

STAFF REPORT

SUBJECT: Flood Road Solar Project, Plan Participation and Habitat Classification Change

RECOMMENDED ACTION: Motion to 1) Allow the Flood Road Solar 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, Chico Electric, 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 east side of North Flood Road, 2,000 feet south of State Route 26 Highway, east of Stockton in the Central Zone (attachment 1 & 2).

RECOMMENDATION:

SJCOG, Inc. staff and HTAC recommend 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; 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 the project is approved, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP for approximately 64.0 acres. The impacts for this project would consist of 62.0 acres of Multi-Purpose Open Space (C2) and 2.0 acres of Urban (U) habitat impacts at the appropriate rate of disturbance under the Plan.

BACKGROUND:

This project consists of a Minor Subdivision application to subdivide a 64-acre parcel into a 2-acre Homesite Parcel, a 10-acre parcel, and a 52-acre Designated Remainder. The underlying project consists of a small solar array within the 2-acre homesite parcel (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 a 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 based on the SJMSCP Section 8.8.2.1 for a clerical change by the JPA to the habitat classification on the project site based on provided 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.

Based on the habitat classification by the permitting agencies and local jurisdictions prior to issuance of the SJMSCP permits in 2001 through broader review of habitat types in San Joaquin County, the SJMSCP GIS vegetation map habitat the project site as Multi-Purpose Open Space (C2). However; aerial photography (attachment 4) shows portions of the land within the project footprint as Urban (U) consisting of an existing driveway and homesite structures. The original SJMSCP habitat classification for this specific area would be re-classified from 64.0 acres of Multi-Purpose Open Space (C2) to 62.0 acres of Multi-Purpose Open Space and 2.0 acres of Urban (U) habitat land.

Adjacent Vegetation and Land Use

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

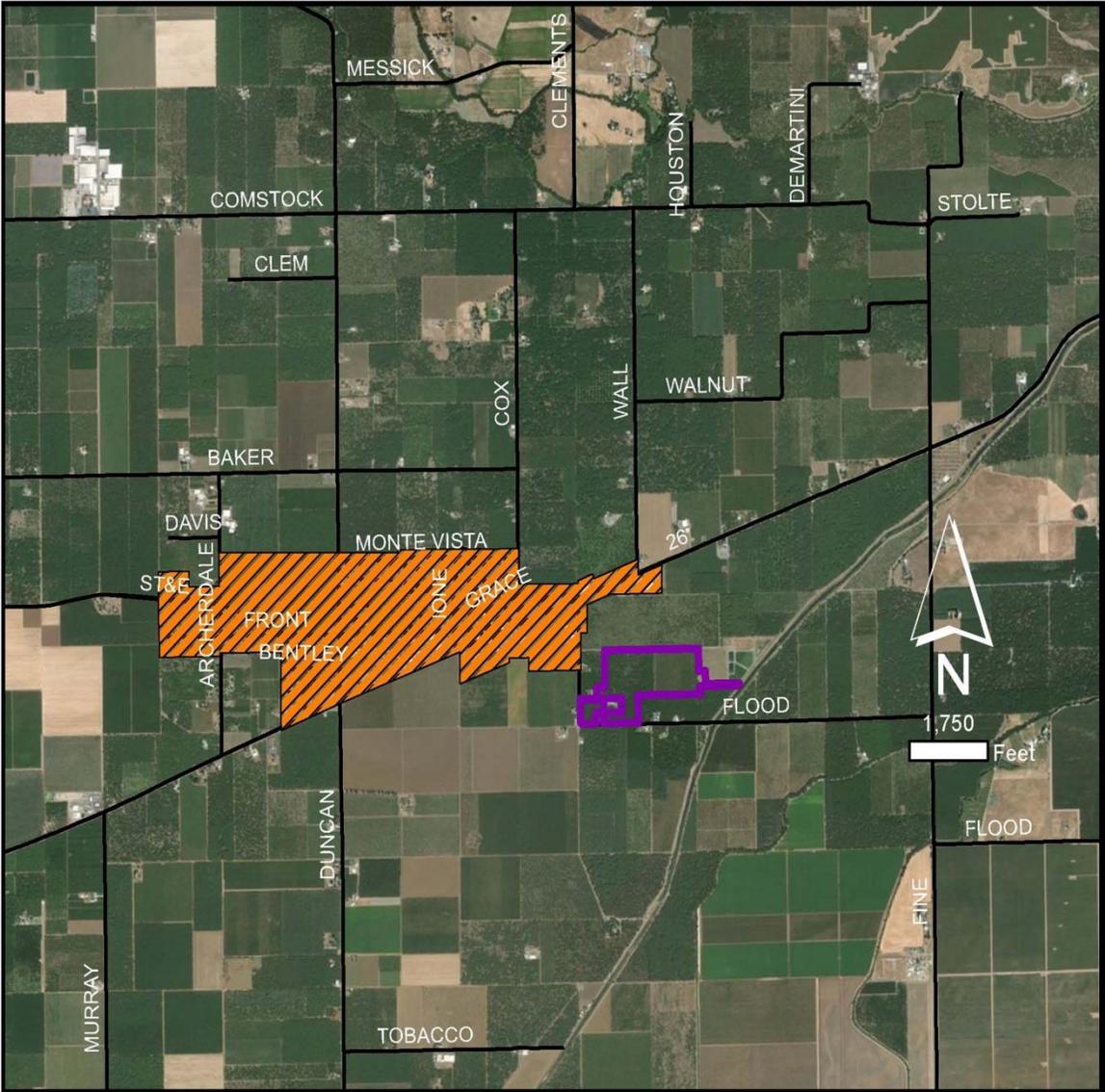
COMMITTEE ACTIONS:

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

ATTACHMENTS:

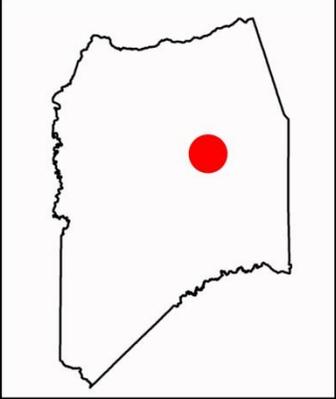
1. General Location Map
2. Project Location Map
3. Project Site Map
4. Aerial Imagery Map – Prior to 2001

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Flood Road Solar Project

- Legend**
-  Flood Road Solar Project
 - COMMUNITY**
 -  LINDEN





Flood Road Solar Project

Legend

-  Flood Road Solar Project
-  Project Location
-  Roads
-  Habitat Classifications







Flood Road Solar Project - 2001

Legend

-  Flood Road Solar Project
-  Project Location
-  Roads
-  Habitat Classifications

