

# STAFF REPORT

**SUBJECT:** Corral Hollow Road Widening Project, Plan Participation and Classification Change

**RECOMMENDED ACTION:** Motion to SJCOG, Inc. to 1) Allow the Corral Hollow Road Widening Project to Participate in the SJMSCP and; 2) Allow an Alteration to the Habitat Type Coverage from Natural (R/W8) Habitat Land to Natural (G) Habitat Land

## DISCUSSION:

### SUMMARY:

The project applicant, San Joaquin County Public Works, 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 side of Interstate 580, southwest of the City of Tracy, in the Southwest Zone (attachments 1 &2).



### RECOMMENDATION:

SJCOG, Inc. staff and the 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; and
- 2) Allow an alteration to the habitat type coverage from Natural (R/W8) habitat land to Natural (G) 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 2.75 acres. The impacts for this project would consist of 2.75 acres of Natural (G) habitat impacts.

## BACKGROUND:



A traffic study of the public road near the entry of Site 300 along Corral Hollow Road was conducted in response to concerns raised by employees and visitors to Site 300. Concerns regarding safe access to the site included lack of visibility of oncoming traffic, improper passing, speeding, and near misses when merging onto Corral Hollow Road. Based on the collected traffic data, analysis, and field observations, the traffic study concluded with a set of recommendations for roadway improvements. Because these proposed roadway improvements would be located within the San Joaquin County (County) right-of-way, project designs would be submitted to the County's Department of Public Works for review, along with application for a County encroachment permit. Additionally, a traffic control plan would be prepared and submitted to the County in advance of project implementation. The traffic control plan would describe how traffic would be directed throughout the project area during the construction period.

The proposed project would widen Corral Hollow Road by 12 feet along an approximately 1,650 feet long stretch the south side of the existing road to accommodate installation of a left-hand turn lane and a median acceleration lane on eastbound Corral Hollow Road, along with associated rumble strips and striping. The proposed project would also include a slurry seal for the existing roadway, as well as installation of speed limit signs and solar-powered radar signs on both eastbound and westbound Corral Hollow Road, right-hand turn pocket delineators on westbound Corral Hollow Road, and upgraded street lighting. (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 an 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 (R/W8). 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 Natural (G) consisting of grassland habitat along Corral Hollow Road. The original SJMSCP habitat classification for this specific area would be re-classified from 2.75 acres of Natural (R/W8) to 2.75 acres of Natural (G) habitat land.

### Adjacent Vegetation and Land Use

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

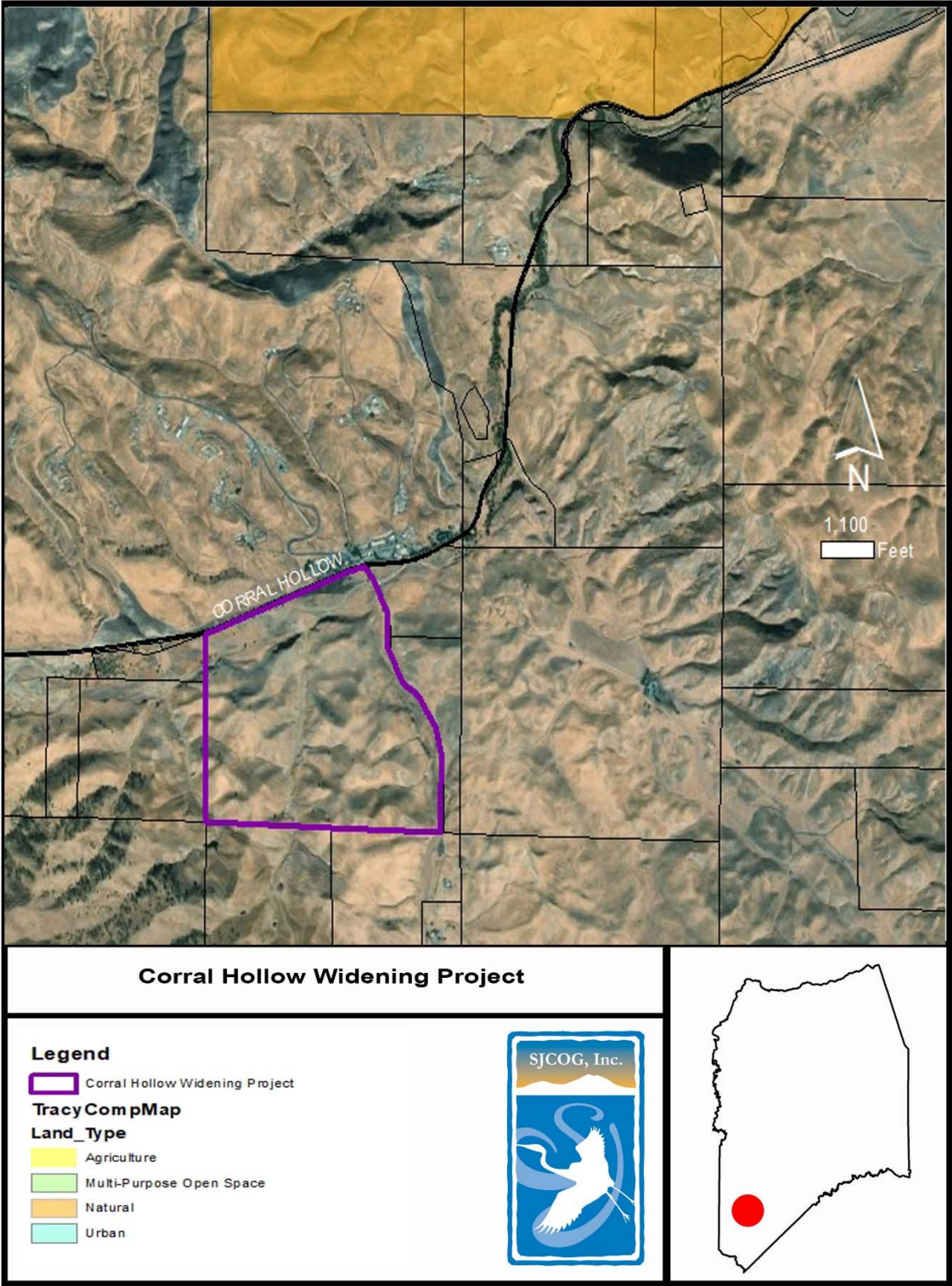
### COMMITTEE ACTIONS:

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

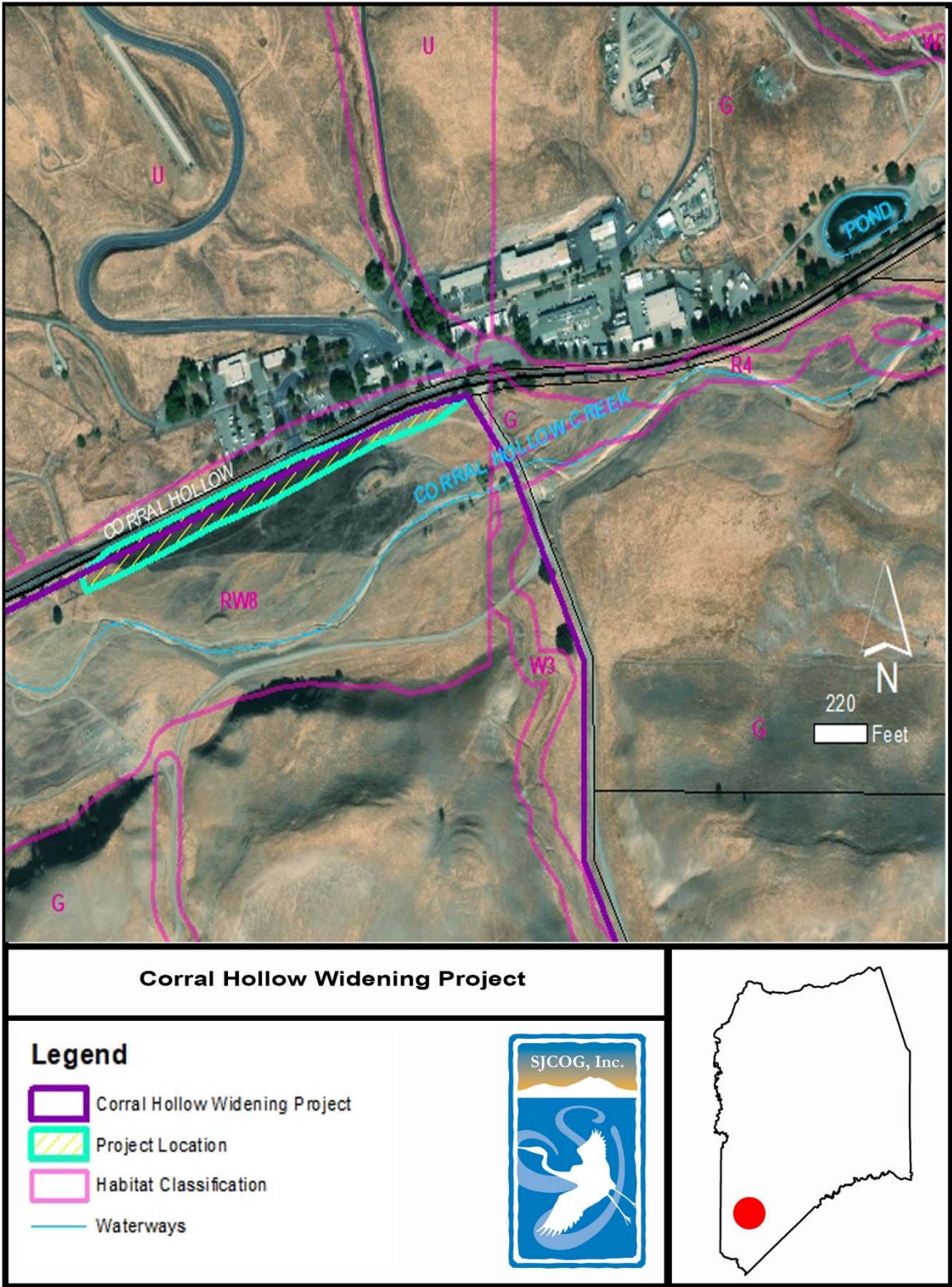
### ATTACHMENTS:

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

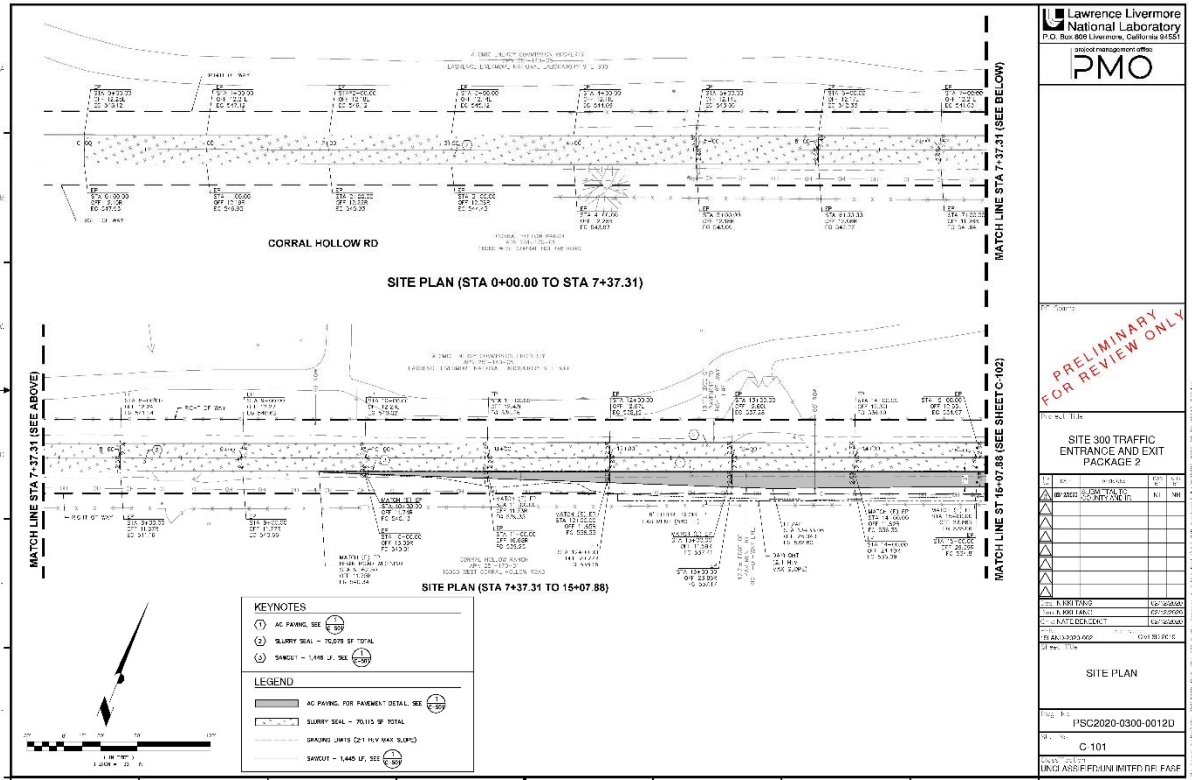
*Prepared by: Laurel Boyd, Associate Habitat Planner*







# ATTACHMENT 3



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**PMO**

**SITE 300 TRAFFIC ENTRANCE AND EXIT PACKAGE 2**

**PRELIMINARY FOR REVIEW ONLY**

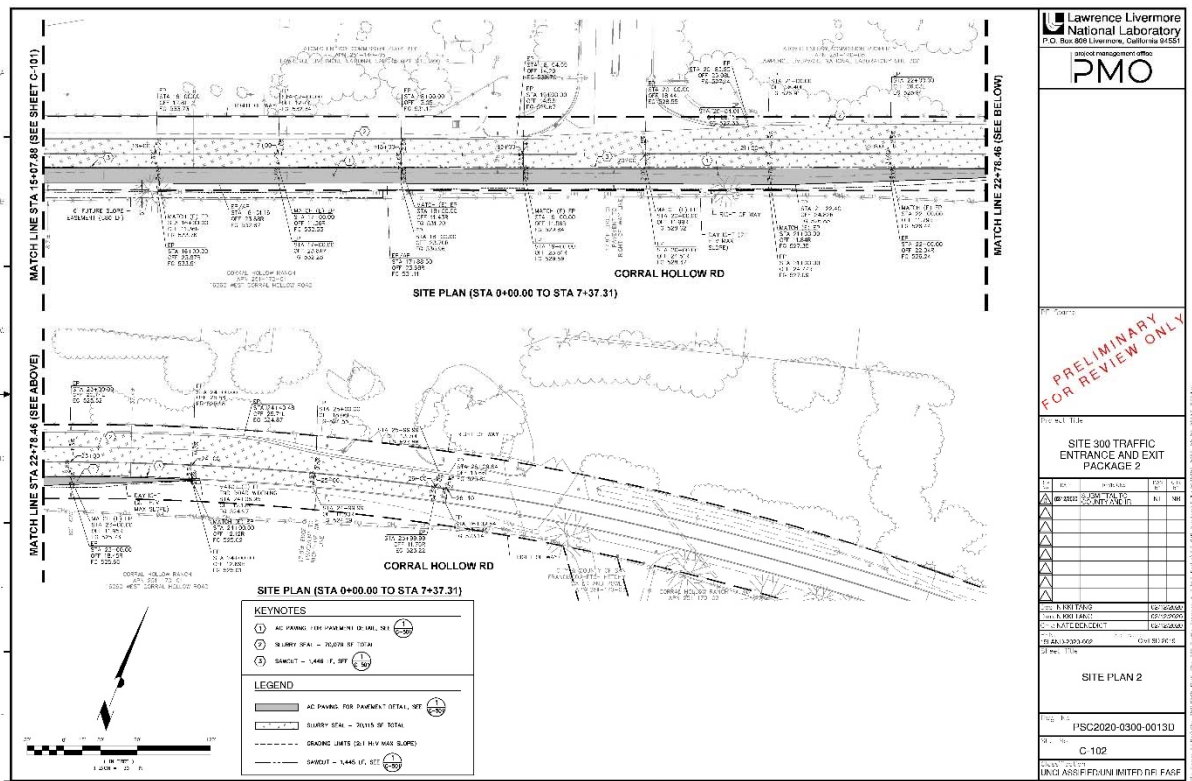
**Site Plan**

**Project No.** PSC2020-0300-00120

**Sheet No.** C-101

**Scale:** 1" = 20' (Horizontal), 1" = 10' (Vertical)

**UNCLASSIFIED UNCONTROLLED**



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**PMO**

**SITE 300 TRAFFIC ENTRANCE AND EXIT PACKAGE 2**

**PRELIMINARY FOR REVIEW ONLY**

**Site Plan 2**

**Project No.** PSC2020-0300-00130

**Sheet No.** C-102

**Scale:** 1" = 20' (Horizontal), 1" = 10' (Vertical)

**UNCLASSIFIED UNCONTROLLED**



