

## STAFF REPORT

**SUBJECT:** N. Cherokee Lane Subdivision Project, Plan Participation and Habitat Classification Change

**RECOMMENDED ACTION:** Motion to 1) Allow the N. Cherokee Lane Subdivision Project to Participate in the SJMSCP and; 2) Allow an Alteration to the Habitat Type Coverage from Agriculture (C34) and Natural (W3) Habitat Land to Urban (U) and Natural (W3) Habitat Land

### DISCUSSION:

#### SUMMARY:

The project applicant, Wong Engineers, 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 North Cherokee Lane, 850 feet west of South East Liberty Road, Galt in the Central Zone (attachments 1 & 2).



#### RECOMMENDATION:

SJCOG, Inc. staff and HTAC recommend to 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 Agricultural (C34) and Natural (W3) habitat land to Urban (U) and Natural (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 11.54 acres. The impacts for this project would consist of 9.19 acres of Urban (U) and 2.35 acres of Natural (W3) creek (20-100 feet wide) habitat impacts. There are no fees for urban impacts.

## BACKGROUND:



This project consists of a Minor Subdivision application to subdivide one (1) parcel into four (4) parcels and a Designated Remainder. Parcel One to contain 2.60 acres. Parcel Two to contain 2.03 acres. Parcel Three to contain 2.08 acres. Parcel Four to contain 2.18 acres. Designated Remainder to contain 2.66 acres. The project proposes on-site facilities for sanitary septic, water, and storm drainage. Parcel One will access directly from North Cherokee Lane. Parcels Two, Three, Four and the Designated Remainder will access North Cherokee Lane from a proposed twenty-five (25) foot easement (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 Agriculture (C34) and Urban (U). However, the 2001 aerial (attachment 4), which shows a broader review of the habitat types in San Joaquin County, shows portions of the land within the project footprint as Urban (U) which looks like the remainder of the parcel that is classified as Urban (U) habitat land. The original SJMSCP habitat classification for this specific area would be re-classified from 2.02 acres of Agriculture (C34), 2.35 acres of Natural (W3) and 7.17 acres of Urban (U) to 2.35 acres of Natural (W3) and 9.19 acres of Urban (U) habitat land.



### Adjacent Vegetation and Land Use

Location	SJMSCP Vegetation Map Classification	Habitat Type Category	Actual Use Of Property
Site	Urban (U), Natural (W3)	Urban (U), Natural (W3)	Urban (U), Natural (W3)
North	Urban (U)	Urban (U)	Urban (U)
South	Agriculture (C34)	Agriculture (C34)	Agriculture (C34)
East	Agriculture (C34), Natural (W3)	Agriculture (C34), Natural (W3)	Agriculture (C34), Natural (W3)
West	Urban (U), Natural (W3)	Urban (U), Natural (W3)	Urban (U), Natural (W3)

## COMMITTEE ACTIONS:

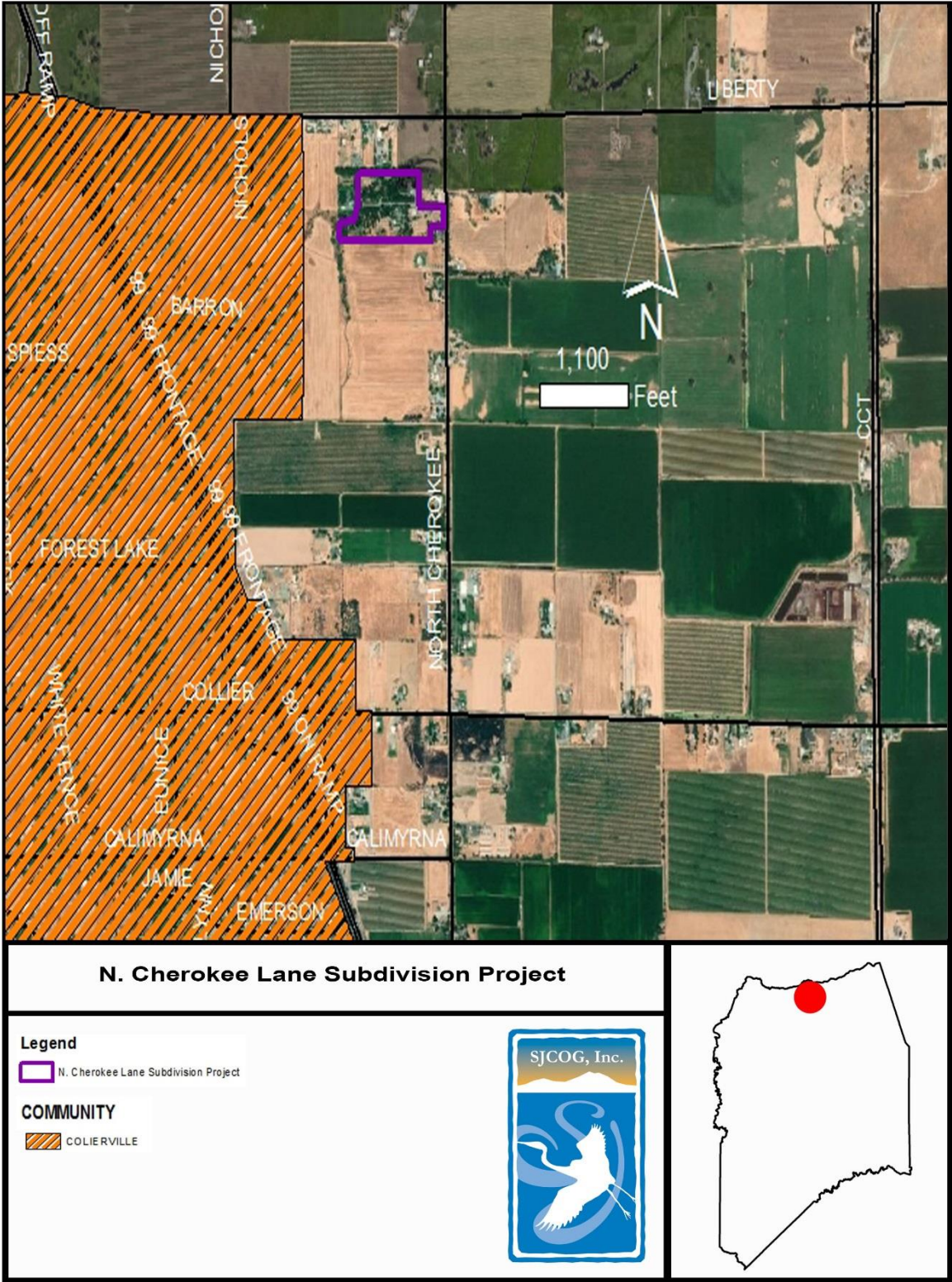
- Habitat Technical Advisory Committee: Recommended for Approval

- SJCOG, Inc. Board: Action Required

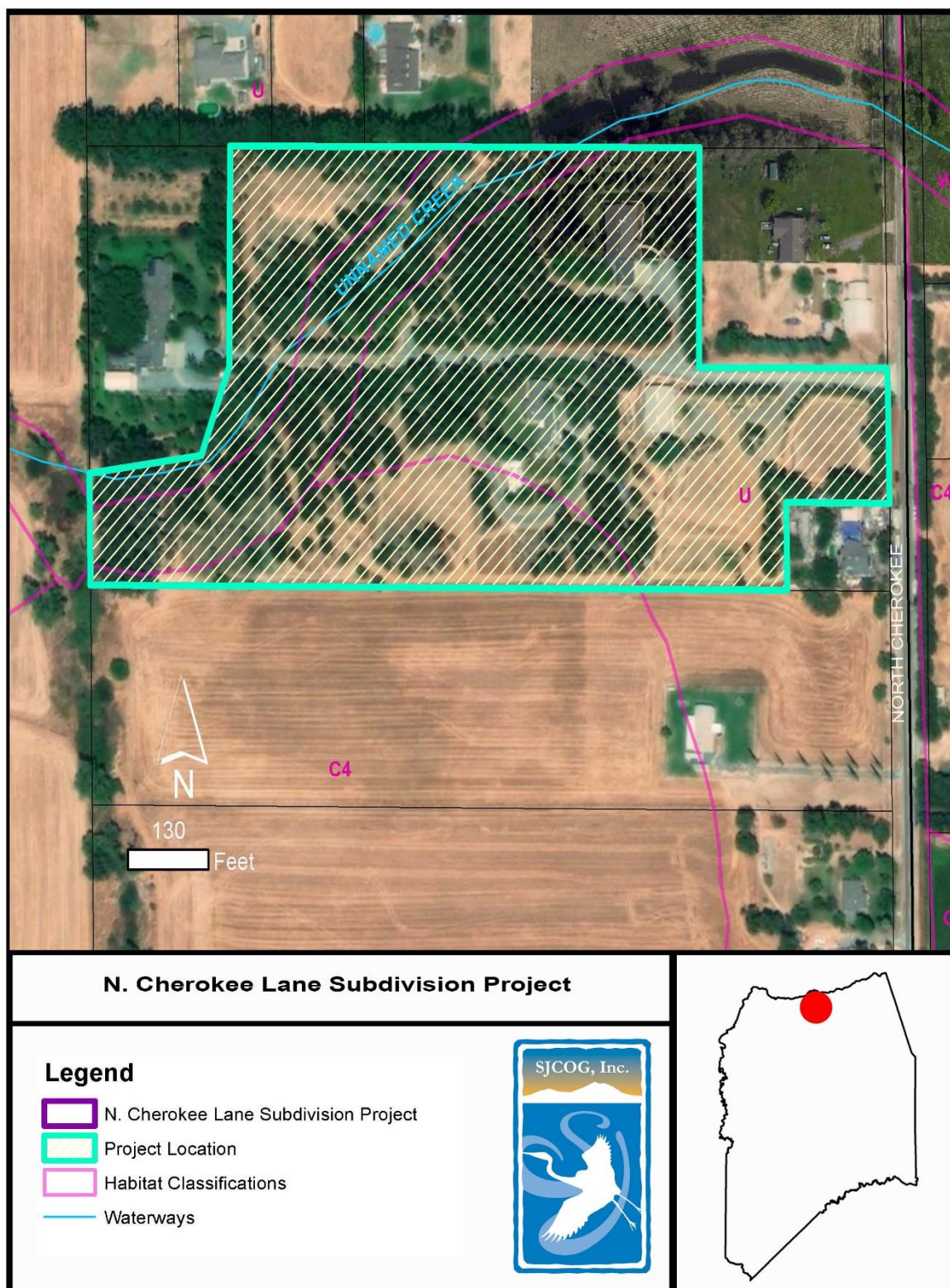
**ATTACHMENTS:**

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

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