

# STAFF REPORT

**SUBJECT:** Navarra Family Ranch Subdivision Project,  
Plan Participation

**RECOMMENDED ACTION:** Motion to Allow the Navarra Family Ranch  
Subdivision Project to Participate in the  
SJMSCP

## **DISCUSSION:**

### **SUMMARY:**

The project applicant, JKB Energy in coordination with the Navarra Family, 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 site is located on the southwest corner of Koster Road and Vernalis Road, southeast of Tracy in the Southwest Transition Zone (attachment 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 160.63 acres at full buildout or subsequent projects within the subdivided parcels. The impacts for this project would consist of 93.5 acres of Agricultural (C34), 65.67 acres of Multi-Purpose (C2), and 1.46 acres of Natural (W5) habitat at the appropriate rate of disturbance under the Plan.

### **BACKGROUND:**

This project consists of Major Subdivision application to divide a 160.63-acre parcel into five 40-acre parcels, a 38.73-acre parcel, a 36.56-acre parcel, a 5-acre home site parcel, and a 40-acre designated remainder parcel (attachment 3). The underlying project ready to develop is for an 80

KW aggregated fixed ground mount solar system (attachment 4) of approximately 1.5 +/- acres of impact.

The SJMSCP GIS habitat layer classifies the project site as Agriculture (C34), Multi-Purpose Open Space (C2), and Natural (W5).

If allowed to participate in the SJMSCP, the total disturbed area of 160.63 acres at full buildout will consist of 93.5 acres of Agricultural (C34), 65.67 acres of Multi-Purpose Open Space (C2), and 1.46 acres of Natural (W5) habitat impacts. The project applicant(s) will be responsible for mitigating for the habitat impacts that are consumed by these subsequent projects by either paying the appropriate fee 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>	Agriculture (C34), Multi-Purpose Open Space (C2), and Natural (W5)	Agriculture (C34), Multi-Purpose Open Space (C2), and Natural (W5)	Agriculture (C34), Multi-Purpose Open Space (C2), and Natural (W5)
<b>North</b>	Multi-Purpose Open Space (C2), Agriculture (C34)	Multi-Purpose Open Space (C2), Agriculture (C34)	Multi-Purpose Open Space (C2), Agriculture (C34)
<b>South</b>	Agriculture (C34)	Agriculture (C34)	Agriculture (C34)
<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: Recommended Approval
- SJCOG, Inc. Board: Action Required

#### **ATTACHMENTS:**

1. General Location Map
2. Project Location Map
3. Assessor's Parcel Map
4. Project Site Map

*Prepared by: Laurel Boyd, Assistant Habitat Planner*









