

STAFF REPORT

SUBJECT: Amazon Parking Lot Project, Buffer Reduction

RECOMMENDED ACTION: Motion to Allow a Revision to the Incidental Take Minimization Measures for Giant Garter Snake (GGS) and Western Pond Turtle Buffers

DISCUSSION:

SUMMARY:

The project applicant, Pacific Construction, is requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) through the City of Stockton's Community Development Department. Although the project is in a mapped area of the plan, the project is requesting a buffer reduction because of its proximity to aquatic habitat. The project site is located east of Airport Way and north of Industrial Way, within the city limits of Stockton in the Central Zone (attachment 1 & 2).



RECOMMENDATION:

SJCOG, Inc. staff and HTAC recommend the SJCOG, Inc. Board to allow a revision to the Incidental Take Minimization Measures for Giant Garter Snake (GGS) and Western Pond Turtle (WPT) buffers.

FISCAL IMPACT:

There is no fee for Urban impacts.

BACKGROUND:

This project consists of a truck parking lot operation with landscaping and lighting (attachment 3).



The project will impact Giant Garter Snake (GGS) habitat within the suggested 200-foot buffer and Western Pond Turtle (WPT) within the 300-foot buffer. As identified in section 5.59 of the plan, HTAC, on a case by

case review, can establish a setback and buffer zone in place of the 200 and 300 feet suggested. Because construction related activities will impact up to 15 feet of North Little John's Creek, the project proponent has requested a reduction in the buffer to a 15 foot setback for the construction site impacts. All other ITMM measures for GGS (e.g. construction window between May and October and required survey work) and WPT will remain standard. While reducing the buffer, the project sponsor is not allowed to "take" any covered species.



The SJMSCP GIS habitat layer classifies the project site as Urban (U).

There is no fee for Urban impacts.

Adjacent Vegetation and Land Use

Location	SJMSCP Vegetation Map Classification	Habitat Type Category	Actual Use Of Property
Site	Urban (U)	Urban (U)	Urban (U)
North	Natural (W9), Agriculture (C34)	Natural (W9), Agriculture (C34)	Natural (W9), Agriculture (C34)
South	Agriculture (C34)	Agriculture (C34)	Agriculture (C34)
East	Urban (U)	Urban (U)	Urban (U)
West	Urban (U)	Urban (U)	Urban (U)

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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