

STAFF REPORT

SUBJECT: Austin Road Business Park Project Contingency
Acreage Proposal

RECOMMENDED ACTION: Motion to Approve a Minor Revision to Allow the Austin Road Business Park Project to Utilize Approximately 477.1 Acres of Available Contingency Acres

On August 10, 2005 the Habitat Technical Advisory Committee made the recommendation to SJCOG Inc. to approve the allowance of a minor revision to the SJMSCP to allow the Austin Road Business Park Project to utilize approximately 477.1 acres of available contingency acres.

DISCUSSION:

The project (attachment 1 & 2) consists of a total of 1,024.5 acres to be annexed to the City of Manteca of which 547.4 acres are mapped on the SJMSCP Land Use Map as “future annexation land” which is already covered under the plan’s Biological Opinion and no further action is needed. The remaining balance of 477.1 acres are within the “unmapped” land use area on the SJMSCP Land Use Map. The applicant is requesting the utilization of contingency acres to cover the 477.1 acres in the unmapped area of the project being annexed. The 477.1 acres of coverage (Table 1) would consist of 67.64 acres of Agriculture and 409.46 acres of Multi-purpose Open Space. The remaining balance of contingency acres for each category can be seen in Table 2 for future projects.

Table 1. Austin Road Business Park Unmapped Acreage

Habitat Type	Impacted Acres	Vegetation Type
Orchards	409.46	C2
Row and Field Crops	67.64	C34

Table 2. Remaining Contingency Acreage

Habitat Type	Remaining Contingency Acreage
Natural	513.87
Agriculture	52.45
Multi-Purpose Open Space	2,013.54

The approval to allow the utilization of contingency acreage for the proposed 477.1 acres will require the HTAC to review and select the appropriate approval process. A *minor revision* is appropriate if the HTAC agrees that the project is consistent with the overall biological intent of the SJMSCP, and which do not introduce significant new biological conditions into the Plan area, SJMSCP's conservation program, or result in significant new or different environmental impacts, or for land uses which have impacts which are equal to or are less than those described in the SJMSCP originally adopted.

If the HTAC believes that the project will have an effect on the SJMSCP Covered Species and levels of Incidental Take which are greater than, but not significantly different than, those described in the SJMSCP originally adopted, then the approval process will shall be a *minor amendment*.

RECOMMENDATION:

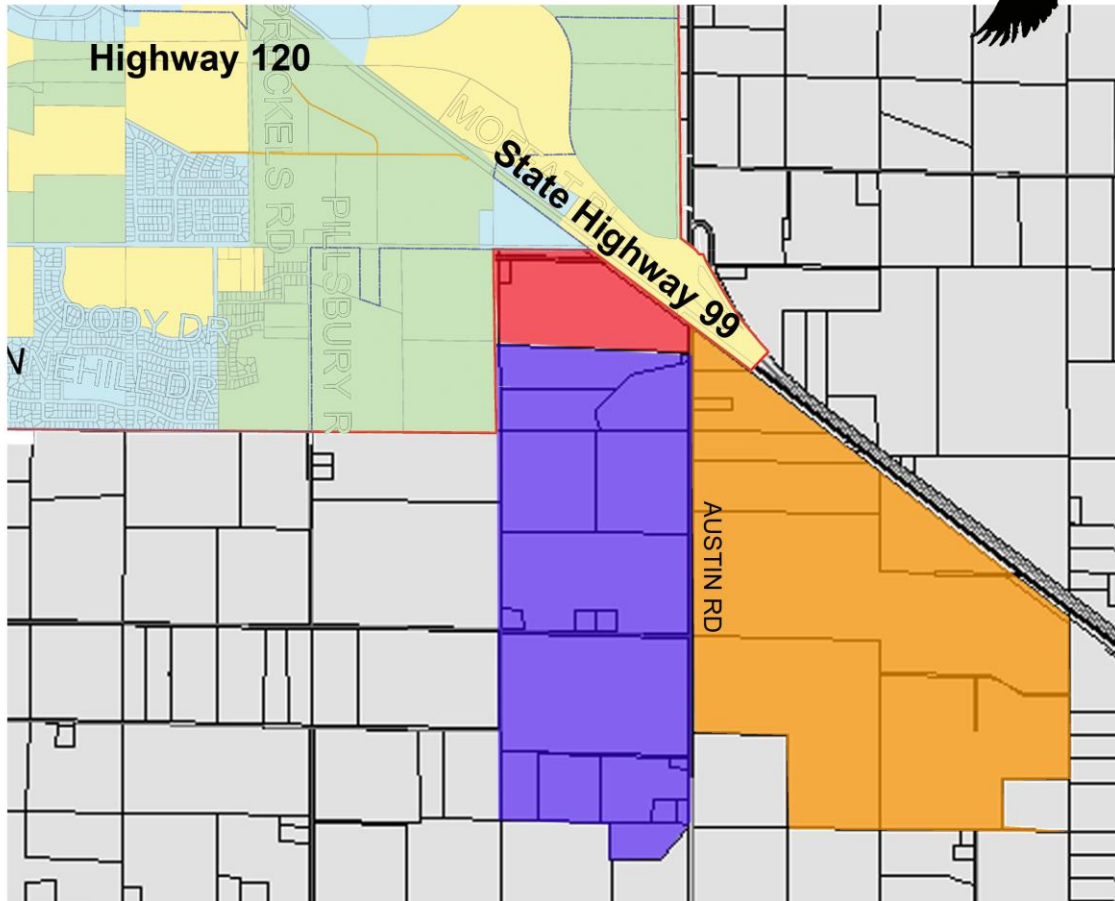
Staff considers a minor revision is appropriate for the Austin Road Business Park project proposal.

Prepared by: Steve Mayo, Senior Regional Planner





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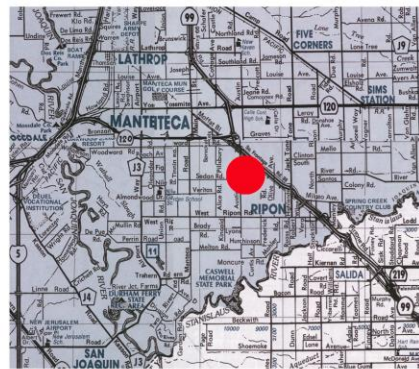
AUSTIN ROAD BUSINESS PARK

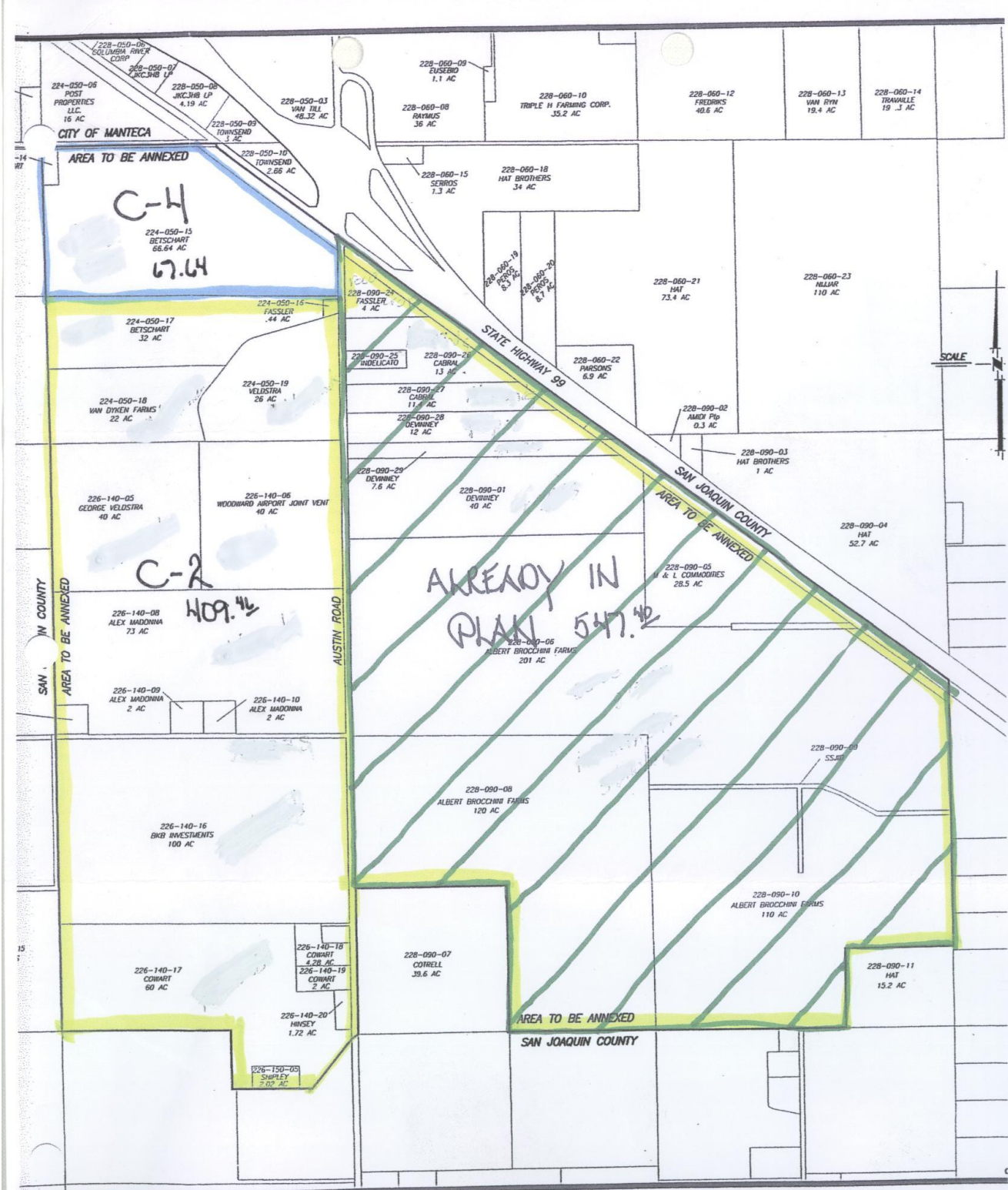
SAN JOAQUIN COUNTY MULTI-SPECIES HABITAT CONSERVATION & OPEN SPACE PLAN CONTINGENCY ACRES



LEGEND

-  SJMSCP Land Use Map
Future Annexation
-  Manteca City Limit/ Pay Zone Map
-  Agriculture Contingency Acres (67.64)
-  Multi-Purpose Contingency Acres (409.46)





S P A R K
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CALIFORNIA

REVISIONS			
NO.	DESCRIPTIONS	DATE	APPROVED

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JOB NO.	01-181
DATE	02/02/2005 12:52
SCALE	AS SHOWN
DR. BY	SLS
CK. BY	JR
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