

## STAFF REPORT

**SUBJECT:** Jet Mulch Project, Plan Participation and Habitat Classification Project

**RECOMMENDED ACTION:** Motion to Allow the Jet Mulch Project to Participate in the SJMSCP and; 2) Allow an Alteration to the Habitat Type Coverage from Natural (W8) Habitat Land to Natural (G and W3) Habitat Land

### DISCUSSION:

#### SUMMARY:

The project applicant, Wilson Architecture, 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 north side of West via Nicolo Road, 2,400 feet east of South Patterson Pass Road, south of Tracy in the Transition 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 an alteration to the habitat type coverage from Natural (W8) habitat land to Natural (G and W3) habitat land

#### FISCAL IMPACT:

If the project is approved including the habitat type coverage alteration, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP for approximately 2.53 acres. The impacts for this project would consist of 2.53 acres of Natural (G) habitat impacts.

## BACKGROUND:



This project consists of a Site Approval application for a mulch contractor to include the construction of a 720 square foot modular office, a 150 square foot storage shed, and open material storage bins totaling 60,000 square feet (attachment 3).

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 Natural (W8 and W5). However, the 2001 aerial (attachment 4), which shows a broader review of the habitat types in San Joaquin County, shows portions of the parcel as a seasonal creek, a seasonal wetland and the remainder as grasslands. The original SJMSCP habitat classification for this specific area would be re-classified from 75.33 acres of Natural (W8) and 1.36 acres of Natural (W5) habitat to 68.46 acres of Natural (G), 6.87 acres of Natural (W3) and 1.36 acres of Natural (W5) habitat land.



If the habitat classification change is approved, the 76.69-acre parcel’s classification breakdown will consist of 68.46 acres of Natural (G), 6.87 acres of Natural (W3) and 1.36 acres of Natural (W5) habitat land for any future impacts.

If this project is allowed to participate in the SJMSCP and the habitat classification is approved, the total disturbed area will consist of 2.53 acres of Natural (G) habitat impacts.

### Adjacent Vegetation and Land Use

Location	SJMSCP Vegetation Map Classification	Habitat Type Category	Actual Use Of Property
Site	Natural (W5, W8)	Natural (W5, W8)	Natural (G, W5, W3)
North	Natural (G), Urban (U2)	Natural (G), Urban (U2)	Natural (G), Urban (U2)
South	Natural (G)	Natural (G)	Natural (G)
East	Urban (U2), Natural (G)	Urban (U2), Natural (G)	Urban (U2), Natural (G)
West	Natural (G, W3)	Natural (G, W3)	Natural (G, W3)

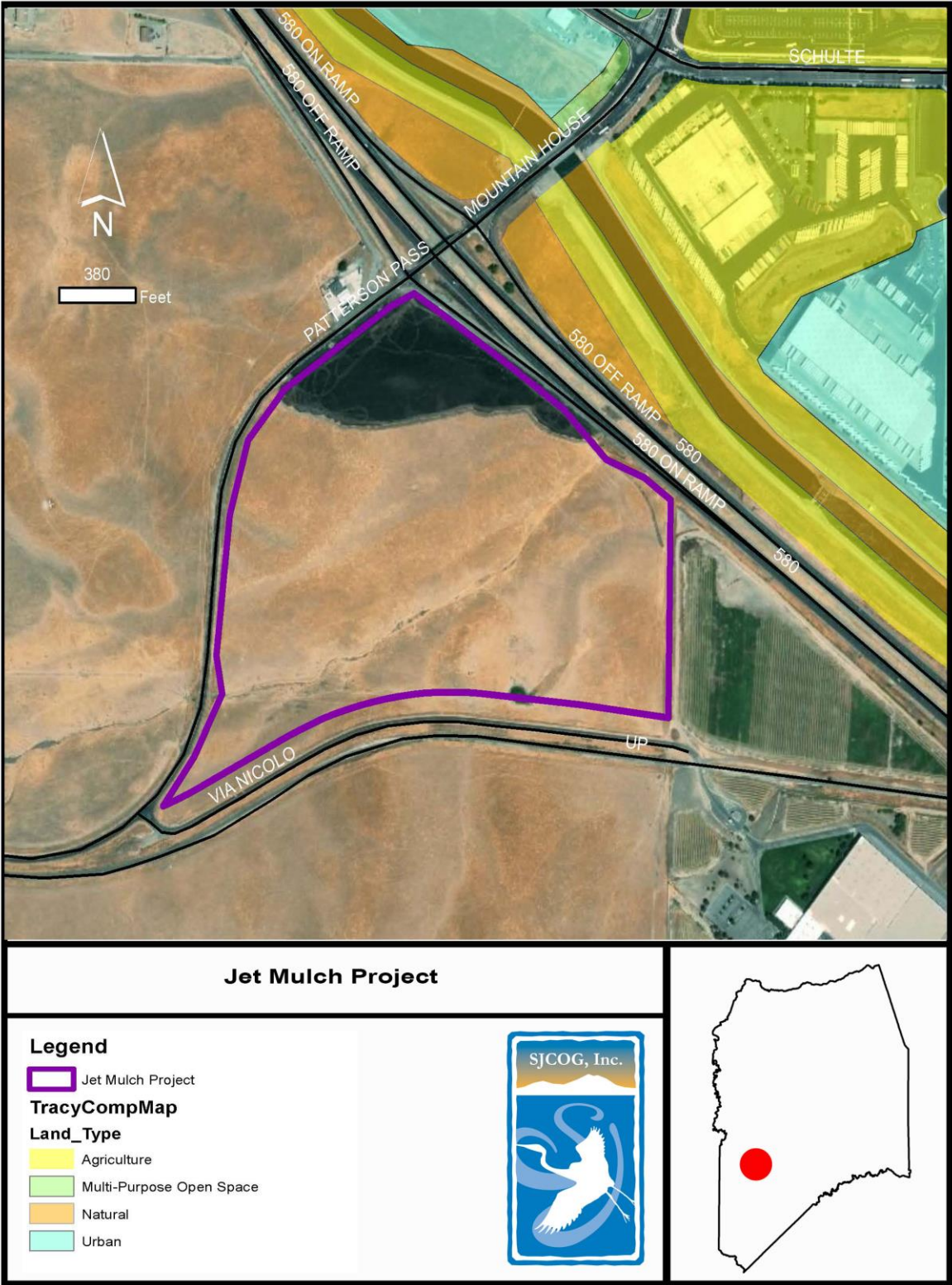
## COMMITTEE ACTIONS:

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

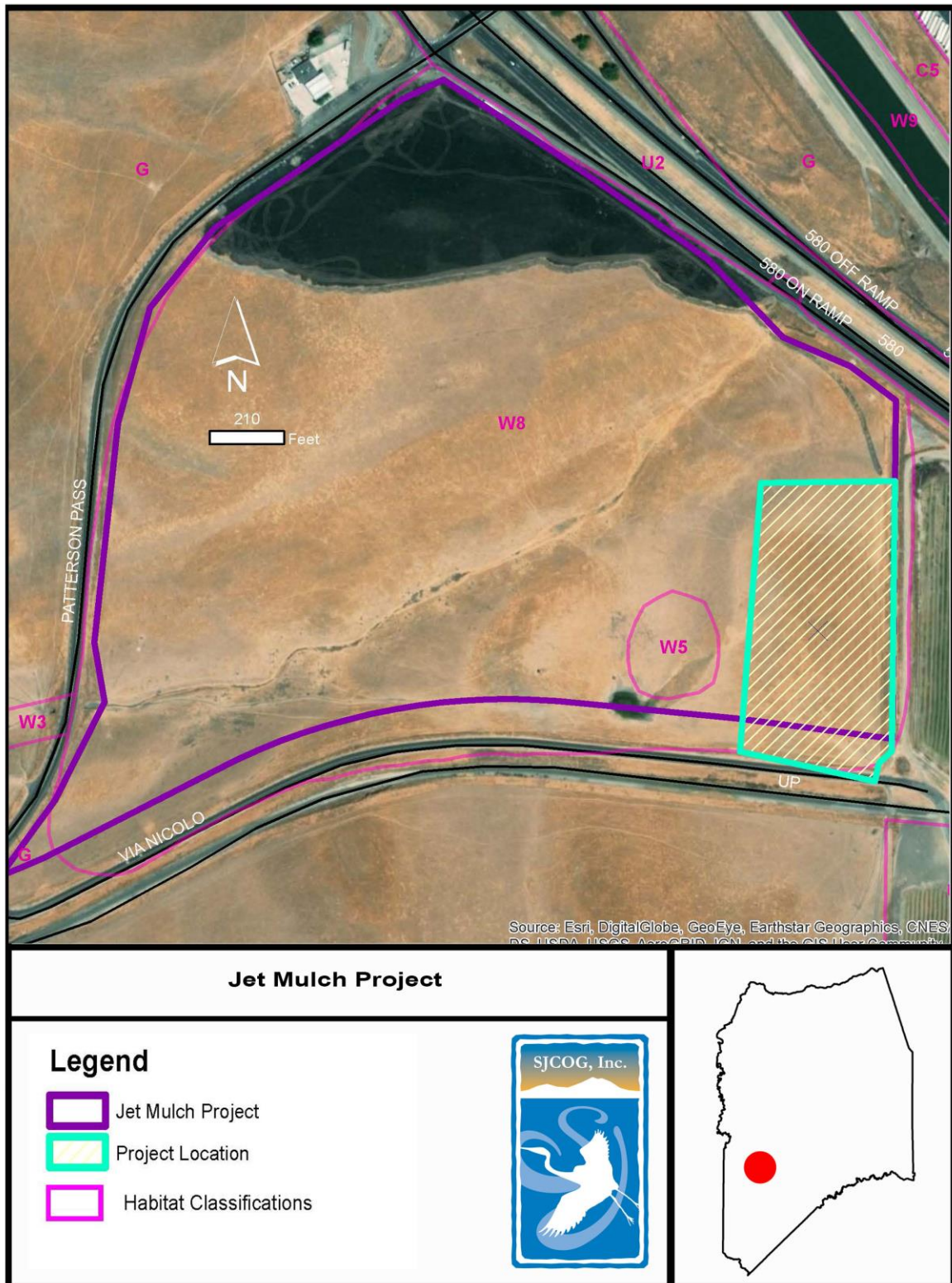
**ATTACHMENTS:**

1. General Location Map
2. Project Location Map
3. Project Site Map
4. Aerial Map - 2001

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 Received By G.S. On 11/21/2018

