

STAFF REPORT

SUBJECT: Mariposa Road Industrial Park Project, Plan Participation and Buffer Reduction

RECOMMENDED ACTION: Motion to SJCOG, Inc. to 1) Allow the Mariposa Road Industrial Park Project to Participate in the Plan, 2) A Revision to the Incidental Take Minimization Measures for Giant Garter Snake (GGS) and Western Pond Turtle (WPT) Buffers

DISCUSSION:

SUMMARY:

The project applicant, Greenlaw Partners, is requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) through the City of Stockton's Community Development Department. Although the site is in a mapped area of the Plan, the project is needs to be allowed to participate due to the United States Army Corps of Engineers (USACE) Clean Water Act, Section 401/404 permit. The project site is located on the north side of Arch Road and east of State Route Highway 99, in the City of Stockton in the Central Zone (attachments 1 &2).



RECOMMENDATION:

SJCOG, Inc. staff and the HTAC recommend the SJCOG, Inc. Board to

- 1) Allow the project to participate in the habitat plan;
- 2) Allow a revision to the Incidental Take Minimization Measures for Giant Garter Snake (GGS) and Western Pond Turtle (WPT).

FISCAL IMPACT:

If the project is approved, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP for approximately 208.00 acres. The impacts for this project would consist of 208.00 acres of Agricultural (C34) habitat impacts.

BACKGROUND:

This project consists of a complex of industrial warehouses with a total building footprint of 3,600,000 square feet and access via Mariposa Road. Storm water will be treated onsite prior to discharge into North Little John's Creek (attachment 3).



For the proponents to construct the Mariposa Road Industrial Park Project, the project will impact potential 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 to be used by the project in place of the 200 and 300 feet suggested.

Because construction of portions of the project will be within the suggested 200-foot and 300-foot buffer areas, the project proponent has requested a reduction in the buffer to a 25-foot setback along both creeks (North LittleJohn's Creek and its tributary) for the construction of the industrial buildings and a 0 foot setback for the construction of the storm drain outfall on North LittleJohn's Creek. The preferred outfall location is on the North LittleJohn's Creek in the southwest corner of the site. Alternately, the outfall may be located along the tributary to North LittleJohn's Creek. Further hydrological analysis will be needed to finalize the outfall location.

The reduction of these buffers is necessary for the construction of this project. All other ITMM measures for GGS (*e.g. construction window between May and October and required survey work*) and WPT will remain standard. Reducing the buffer for GGS and WPT will allow the project to construct up to 25' feet of the banks of North LittleJohn's Creek and its tributary and up to 0' feet on the southwestern corner of the project site for an outfall during the species' active period. However, the project will be required to meet all other ITMM measures for GGS and WPT, such as biological surveying efforts, constructing within the standard May 1 to October 1 active period and mitigating for project impacts.



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

If allowed to participate in the SJMSCP, the total disturbed area will consist of approximately 208.00 acres of Agricultural (C34) impacts. The project applicant will be responsible for mitigating for the habitat impacts that is consumed 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 SJMCP 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), Agriculture (C34)	Urban (U), Agriculture (C34)	Urban (U), Agriculture (C34)
South	Agriculture (C34)	Agriculture (C34)	Agriculture (C34)
East	Agriculture (C34)	Agriculture (C34)	Agriculture (C34)
West	Urban (U)	Urban (U)	Urban (U)

COMMITTEE ACTIONS:

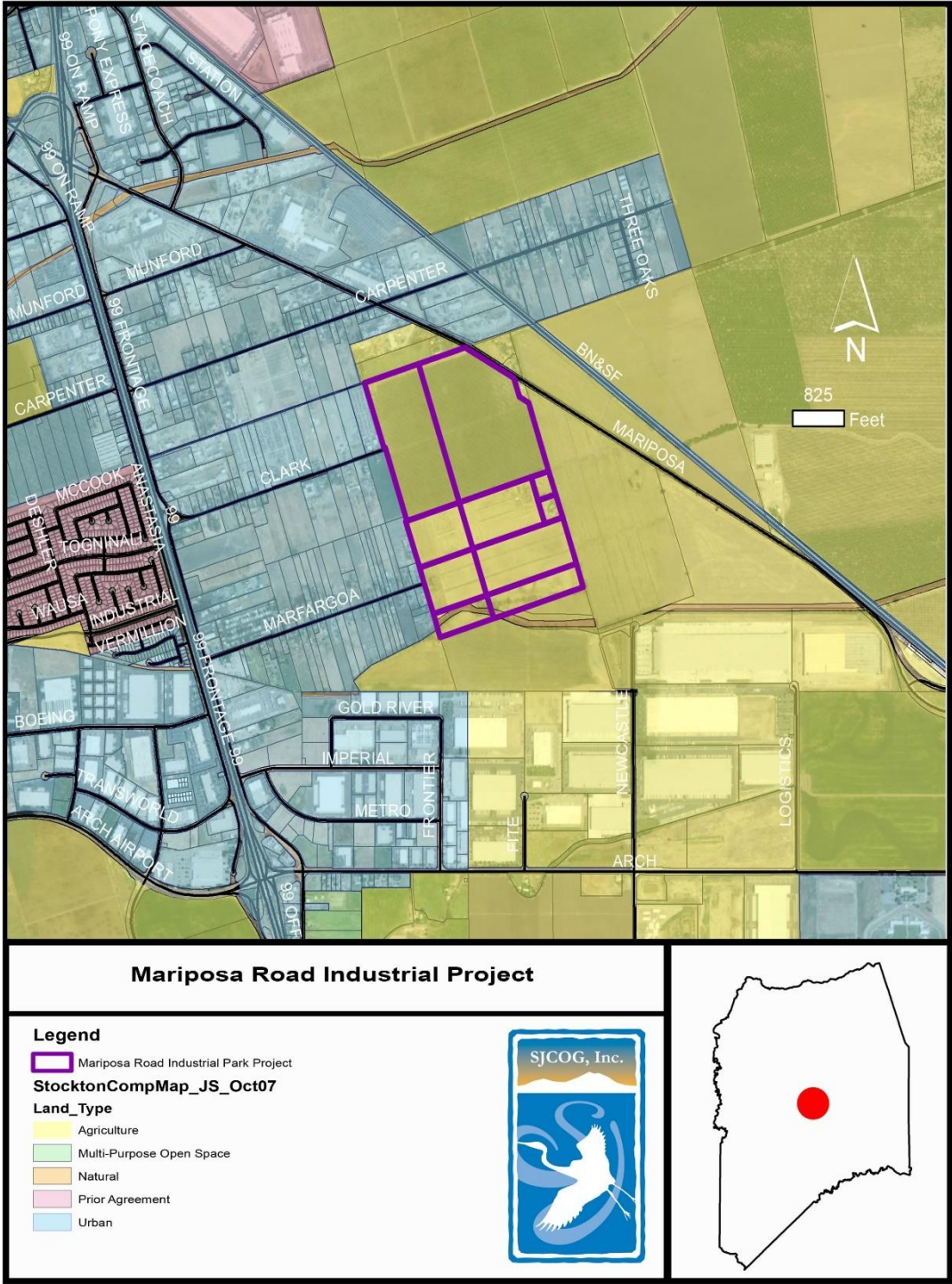
- Habitat Technical Advisory Committee: Recommended Approval
- SJCOG, Inc. Board: Action Required

ATTACHMENTS:

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

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ATTACHMENT 1



ATTACHMENT 2

