

### Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2016082038**

**Project Title:** PA-1600186 (ER) EIR for Hammer Petroleum Project

Lead Agency: San Joaquin County Community Development Department Contact Person: Megan Aguirre  
 Mailing Address: 1810 E. Hazelton Avenue Phone: 209-468-3144  
 City: Stockton Zip: 95205 County: San Joaquin

**Project Location:** County: San Joaquin City/Nearest Community: Stockton  
 Cross Streets: Hammer Lane, Maranatha Drive, State Route 99 West Frontage Road Zip Code: 95212  
 Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: \_\_\_\_\_  
 Assessor's Parcel No.: 130-030-12 & -13 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy #: SR 99 Waterways: Calaveras River, Stockton Div. Canal,  
 Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI

Governor's Office of Planning & Research

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

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**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. 23,529 Acres 14.87 Employees 64  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW  
 Waste Treatment: Type \_\_\_\_\_ MGD  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: Tribal Cult. Res.

**Present Land Use/Zoning/General Plan Designation:**

Vacant/Agriculture - Urban Reserve, 20-acre min. (AU-20)/Low Density Residential (R/L)

**Project Description:** (please use a separate page if necessary)

See attached.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #10	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #5S
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input checked="" type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #2	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: <u>Department of Alcoholic Beverage Control</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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### Local Public Review Period (to be filled in by lead agency)

Starting Date \_\_\_\_\_ Ending Date \_\_\_\_\_

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### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Hammer Petroleum, LLC.</u>
Address: _____	Address: <u>2190 Meridian Park, Suite G</u>
City/State/Zip: _____	City/State/Zip: <u>Concord/CA/94520</u>
Contact: _____	Phone: <u>925-446-6806</u>
Phone: _____	

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Signature of Lead Agency Representative: \_\_\_\_\_

*Megan Quine*

Date: 03/20/2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

## PA-1600186 (ER) EIR for Hammer Petroleum Project

### Project Description

The project consists of four (4) applications:

1. General Plan Map Amendment application No. PA-1500159: to amend the General Plan designation from R/L (Low Density Residential) to C/G (General Commercial) for a 4.32-acre portion (APN: 130-030-13) of a 14.87-acre parcel comprised of APN's 130-030-12 and -13.
2. Zone Reclassification application No. PA-1500160: to amend the zoning from AU-20 (Agriculture – Urban Reserve, 20-acre minimum) to C-G (General Commercial) of the same 4.32-acre portion of a 14.87-acre parcel.
3. Minor Subdivision application No. PA-1500161: to subdivide the existing 14.87-acre parcel into four (4) parcels and a Designated Remainder parcel. Parcel 1 to contain 1.01 acres. Parcel 2 to contain 0.89 acres. Parcel 3 to contain 1.32 acres. Parcel 4 to contain 1.10 acres. The Designated Remainder parcel (10.55 acres) includes the site for the proposed CarMax development currently under review by the City of Stockton. The previous application proposed to subdivide the property into four (4).
4. Site Approval application No. PA-1500162: to construct a gas station with a convenience store on proposed Parcel 1, a fast food restaurant on proposed Parcel 2, a full service restaurant on proposed Parcel 3, and an automated car wash on proposed Parcel 4. (Use Types: Gasoline Sales – Combination, Eating Establishments – Convenience, Eating Establishments – Full Service, and Automotive Sales and Services – Cleaning). This application also includes a sign plan that proposes multiple wall signs and two (2) monument signs. As a part of the sign plan, the applicant is requesting to modify the height and square footage standards for the monument signs.