

STAFF REPORT

SUBJECT: Caton Equipment Storage Building Project,
Plan Participation and Habitat Classification
Change

RECOMMENDED ACTION: Motion to 1) Allow the Caton Equipment
Storage Building Project to Participate in the
SJMSCP and; 2) Allow an Alteration to the
Habitat Type Coverage from Agriculture
(C34) Habitat Land to Urban (U) Habitat
Land

DISCUSSION:

SUMMARY:

The project applicant, Bairos Builds 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 S. Campbell Avenue, north of Escalon in the Central Zone (attachments 1 & 2). The project is also seeking an alteration to the habitat classification on the SJMSCP vegetation map.



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;
- 2) Allow an alteration to the habitat type coverage from Agricultural (C34) habitat land to Urban (U) habitat land.

FISCAL IMPACT:

There are no fees for Urban impacts.

BACKGROUND:

This project consists of a Minor Subdivision application to subdivide an existing 202.9-acre parcel into two parcels with a future building planned on the subdivided parcels. Parcel One to contain 16.6 acres with the structure and the 'Designated Remainder' parcel to contain 186.3 acres. The underlying project consists of an equipment storage building (attachment 3) on parcel one.



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. Per the SJMSCP's Section 8.8.2.1, a project can seek an alteration to the habitat classification by providing aerial photography imagery dated prior to SJMSCP permit issuance in 2001. Each project will be reviewed by the Habitat TAC for recommendation to the SJCOG, Inc. Board for approval on a case-by-case basis.

The original SJMSCP GIS vegetation map portrays the project site as Agriculture (C34). However, the 2001 aerial (attachment 4), which shows a broader review of the habitat types in San Joaquin County, shows portions of the land within the project footprint as Urban (U) consisting of existing farming operations. The original SJMSCP habitat classification for this specific area would be re-classified from 0.21 acres of Agriculture (C34) to 0.21 acres of Urban (U) habitat land.



Adjacent Vegetation and Land Use

| Location | SJMSCP Vegetation Map Classification | Habitat Type Category | Actual Use Of Property |
|----------|--------------------------------------|-----------------------|------------------------------|
| Site | Agriculture (C34) | Agriculture (C34) | Urban (U), Agriculture (C34) |
| North | Agriculture (C34) | Agriculture (C34) | Agriculture (C34) |
| South | Agriculture (C34) | Agriculture (C34) | Agriculture (C34) |
| East | Agriculture (C34) | Agriculture (C34) | Agriculture (C34) |
| West | Agriculture (C34) | Agriculture (C34) | Agriculture (C34) |

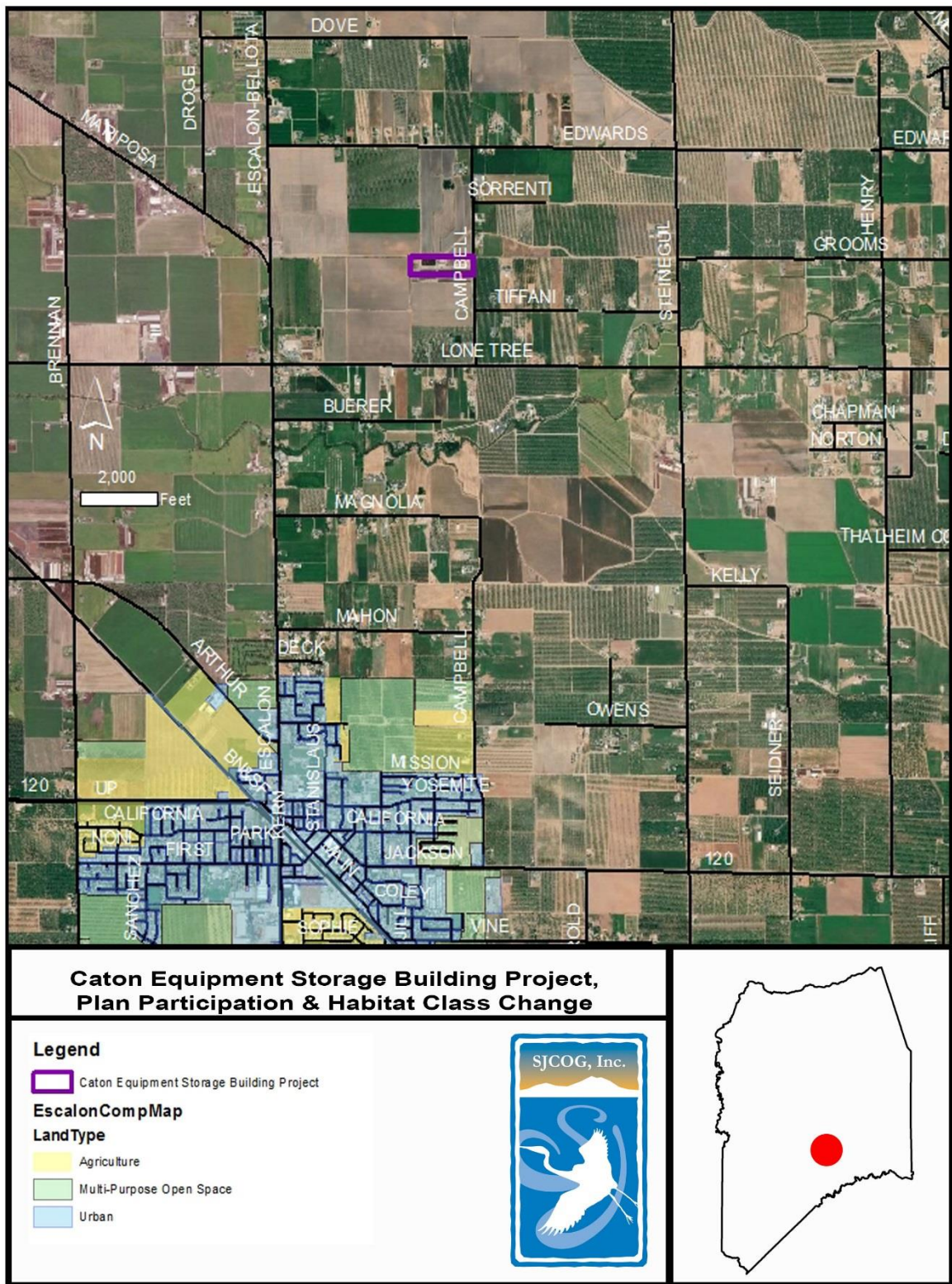
COMMITTEE ACTIONS:

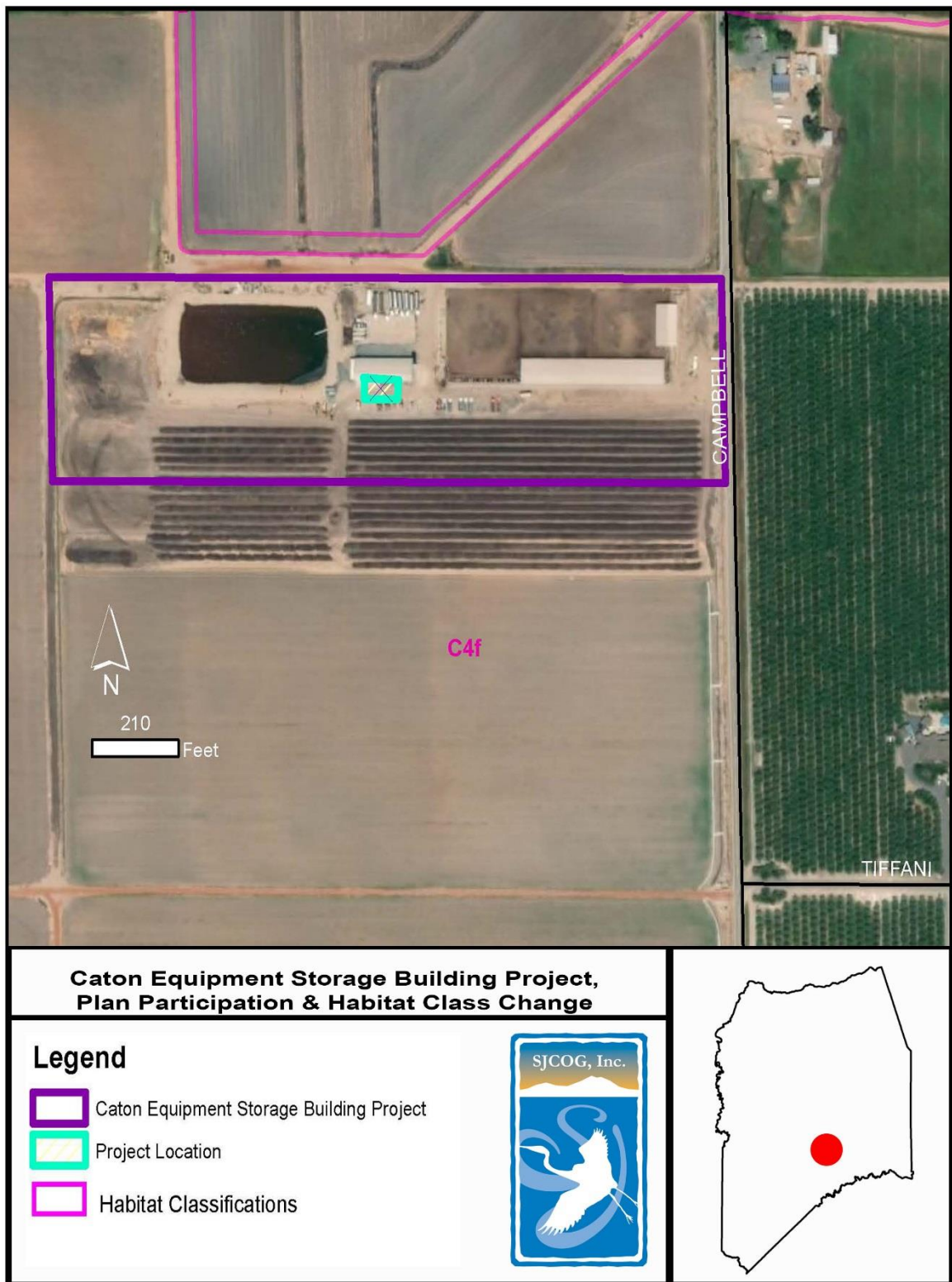
- Habitat Technical Advisory Committee: Approved
- SJCOG, Inc. Board: Action Required

ATTACHMENTS:

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

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**Caton Equipment Storage Building Project - 2001,
Plan Participation & Habitat Class Change**

Legend

-  Caton Equipment Storage Building Project
-  Project Location
-  Habitat Classifications

