

STAFF REPORT

SUBJECT: SiONEER Glass Processing Facility Project,
Plan Participation

RECOMMENDED ACTION: Motion to Allow the SiONEER Glass
Processing Facility Project to Participate in
the SJMSCP

DISCUSSION:

SUMMARY:

The project applicant, SiONEER Stockton, LLC, is requesting coverage under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Although the project is in a mapped area of the plan, the project needs to be allowed to participate due to the United States Army Corps of Engineers (USACE) Clean Water Act Section 404 permit. The project is located west of Navy Drive and south of Embarcadero Drive, within the city limits of Stockton in the Delta Zone (attachments 1 & 2).



RECOMMENDATION:

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

- 1) allow the project to participate under the SJMSCP to provide biological coverage for project impacts to the habitat types under the federal and state permits.

FISCAL IMPACT:

If approved, SJCOG, Inc. will be provided mitigation for the project impacts, as required under the SJMSCP, for approximately 2.29 acres at the appropriate rate of disturbance under the Plan. The impacts of this project would consist of:

- 2.29 acres of Urban (U) habitat

BACKGROUND:

The proposed project is the development and operation of a glass processing facility. The proposed project, SiONEER Stockton, LLC would receive a post-consumer waste glass and process the glass into specialty sand products and high-quality pozzolan, the latter of which would be sold into the concrete market. The proposed project site is located on an approximately 2.8-acre parcel on the Port's West Complex.



The proposed project site largely consists of the eastern portion of a large warehouse building and a vacant undeveloped lot composed of ruderal vegetation.

- Four small seasonal wetland areas within the field, likely created by tire ruts
- A willow-lined drainage ditch runs east-west through the site
- A narrow strip of non-native grassland, which formerly provided rail access to the warehouse, is between the drainage ditch and the existing warehouse building

The project consists of selective demolition of an existing Port of Stockton warehouse including the removal of existing mechanical systems and minor wall penetrations for a new 3,500 square foot tenant improvement office building. Site improvements include paving, site lighting and the permanent fill of seasonal wetland and a portion of the drainage ditch (attachment 3).

The SJMSCP GIS habitat layer classifies the project site as Urban (U) habitat.

If allowed to participate in the SJMSCP, the total disturbed area will consist of 2.29 acres of Urban (U) habitat 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 SJMSCP ratio.



Adjacent Vegetation and Land Use

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

COMMITTEE ACTIONS:

- Special Habitat Technical Advisory Committee: Approved
- SJCOG, Inc. Board: Action Required

ATTACHMENTS:

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

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