

# STAFF REPORT

**SUBJECT:** Mettler Truck Parking Project, Plan Participation

**RECOMMENDED ACTION:** Motion to Allow the Mettler Truck Parking Project to Participate in the SJMSCP

**DISCUSSION:**

**SUMMARY:**

The project applicant, Ron Weldum, Civil Engineering, 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 N. Locust Tree Road, 0.5 miles north of E. Kettleman Lane, east of Lodi in the Central Zone (attachments 1 & 2).



**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;

**FISCAL IMPACT:**

If the project is approved, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP for approximately 1.43 acres. The impacts for this project would consist of 1.43 acres of Multi-Purpose Open Space (C2) habitat impacts to be mitigated at the appropriate rate in effect for disturbance under the Plan.

**BACKGROUND:**

The project consists of Site Approval application to establish an agricultural truck parking and a farm services facility. The agricultural truck parking use to include two (2) trucks and four (4) double trailers, to be owner-operated. The farm services facility to include two (2) trucks and thirty-five (35) double trailers to provide transportation of farm products off site, operating from August through December. The



two (2) trucks and thirty-five (35) double trailers of the farm services facility are stored and idle on site from January through July (attachment 3).

The SJMSCP GIS habitat layer classifies the project site as Multi-Purpose Open Space (C2) habitat.

If allowed to participate in the SJMSCP, the total disturbed area will consist of 1.43 acres of Multi-Purpose Open Space (C2) habitat impacts. The project applicant will be responsible for mitigating for the habitat impacts that is consumed by this project by either paying the appropriate fees at the time of 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)	Multi-Purpose Open Space (C2)	Multi-Purpose Open Space (C2)
<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>	Urban (U), Multi-Purpose Open Space (C2)	Urban (U), Multi-Purpose Open Space (C2)	Urban (U), 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: Approved
- SJCOG, Inc. Board: Action Required

#### **ATTACHMENTS:**

1. General Location Map
2. Project Location Map
3. Project Site Map

*Prepared by: Laurel Boyd, Assistant Habitat Planner*







