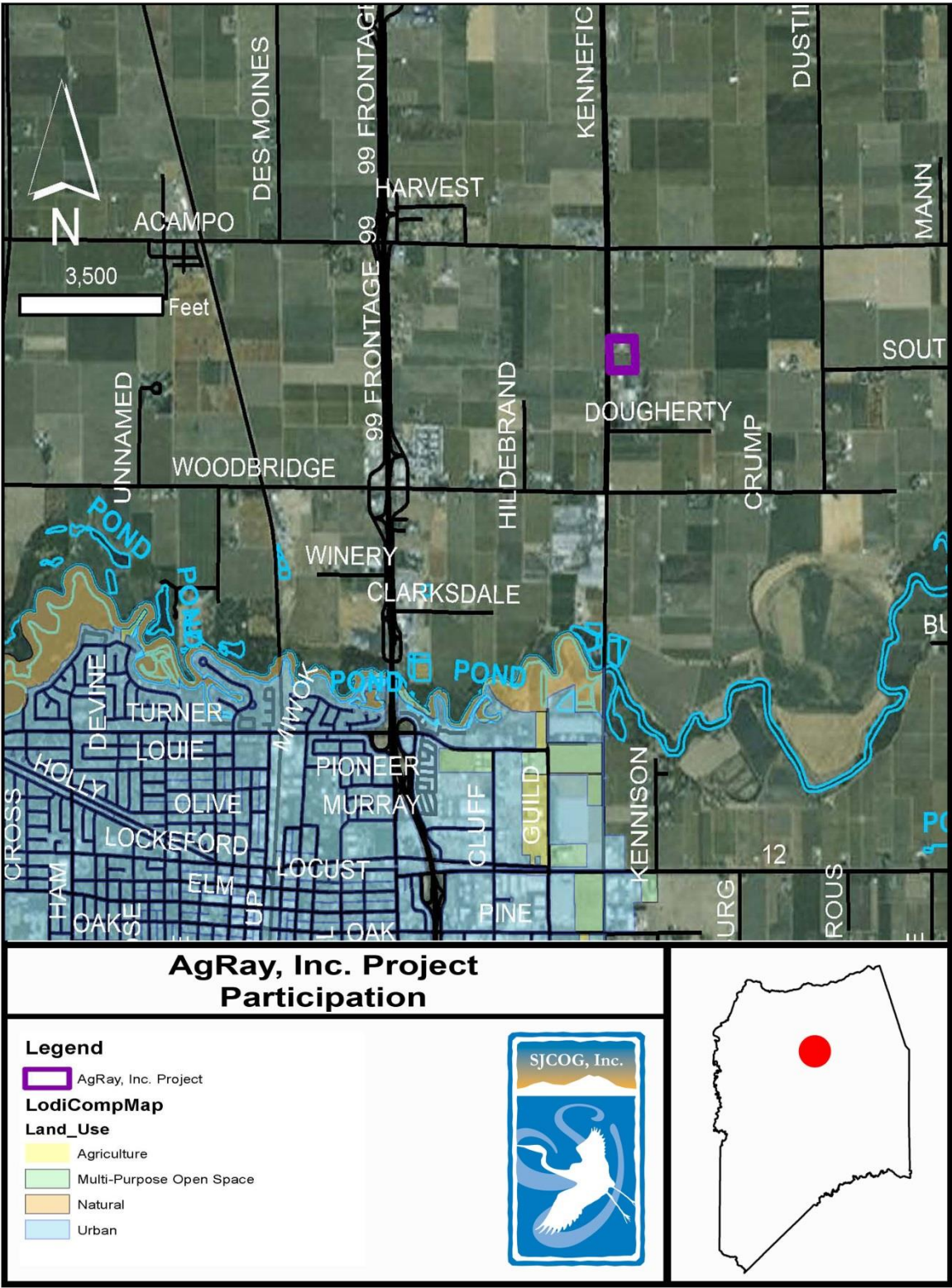
#### **COMMITTEE ACTIONS:**

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

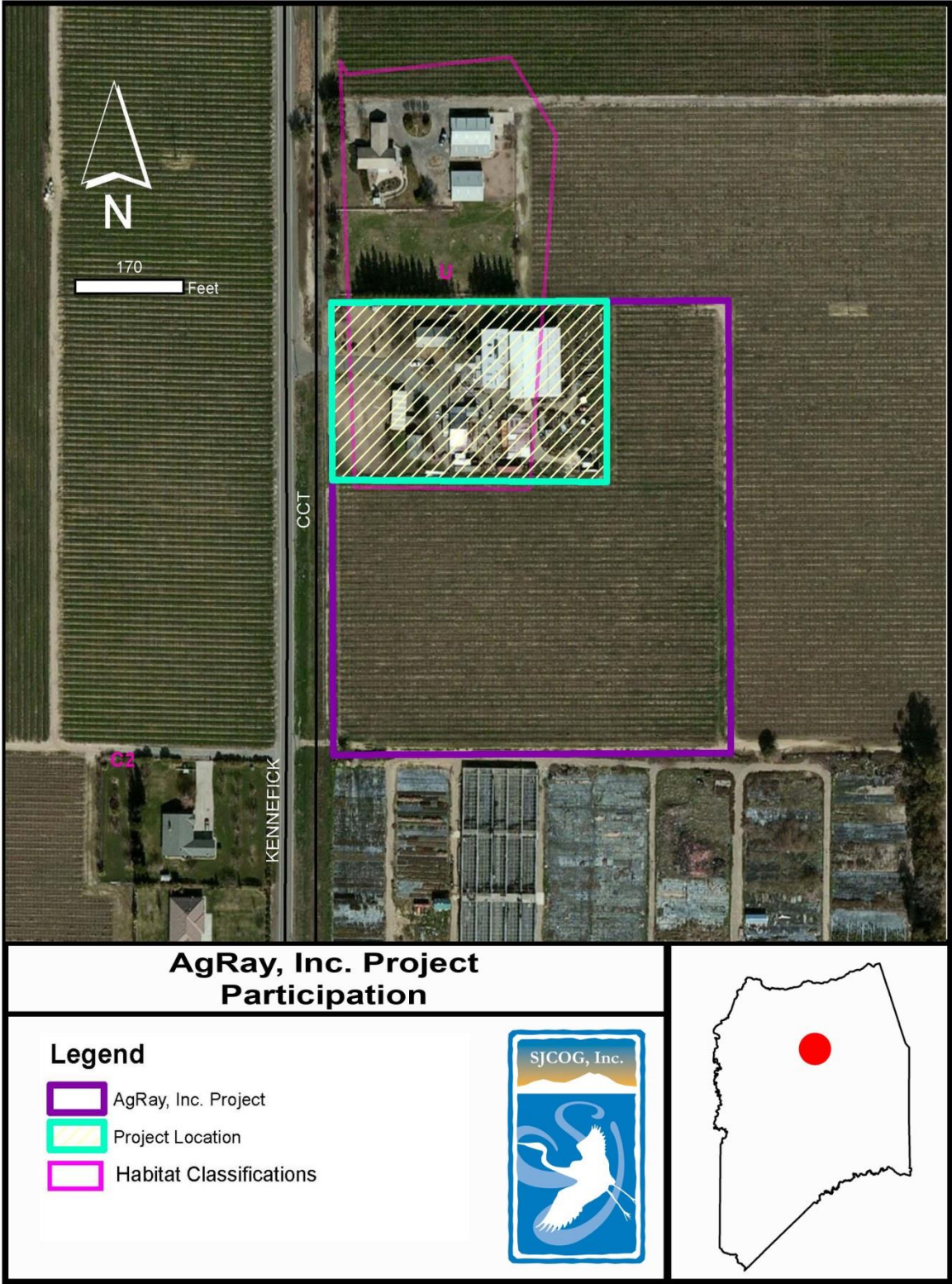
#### **ATTACHMENTS:**

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

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SITE PLAN  
Application # PA1700007

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