

STAFF REPORT

SUBJECT: Perrin Ranch Project, Plan Participation and Buffer Reduction

RECOMMENDED ACTION: Motion to 1) Allow the Perrin Ranch Project to Participate in the SJMSCP; and 2) 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, Anthem United Homes, Inc., is requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) through the City of Lodi's Community Development Department. Although the project is in a mapped area of the plan, the project needs to be approved to participate due to the USACE Clean Water Act Section 404 permit and California Regional Water Quality Control Board Section 401 permit needs. The project site is located on the east side of Lower Sacramento Road and South of Harney Lane, within the city limits 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;
- 2) Allow a revision to the Incidental Take Minimization Measures for Giant Garter Snake (GGS) and Western Pond Turtle (WPT) buffers

FISCAL IMPACT:

If the project is approved, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP for approximately 157.6 acres. The impacts for this project would consist of 157.60 acres of Agricultural (C34) habitat impacts.

BACKGROUND:



This project consists of market-rate single-family residences, active adult residences and associated improvements. In addition, the project would include approximately 2.5 acres of mixed-use development.

The proposed project would include the development of an approximately 75-foot wide pedestrian corridor located along the southern boundary of the Project Area (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 fill in the agricultural ditches located within the project site, the project proponent has requested a reduction in the buffer to a 0 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 for the remaining ditches not filled. A buffer reduction does not allow for additional ‘take’ of SJMSCP covered species but allows construction to proceed with ground disturbance activities while protecting endangered species and habitat.

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

If allowed to participate in the SJMSCP with the revised ITMM, the total disturbed area will consist of 157.6 acres of Agriculture (C34) habitat impacts. The project applicant will be responsible for mitigating for the habitat impacts incurred 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 | Urban (U) | Urban (U) | Urban (U) |
| South | Agriculture (C34), Multi-Purpose Open Space (C2) | Agriculture (C34), Multi-Purpose Open Space (C2) | Agriculture (C34), Multi-Purpose Open Space (C2) |
| East | Multi-Purpose Open Space (C2) | Multi-Purpose Open Space (C2) | Multi-Purpose Open Space (C2) |
| West | Agriculture (C34), Multi-Purpose Open Space (C2) | Agriculture (C34), Multi-Purpose Open Space (C2) | Agriculture (C34), Multi-Purpose Open Space (C2) |

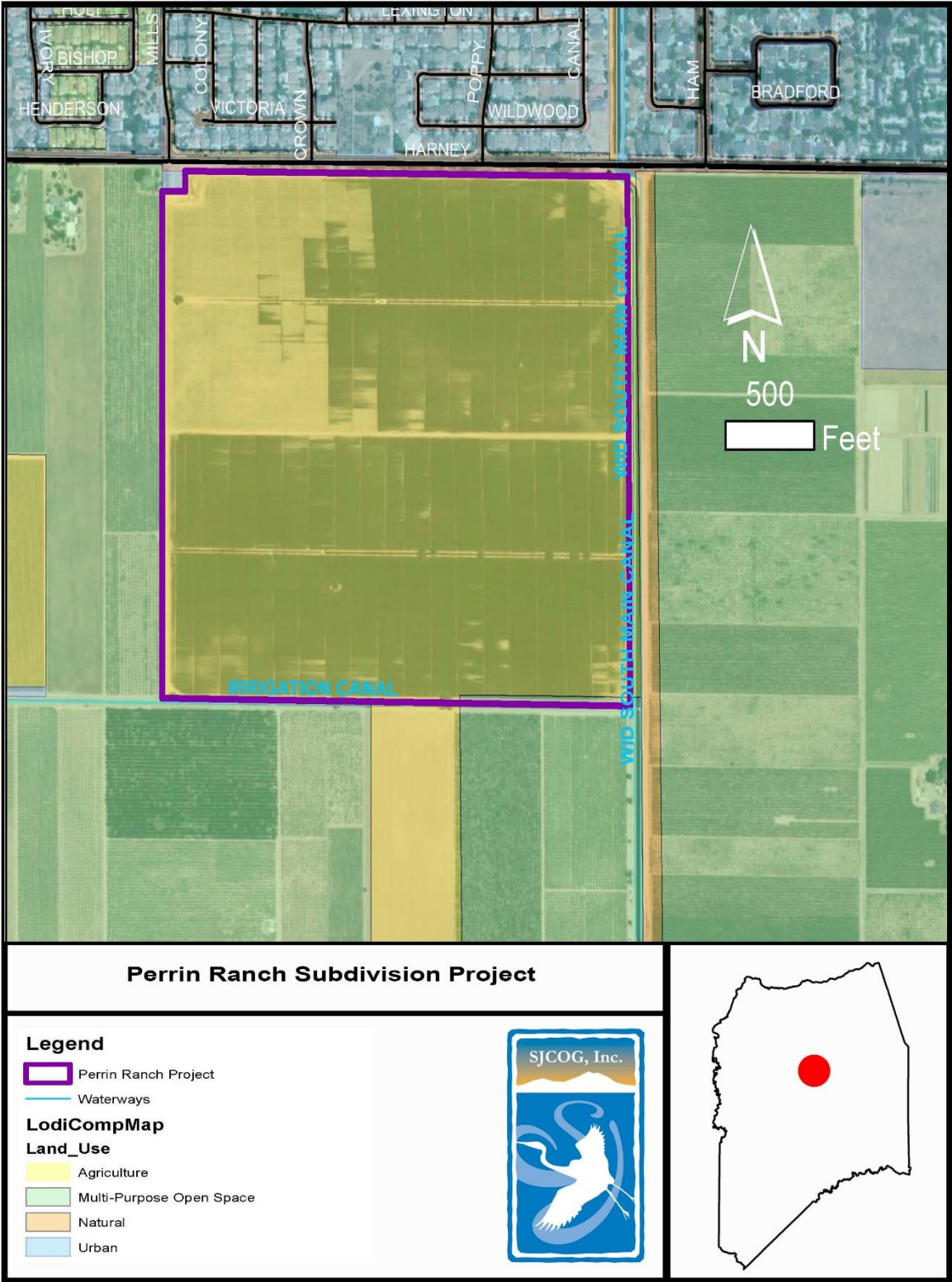
COMMITTEE ACTIONS:

- Habitat Technical Advisory Committee: Recommended for Approval
- SJCOG, Inc. Board: Action Required

ATTACHMENTS:







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

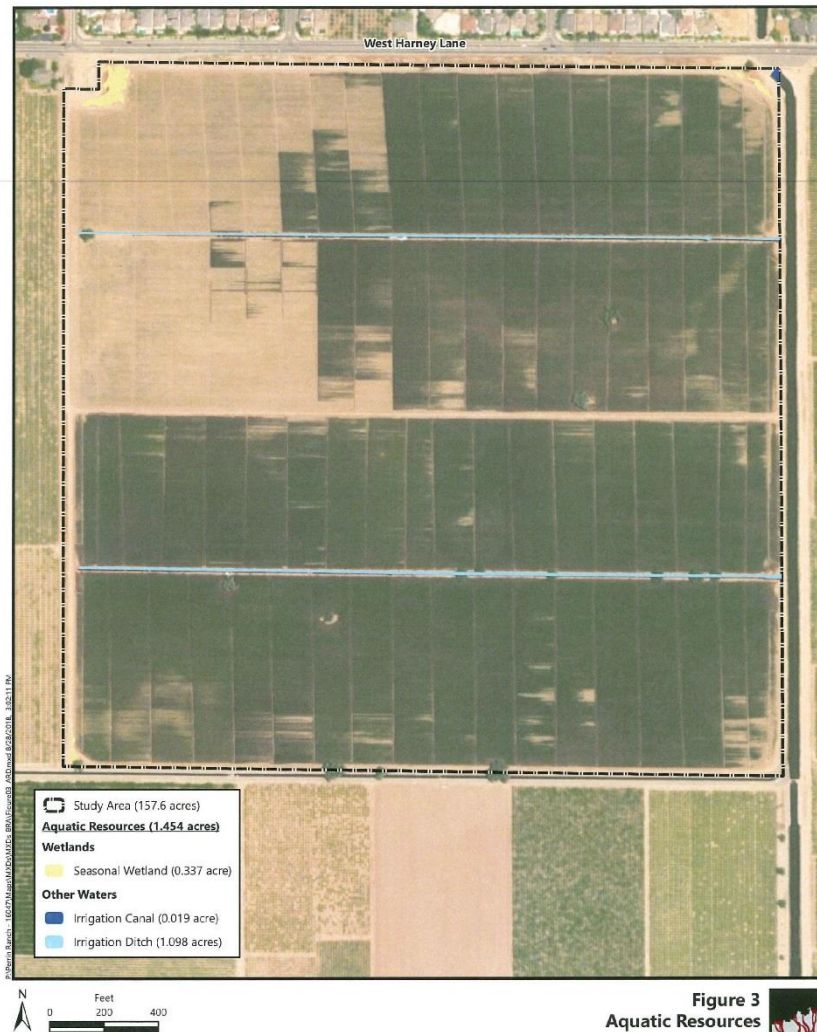
Prepared by: Laurel Boyd, Assistant Habitat Planner



CONCEPTUAL SITE PLAN
PERRIN RANCH
CITY OF LODI, CALIFORNIA
NOVEMBER 26, 2019



| PROJECT SUMMARY | |
|---|-------|
| LAND USE | UNITS |
| MARKET RATE | 98 |
|  45 x 100' | 113 |
|  50 x 100' | 92 |
|  50 x 100' | |
| SUBTOTAL | 303 |
| ACTIVE ADULT | |
|  45 x 100' | 129 |
|  50 x 100' | 204 |
|  60 x 100' | 85 |
| SUBTOTAL | 422 |
| TOTAL | 725 |



Aerial Source: USDA, National Agriculture Imagery Program, 23 June 2016.