

STAFF REPORT

SUBJECT: Viaggio Winery Expansion Project, Plan Participation

RECOMMENDED ACTION: Motion to Allow the Viaggio Winery Expansion Project to Participate in the SJMSCP

DISCUSSION:

SUMMARY:

The project applicant, Viaggio, Inc., 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 East Taddei Road and North Bender Road, Acampo in the Central Zone (attachments 1 and 2).



RECOMMENDATION:

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

- 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 approved, SJCOG, Inc. will be provided mitigation for the project impacts as required under the SJMSCP for approximately 0.20 acres at the appropriate rate at the time of disturbance under the Plan. The impacts of this project would consist of:

- 0.20 acres of Multi-Purpose Open Space (C2) habitat land

BACKGROUND:



The project consists of a Site Approval application to expand an existing small winery to include the construction of a crush pad and 6,500 square foot wine storage building with a dry lab (attachment 3).

The SJMSCP GIS habitat layer classifies the project site as Multi-Purpose Open Space (C2) habitat.

If allowed to participate in the SJMSCP, the total disturbed area will consist of 0.20 acres of Multi-Purpose Open Space (C2) 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 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	Multi-Purpose Open Space (C2)	Multi-Purpose Open Space (C2)	Multi-Purpose Open Space (C2)
North	Multi-Purpose Open Space (C2)	Multi-Purpose Open Space (C2)	Multi-Purpose Open Space (C2)
South	Multi-Purpose Open Space (C2)	Multi-Purpose Open Space (C2)	Multi-Purpose Open Space (C2)
East	Multi-Purpose Open Space (C2)	Multi-Purpose Open Space (C2)	Multi-Purpose Open Space (C2)
West	Natural (R, W)	Natural (R, W)	Natural (R, W), Multi-Purpose Open Space (C2)

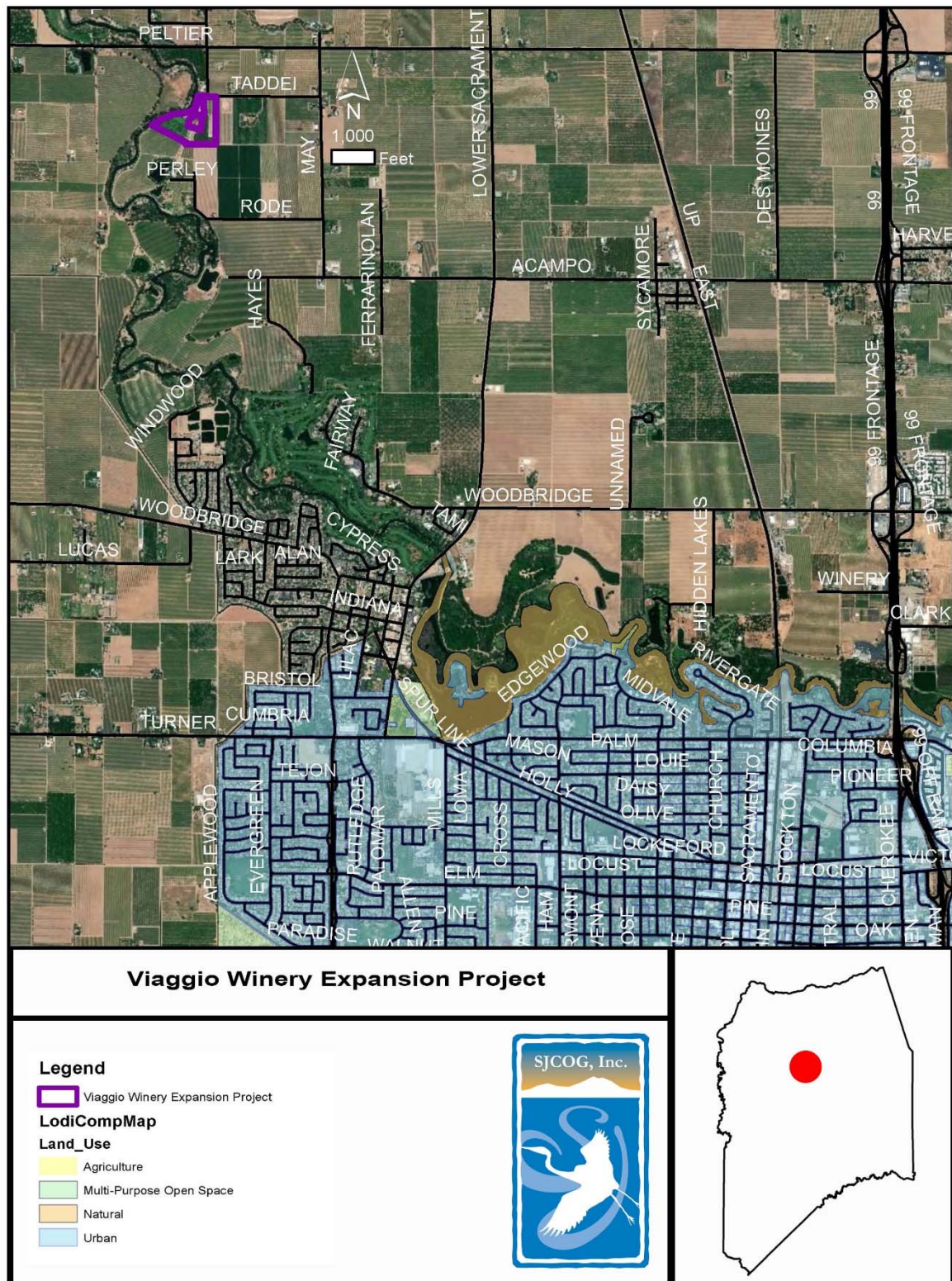
COMMITTEE ACTIONS:

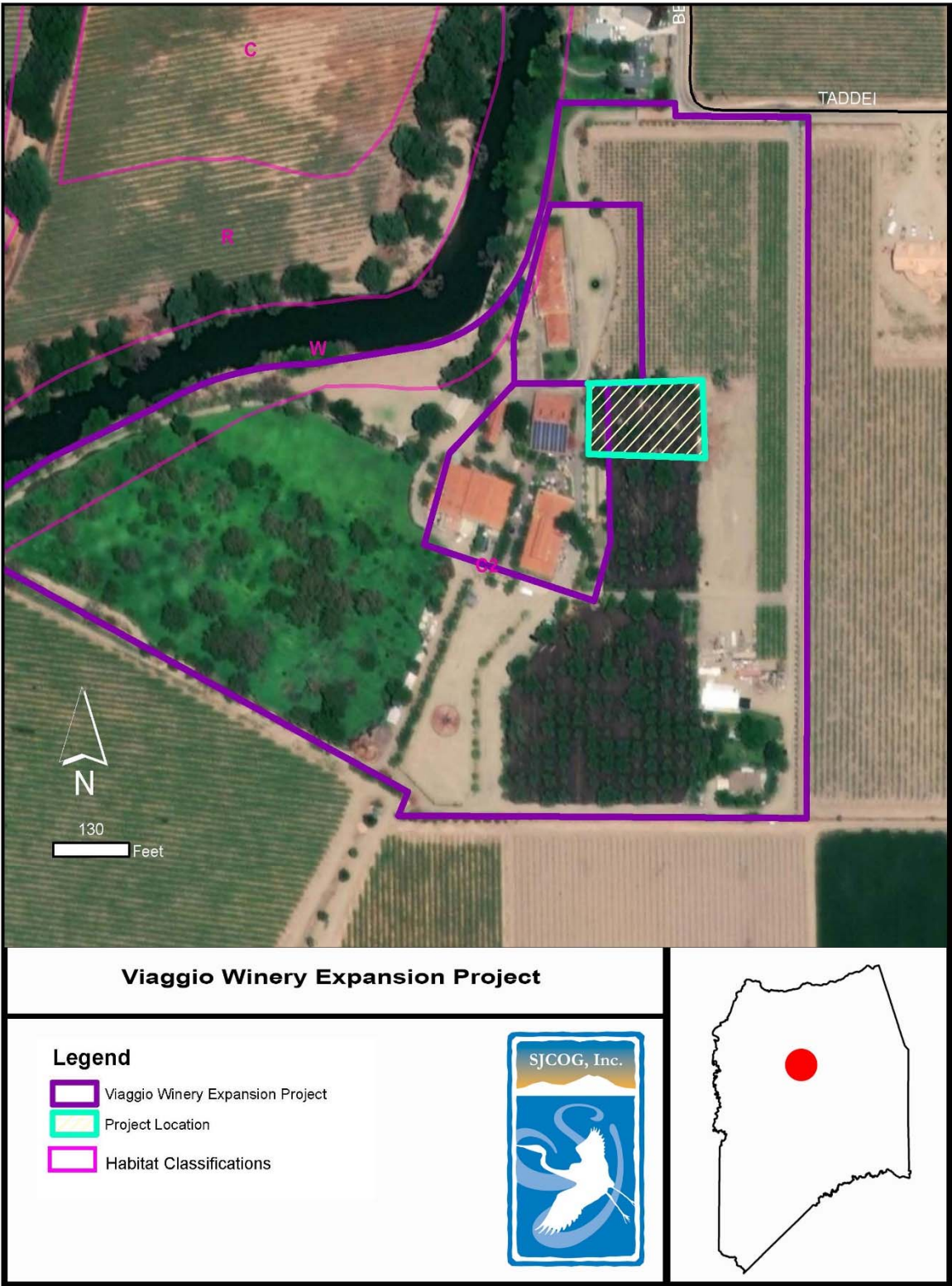
- Habitat Technical Advisory Committee: Recommended Approval
- SJCOG, Inc. Board: Action Required

ATTACHMENTS:

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

Prepared by: Laurel Boyd, Assistant Habitat Planner





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Received By W. H. F.

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