

STAFF REPORT

SUBJECT: Musco Olive Expansion Project, Plan Participation

RECOMMENDED ACTION: Motion to Allow the Musco Olive Expansion Project to Participate in the SJMSCP

DISCUSSION:

SUMMARY:

The project applicant, Musco Family Olive Company, 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 north and south sides of West Via Nicolo Road, 2760 feet east of Patterson Pass Road, Tracy in the Southwest 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 21.0 acres at the appropriate rate at the time of disturbance under the Plan. The impacts of this project would consist of:

- 8.15 acres of Natural (G) habitat land; and
- 12.85 acres of Urban (U) habitat land

BACKGROUND:



The project consists of a Use Permit application for the expansion of an existing olive processing plant to include the construction of three (3)

retention ponds for the storage of wastewater and a storage reservoir to support the on-site farming activities (attachment 3).

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

If allowed to participate in the SJMSCP, the total disturbed area will consist of 8.15 acres of Natural (G) and 12.85 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 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	Natural (G), Urban (U)	Natural (G), Urban (U)	Natural (G), Urban (U)
North	Natural (G, W6, W9), Urban (U)	Natural (G, W6, W9), Urban (U)	Natural (G, W6, W9), Urban (U)
South	Natural (G, W3)	Natural (G, W3)	Natural (G, W3)
East	Natural (G), Urban (U)	Natural (G), Urban (U)	Natural (G), Urban (U)
West	Natural (G)	Natural (G)	Natural (G)

COMMITTEE ACTIONS:

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

ATTACHMENTS:

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

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