

## STAFF REPORT

**SUBJECT:** Farm Services Headquarters Project, Plan Participation, and Alteration to the Habitat Classification

**RECOMMENDED ACTION:** Motion to (1) Allow the Farm Services Headquarters Project to Participate in the SJMSCP and; (2) Allow an Alteration to the Habitat Type Coverage from Multi-Purpose Open Space (C2) Habitat Land to Urban (U) Habitat Land

### DISCUSSION:

### SUMMARY:

The project applicant, Adrian Fondse, 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 west side of South Carrolton Road, 975 feet south of East Mello Avenue, northeast of Ripon in the Central Zone (attachment 1 & 2).

### RECOMMENDATION:

SJCOG, Inc. staff and HTAC recommend 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; 2) allow an alteration to the habitat type coverage from Multi-Purpose Open Space (C2) habitat land to Urban (U) habitat land.

### FISCAL IMPACT:

If project participation is approved, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP for approximately 6.15 acres. The impacts of this project would consist of 1.77 acres of Multi-Purpose Open Space (C2) and 4.38 acres of Urban (U) habitat impacts at the appropriate rate of disturbance under the Plan.

## **BACKGROUND:**

This project consists of a Site Approval application to convert a 9,975 square foot private agricultural storage building and a 2,457 square foot private office into a farm services headquarters for an orchard removal and ground preparation service. There is an existing private nut hulling operation that will remain in use (attachment 3).

In accordance with the SJMSCP Planned Land Use Map, the project site is located in the “unmapped” land use area of the plan. Because it is not located on an SJMSCP Compensation Map, the project can request an alteration to the SJMSCP vegetation map habitat classification on a case by case review. The project is seeking an alteration to the habitat classification on the SJMSCP vegetation map pursuant to the SJMSCP Section 8.8.2.1 for a clerical change based on aerial photography imagery dated just prior to SJMSCP permit issuance in 2001 on a case-by-case review by the Habitat TAC for recommendation to the SJCOG, Inc. Board for approval.

The SJMSCP GIS vegetation map habitat classification for the project site consists of Multi-Purpose Open Space (C2) habitat land. However; aerial photography (attachment 4) shows portions of the land within the project footprint as Urban (U) consisting of existing structures. The original SJMSCP habitat classification for this specific area would be re-classified from 6.15 acres of Multi-Purpose Open Space (C2) to 4.38 acres of Urban (U) and 1.77 acres of Multi-Purpose Open Space (C2) habitat land.

If allowed to alter the SJMSCP vegetation map habitat classification under the SJMSCP, the total disturbed area of 6.15 acres will consist of 4.38 acres of Urban (U) and 1.77 acres of Multi-Purpose Open Space (C2) habitat impacts. The project applicant will be responsible for mitigating for 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 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>	Multi-Purpose Open Space (C2), Urban (U)	Multi-Purpose Open Space (C2), Urban (U)	Multi-Purpose Open Space (C2), 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:**

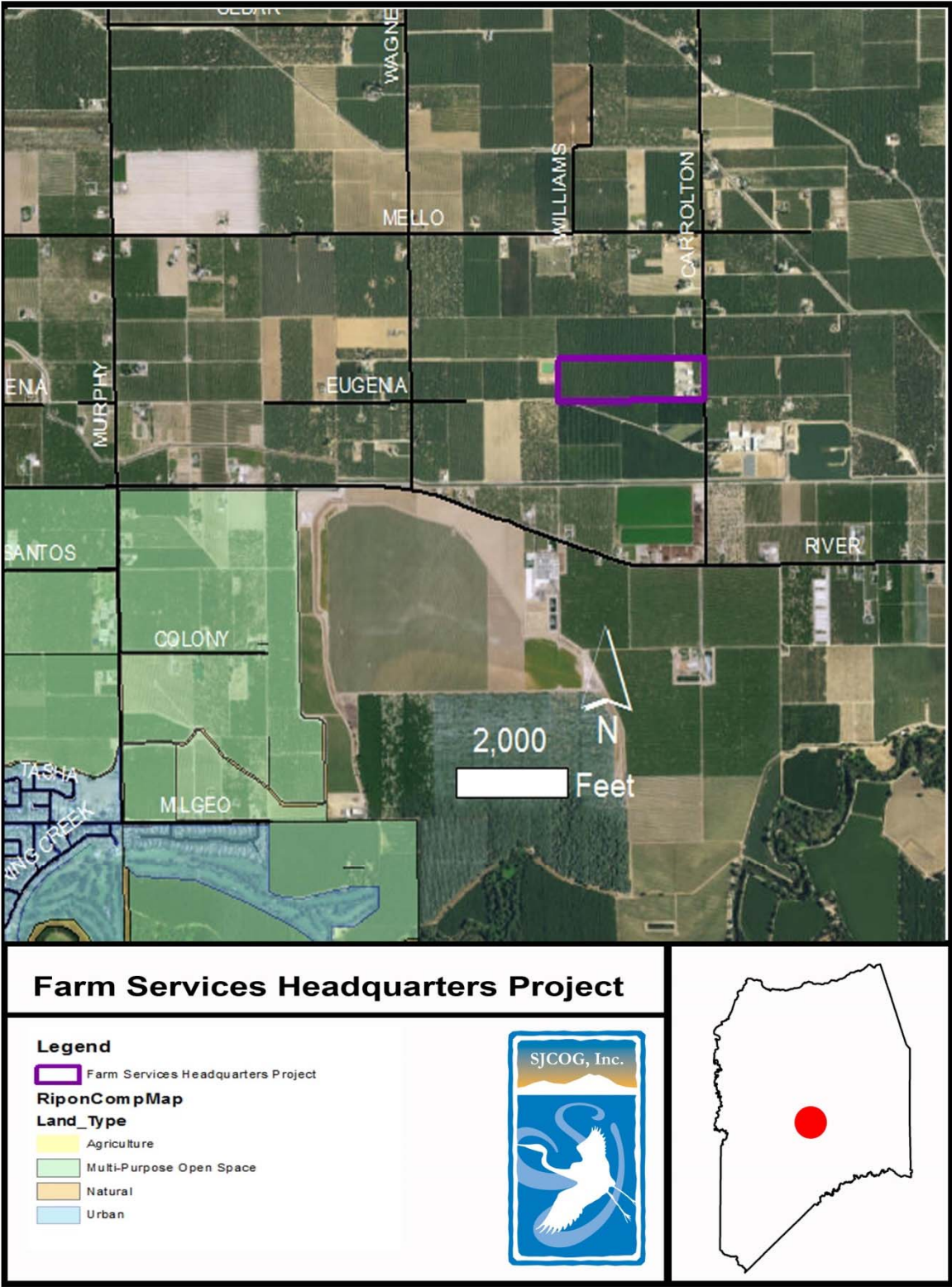
- Habitat Technical Advisory Committee: Recommended Approval
- SJCOG, Inc. Board: Action Required

**ATTACHMENTS:**

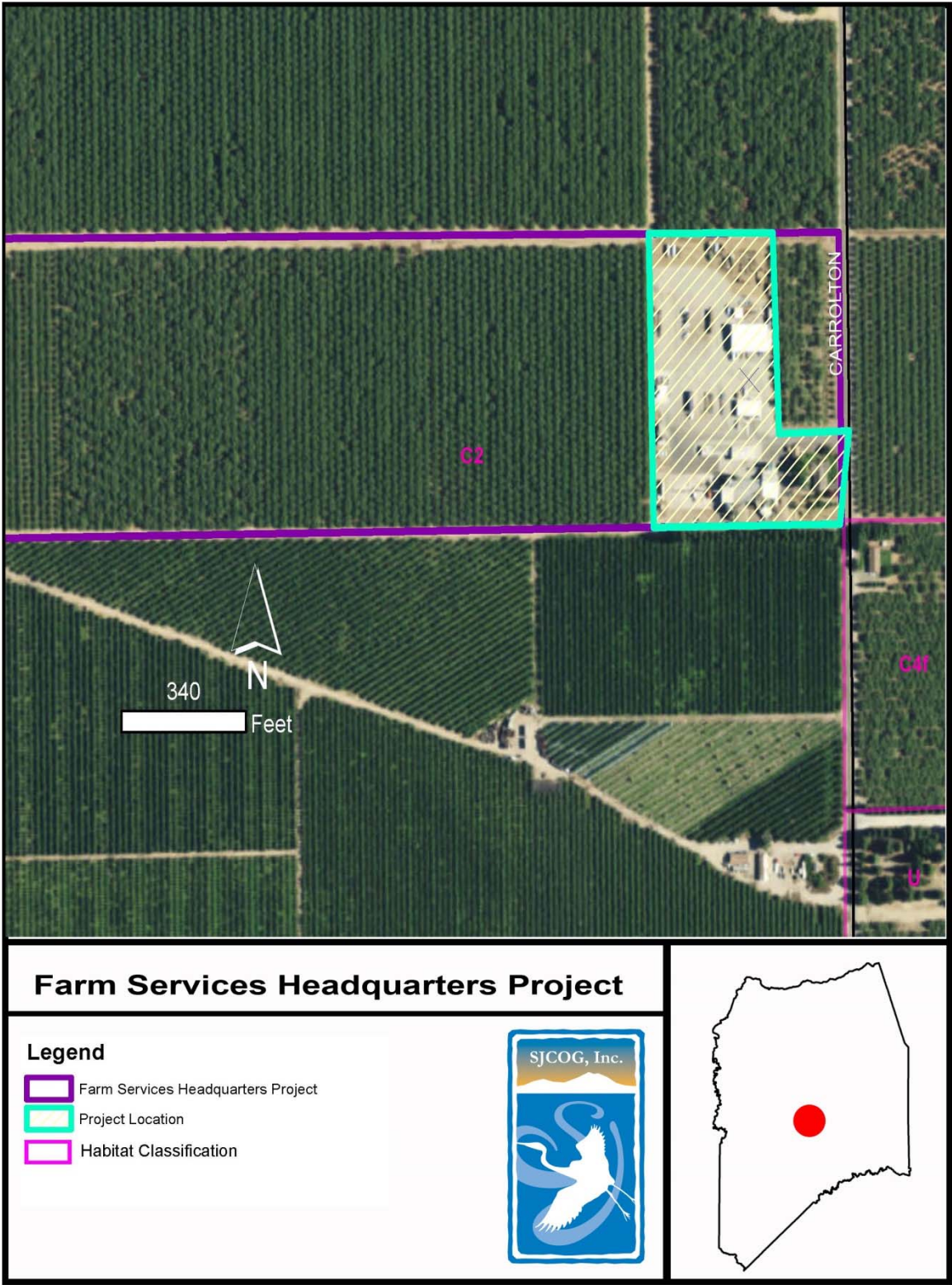
1. General Location Map
2. Project Location Map
3. Project Site Map
4. Aerial Imagery Map – Prior to 2001

*Prepared by: Laurel Boyd, Assistant Habitat Planner*

ATTACHMENT 1







Received By AC On 9-1-17

