



SAN JOAQUIN COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT

INITIAL STUDY

FILE NO: PA-1800234

PROJECT/APPLICANT: Henry & Lynette Foppiano / Mike Smith Engineering, INC.

**PROJECT DESCRIPTION:** A Site Approval application to expand an existing produce packing facility in four (4) phases over fifteen (15) years. Phase 1, to be completed within eighteen (18) months, includes construction of a 14,320 square foot roof cover for storage. Phase 2, to be completed in five (5) years, includes construction of two (2) 70,000 square foot walnut storage buildings. Phase 3, to be completed in ten (10) years, includes construction of two (2) 70,000 square foot walnut storage buildings, a 28,000 square foot cherry packing building, and a 28,000 square foot storage building for produce. Phase 4, to be completed in fifteen (15) years, includes construction of a 20,000 square foot office and a 26,000 square foot walnut huller building. This parcel is not under a Williamson Act contract. This parcel is located on the east side of Jack Tone Road, 1,500 feet north of Copperopolis, Stockton.

**RECOMMENDED ENVIRONMENTAL DETERMINATION:**

The proposed project could not have a significant effect on the environment, and a Negative Declaration will be prepared. \_\_\_\_\_

Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A Negative Declaration will be prepared. **X**

The proposed project may have a significant effect on the environment, an Environmental Impact Report is required. \_\_\_\_\_

ASSESSOR PARCEL NO: 105-040-22

ACRES: 64.31

GENERAL PLAN: A/G

ZONING: AG-40

CURRENT SITE CONDITIONS (topography, uses): An existing 398,140 square foot produce packing facility.

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S): A 388,409 square foot expansion of an existing produce packing facility.

**SURROUNDING LAND USES:**

North: Agricultural with scattered residences

South: Agricultural with scattered residences

East: Agricultural with scattered residences

West: Agricultural with scattered residences

**GENERAL CONSIDERATIONS:**

- 1. Does it appear that any environmental feature of the project will generate significant public concern or controversy?  
 Yes  No Nature of concern(s): \_\_\_\_\_
- 2. Will the project require approval or permits by agencies other than the County?  
 Yes  No Agency name(s): \_\_\_\_\_
- 3. Is the project within the Sphere of Influence, or within two miles, of any city?  
 Yes  No City: Stockton

**ENVIRONMENTAL IMPACTS:**

"Yes" may only be checked in situations where there is substantial evidence to indicate that there may be a significant adverse impact on the environment if there is no change in the project description. (CEQA Guidelines, Sec. 15064)

See the "Discussion" section at the end of the Initial Study for explanation of any impacts checked "Yes", or any "No" answer marked with an asterisk (\*).

Sources: The following sources of information have been used in determining environmental impacts:

Original source materials and maps on file in the Community Development Department including: all County and City general plans and community plans; assessor parcel books; various local and FEMA flood zone maps; service district maps; maps of geologic instability; maps and reports on endangered species such as the Natural Diversity Data Base; noise contour maps; specific roadway plans; maps and/or records of archeological/historic resources; soil reports and maps; etc. Many of these original source materials have been collected from other public agencies or from previously prepared EIR's and other technical studies. Copies of these reports can be found by contacting the Community Development Department.

**1. Water:**

- a. Is any portion of the project subject to flood hazard?  
Flood zone: \_\_\_\_\_ **X**  Yes  No \*
- b. Will the project result in reduction of surface or ground water quality or quantity?  Yes  No
- c. Will the project result in increases to surface, channel or stream volumes, or alterations to drainage patterns and streams?  Yes  No
- d. Will the project result in erosion of or sedimentation to a channel, river, or body of water?  Yes  No

Other sources used: \_\_\_\_\_

**2. Earth:**

- a. Will the project result in or be subject to potentially hazardous geologic

or soils conditions on or immediately adjoining the site (slides, springs, erosion, liquefaction, earthquake faults; steep slopes, septic tank limitations)?

Yes  No

b. Will the project involve substantial grading which could result in secondary impacts (consider amount, steepness, and visibility of proposed slopes; consider effect of grading on trees and creek channels)?

Yes  No

c. Will there be conversion of prime farmland (over 40 acres and not shown for development in the General Plan)?

Yes  No \*

Other sources used: San Joaquin County Soil Survey

**3. Plant/Animal Life:**

a. Will there be a reduction or disturbance to any habitat for plants and animals (including removal or disturbance of trees, riparian areas, or migration routes)?

Yes  No \*

b. Will the project impact any rare, endangered, threatened, or recreational species located on or near the site? (Check the Natural Diversity Data Base)

Yes  No \*

Other sources used: Natural Diversity Database

**4. Air/Climate:**

a. Will the project make a significant contribution to the deterioration of existing air quality, including creation of objectionable odors; will future project residents be subjected to significant pollution levels?

Yes  No

b. Will the project result in any impact to current climatic conditions? (Consider the introduction of water features, loss of wetland, etc.)

Yes  No

Other sources used: \_\_\_\_\_

**5. Noise:**

a. Will the project expose people to high noise or vibration levels (over 65db/Ldn for residential uses or 75db/Ldn for industrial uses at the property line)? (Check 2010 projected noise contours.)

Yes  No

b. Will the project result in increased noise or vibration levels?

Yes  No

Other sources used: \_\_\_\_\_

**6. Energy/Natural Resources:**

a. Will the project use substantial amounts of fuel or energy, require a substantial increase in demand upon existing sources, or require the development of new sources of energy?

Yes  No

b. Will the project affect the potential use, extraction, conservation, or depletion of a natural resource (other than agricultural land)?

Yes  No

Other sources used: \_\_\_\_\_

**7. Hazards:**

- a. Will the project create a risk of explosion; release, generate or store Any hazardous substances; or cause other dangers to public health and safety?  Yes  No
- b. Are there any known hazardous substances located within 500 feet of the boundaries of this project, if in an existing or proposed residential area (this could include possible groundwater contamination)?  Yes  No
- c. Will the project result in interference with, or need, for emergency plans?  Yes  No

Other sources used: \_\_\_\_\_

**8. Utilities and Public Service:**

- a. \*\*Will the project require alteration of, addition to, or the need for new utility systems (water, sewer, drainage, solid waste), including a sphere of Influence or district boundary change?  Yes  No \*
- b. \*\*Will the project result in the need for or the expansion of the following services: fire and police protection, schools, parks and recreation, libraries, roads, flood control, solid waste or other public works facilities, public transit, or governmental services?  Yes  No
- c. Will the project adversely impact existing recreational/park opportunities or require new park/recreation opportunities?  Yes  No

Note: \*\* "Yes" answers to these two questions and 9 (b) below will require additional discussion, but do not necessarily indicate a potentially significant impact.

Other sources used: \_\_\_\_\_

**9. Transportation/Circulation:**

- a. Will the project generate significant traffic volumes and/or make a significant contribution to an existing circulation problem (consider existing LOS on nearby arterials and highways, road design, access, parking, accident potential)?  Yes  No \*
- b. \*\*Will the project cause special transportation considerations (consider water-borne, rail, air, pedestrian, and bicycle traffic, and public transportation systems and parking facilities)?  Yes  No
- c. Will the project result in a significant increase in commuting to and from the local community?  Yes  No
- d. Will the project be impacted by or interfere with an airport flight path?  Yes  No
- e. Will the project restrict access to the surrounding area?  Yes  No

Other sources used (note traffic studies): \_\_\_\_\_

**10. Cultural Resources:**

- a. Will the proposal result in an alteration of a significant archeological, or historical site, structure, or building?  Yes  No

Other sources used: \_\_\_\_\_

**11. Housing:**

- a. Will the proposal adversely affect the existing housing stock or create a demand for additional housing (more than 50 units)?  Yes  No

Other sources used: \_\_\_\_\_

**12. Aesthetics:**

- a. Will the project obstruct any public scenic vista or view, create an aesthetically offensive site open to public view, or produce new light or glare?  Yes  No

Other sources used: \_\_\_\_\_

**13. Land Use:**

- a. Is this project a growth-inducing action: Will it encourage additional requests for related uses, or will it set a significant land use precedent in the area?  Yes  No \*
- b. Will the project conflict with existing or planned land uses; is the project in conflict with any adopted plans?  Yes  No \*
- c. Will the project disrupt a natural or recreation area, impact access to waterways, or allow trespass onto surrounding land?  Yes  No

**14. Cumulative:**

- a. Will the project create any impacts which may not be significant for the project alone, but may be significant when combined with other anticipated development of similar type and or location?  Yes  No

Other sources used: \_\_\_\_\_

**15. Other Impacts:** Identify any other impact(s) not noted above which may be significant, and cite source(s). NONE KNOWN.

**Mandatory Findings of Significance:**

(A "Yes" answer to any of the following questions requires preparation of an EIR.)

- a. Does the project have the potential to degrade the quality of the environment or curtail the diversity in the environment?  Yes  No
- b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?  Yes  No

- c. Does the project have impacts which are individually limited but cumulatively considerable?  Yes  No
- d. Does the project have environmental impacts which will cause substantial, adverse effects on human beings, either directly or indirectly?  Yes  No

**16. DISCUSSION OF ANY ENVIRONMENTAL IMPACTS NOTED ABOVE.**

(Discuss any questions answered "Yes" above, as well as any "No" answers marked with an asterisk (\*). Discuss any changes to the project which could mitigate the identified impacts. Discuss any proposed mitigation monitoring program submitted by the project applicant. Use additional attached pages if necessary.)

**PLEASE SEE INITIAL STUDY ATTACHMENT PA-1800234.**

Prepared by: Christine Luckasen

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Title: Assistant Planner

Date: April 26, 2019

## INITIAL STUDY CONTINUED

PA-1800234

Henry & Lynette Foppiano / Mike Smith Engineering, INC.

**PROJECT DESCRIPTION: A Site Approval application to expand an existing produce packing facility in four (4) phases over fifteen (15) years. Phase 1, to be completed within eighteen (18) months, includes construction of a 14,320 square foot roof cover for storage. Phase 2, to be completed in five (5) years, includes construction of two (2) 70,000 square foot walnut storage buildings. Phase 3, to be completed in ten (10) years, includes construction of two (2) 70,000 square foot walnut storage buildings, a 28,000 square foot cherry packing building, and a 28,000 square foot storage building for produce. Phase 4, to be completed in fifteen (15) years, includes construction of a 20,000 square foot office and a 26,000 square foot walnut huller building. This parcel is not under a Williamson Act contract. This parcel is located on the east side of Jack Tone Road, 1,500 feet north of Copperopolis, Stockton.**

### **1. Water**

1. a. The project site is located in the Flood Zone X Other Flood Areas 0.2 Percent Annual Chance Flood Hazard flood designation. If approved, any new development will have to comply with Development Title Section 9-1605 regarding flood hazards.

### **2. Earth**

2. c. The soil type is *Hollenbeck silty clay, 0 to 2 percent slopes*. *Hollenbeck silty clay, 0 to 2 percent slopes*, is moderately well drained, and permeability is slow. This unit is suited to irrigated row, filed, and orchard crops. A few areas may be used for homesite development. *Hollenbeck silty clay* has a storie index rating of 22 and a land capability of IIs-5 irrigated, and IVs-5 nonirrigated.

If approved this project is not expected to significantly impact the surrounding properties and will not be a conversion of prime farmland as the General Plan designation and zoning designation will remain the same.

### **3. Plant/Animal Life**

3. a.&b. The Natural Diversity Database list the *Buteo swainsoni* (Swainson's hawk) and the *Eryngium racemosum* (Delta button-celery) as rare, endangered, or threatened species as potentially occurring in or near the project area. If SJCOG determines that the applicant may participate in the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), and if the applicant chooses to participate, then the proposed project is consistent with the SJMSCP, as amended, as reflected in the conditions of project approval for this proposal. Pursuant to the Final EIR/EIS for San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), dated November 15, 2000, and certified by SJCOG on December 7, 2000, implementation of the SJMSCP is expected to reduce impacts to biological resources resulting from the proposed project to a level of less-than-significant. If the applicant chooses not to participate, then the applicant will be required to participate in a similar mechanism that provides the same level of mitigation.

### **8. Utilities and Public Services**

8. a. The proposed project will not be required to be served by public services. Water will be provided by an on-site well. Sewer services will be through a septic system. Storm water drainage will be retained on-site with a retention basin. The Environmental Health Department and the Department of Public Works will determine the feasibility of these systems. Therefore, the impact on public services will be less than significant.

## **9. Transportation/Circulation**

9. a. The existing produce packing facility and the proposed expansion area are located on the east side of Jack Tone Road, 1,500 feet north of Copperopolis in Stockton. The facility will operate from January to April from 7am to 5pm, Monday through Saturday, from May to June from 7am to 8pm, Monday through Sunday, from June to September from 7am to 6pm, Monday through Saturday, and from October to December from 7am to 5pm, Monday through Saturday. The site plan depicts two (2) access driveways to the site off of Jack Tone Road. The Department of Public Works states that the proposed project would have a less than significant impact on traffic on the local streets because the development project is not expected to exceed fifty (50) vehicles during any hour. Projects that have a traffic volume of less than fifty (50) trips per hour have a less than significant impact on traffic. The Conditions of Approval from Public Works will ensure that the traffic impacts are less than significant.

## **13. Land Use**

13. a. & b. The proposed project is to expand an existing produce packing facility in four (4) phases over fifteen (15) years. Phase 1, to be completed within eighteen (18) months, includes construction of a 14,320 square foot roof cover for storage. Phase 2, to be completed in five (5) years, includes construction of two (2) 70,000 square foot walnut storage buildings. Phase 3, to be completed in ten (10) years, includes construction of two (2) 70,000 square foot walnut storage buildings, a 28,000 square foot cherry packing building, and a 28,000 square foot storage building for produce. Phase 4, to be completed in fifteen (15) years, includes construction of a 20,000 square foot office and a 26,000 square foot walnut huller building. The Use Type for this project is Agricultural Processing – Food Manufacturing, which may be conditionally permitted in the AG-40 zone with an approved Site Approval application. Therefore, this project is not a growth-inducing action nor in conflict with existing or applicable Master Plans, Specific Plans, or Special Purpose Plans in the vicinity.

