

STAFF REPORT

SUBJECT: NorCal Logistics 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 (WPT) Buffers

DISCUSSION:

SUMMARY:

The project applicant, NorCal Logistics, is requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP).

Although the project is in a mapped area of the plan, the project seeks approval to reduce the buffers for certain SJMSCP covered species.

The project is located east of State Route 99 and north of Arch Road, within the city limits of Stockton in the Central Zone (attachments 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:

If approved, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP for approximately 20 acres at the appropriate rate at the time of disturbance under the Plan. The impacts for this project would consist of:

- 20.0 acres of Agricultural (C34) habitat land

BACKGROUND:



The project site will consist of an approximate 20-acre site providing a warehouse-type structure and additional trailer storage for the large building anticipated on the adjacent parcel (attachment 3).

To construct the warehouse-type structure and associated infrastructure, the project will impact Giant Garter Snake (GGS) habitat within the suggested 200-foot buffer and Western Pond Turtle (WPT) habitat 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 to be used by a project in place of the 200 and 300 feet suggested. This, however, does not allow the project to take the GGS or WPT.

Because construction of portions of the project will be within the suggested 200-foot and 300-foot buffer areas, the project proponent has requested a reduction in the buffer to a 50-foot setback for the construction of the warehouse and trailer parking site impacts along the south side of Little Johns Creek. The reduction of these buffers is necessary for the construction of this project. Reducing the buffer for GGS and WPT will allow the project to construct up to 50 feet of Little Johns Creek during the species' active period. However, the project will be required to meet all other ITMM measures for GGS and WPT, such as biological surveying efforts, constructing within the standard May 1 to October 1 active period and mitigating for project impacts.

The SJMSCP GIS habitat layer classifies the project site as Agricultural (C34) habitat.

If allowed to participate in the SJMSCP, the total disturbed area will consist of 20.0 acres of Agricultural (C34) 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 ground disturbance or dedicating land in lieu of a fee at the appropriate SJMSCP ratio.



Adjacent Vegetation and Land Use

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





