

# STAFF REPORT

**SUBJECT:** Austin Road Truck Parking Project, Plan Participation

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

## DISCUSSION:

### SUMMARY:

The project applicant, Luis Corona, 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 southwest corner of South Austin Road and West Ripon Road, west of the City of Ripon 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;

### 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 1.25 acres. The impacts for this project would consist of 1.25 acres of Urban (U) habitat impacts. There are no fees for Urban (U) impacts.

### BACKGROUND:



This project consists of a Site Approval application to establish an agricultural truck parking pursuant to Development Title Section 9-605 (f) in two (2) phases over five (5) years on an 8.61-acre parcel. Phase One, with building permits to be issued within 18 months, includes the establishment of truck parking for a maximum of two (2) trucks and four (4) trailers. Phase Two, with building permits

to be issued within five (5) years, includes the construction of a 2,400 square foot accessory structure for maintenance and repair of the permitted trucks and trailers. The property is accessed from South Austin Road and utilizes an onsite well, septic system, and storm drainage (attachment 3).



If allowed to participate in the SJMSCP, the total disturbed area will consist of approximately 1.25 acres of Urban (U) habitat impacts. There is no fee for Urban (U) impacts.

#### **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>	Urban (U)	Urban (U)	Urban (U), 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>	Urban (U)	Urban (U)	Urban (U)
<b>East</b>	Agriculture (C34)	Agriculture (C34)	Agriculture (C34)
<b>West</b>	Multi-Purpose Open Space (C2)	Multi-Purpose Open Space (C2)	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 Map

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ATTACHMENT 1









