

STAFF REPORT

SUBJECT: Block 21 Winery Project, Plan Participation

RECOMMENDED ACTION: Motion to Allow the Block 21 Winery Project to Participate in the SJMSCP

DISCUSSION:

SUMMARY:

The project applicant, Matt Shinn, 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 east side of North Davis Road, 2,500 feet south of Peltier Road, north of Lodi 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 0.32 acres at the appropriate rate at the time of disturbance under the Plan. The impacts for this project would consist of:

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

BACKGROUND:



The project consists of a Site Approval application for a small winery to be constructed in three phases over ten years. Phase One, to contain a 3,200 square foot building including a 1,000 square foot tasting room, 2,200 square foot barrel storage room and a 600 square foot outdoor processing area. Phase Two, with building permits to be issued within 5 years, to contain a 5,000 square foot storage building, and Phase Three, with building permits to be issued within 10 years, to include a 5,000 square foot storage building (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 0.32 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), Natural (R, W)	Multi-Purpose Open Space (C2), Natural (R, W)	Multi-Purpose Open Space (C2), Natural (R, W)
West	Multi-Purpose Open Space (C2)	Multi-Purpose Open Space (C2)	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

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