



**REVISED NOTICE OF PREPARATION (NOP)
ENVIRONMENTAL IMPACT REPORT NO. PA-1600186 (ER)
SCG PROPERTIES LLC/HAMMER PETROLEUM LLC.**

Based upon information received from the Applicant, Hammer Petroleum LLC., the Environmental Review Officer for San Joaquin County (County) has determined that this project may have a significant impact on the environment and hereby gives notice that an Environmental Impact Report (EIR) is to be prepared in accordance with the provisions of the California Environmental Quality Act (CEQA), as amended.

The San Joaquin County Community Development Department will be the Lead Agency and will prepare a Draft Environmental Impact Report for the project identified above. Please submit the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. The Community Development Department did not prepare an Initial Study for this project.

Project Title:

Hammer Petroleum (PA-1500159, PA-1500160, PA-1500161, & 1500162)

Project Location:

The Hammer Petroleum project is located at 7620 N. Maranatha Drive, Stockton, in an unincorporated portion of central San Joaquin County immediately east of the City of Stockton and lies within the City of Stockton Sphere of Influence. The site is currently vacant. Land uses to the north and west are within the City of Stockton, and parcels located to the east and south are primarily agricultural uses with scattered residences, and include an existing religious assembly and gas station.

Applications:

The project and NOP have been revised to include the General Plan Map Amendment and Zone Reclassification applications, as well as updates to the Minor Subdivision and Site Approval applications. The revised project also accounts for a project that is in process with the City of Stockton on the west side of Maranatha Drive. 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.

Environmental Issues to be discussed in the EIR:

The following are probable environmental effects of the project:

1. Agricultural Resources. Potential effects of the proposed commercial development on surrounding agricultural parcels.
2. Traffic. A traffic study will be conducted as part of the EIR. Traffic analysis will be provided relative to the increase in vehicle traffic and Level of Service impacts to streets and intersections potentially impacted by the project, including Hammer Lane, Maranatha Drive, and State Route 99 West Frontage Road. Impacts to potential changes to the Hammer Lane Specific Plan will also be evaluated.
3. Noise. Noise generated at the site from the commercial development will be evaluated relative to the impact on nearby residences and religious assembly uses, and compliance with the County noise ordinance.
4. Air Quality/Odors. The EIR will analyze regional and local air quality impacts that would result from the project from both stationary and mobile sources during both the short-term construction of and long-term operation of the project. The analysis will include a discussion of greenhouse gas emissions and impacts on climate change, as well as an evaluation of the health risks of air toxic emissions.
5. Hydrology and Water Quality. The EIR will review the proposed commercial development, including surface and groundwater impacts and runoff management plans. A water analysis may be conducted in the EIR.
6. Biological Resources. The EIR will review biological issues relative to the commercial development. The San Joaquin County Multi Species Habitat Conservation and Open Space Plan will be described as it applies to the project site.
7. Public Services and Utilities. The EIR will review impacts relative to police, fire and wastewater.
8. Cultural Resources. The EIR will analyze the impacts to cultural, historical, and archeological resources in the surrounding area, including the results of Phase 2 archaeological testing of the site.
9. Aesthetics. The EIR will analyze the alteration of visual characteristics from the proposed project and the increase in light and glare in the local area.
10. Climate Change. The EIR will analyze issues of greenhouse gas emissions related to the operations of the project and the corresponding traffic.
11. Land Use. The EIR will analyze the potential effects of the proposed project on local land uses, including compatibility with General Plan and zoning.

12. Hazards/Hazardous Materials. The EIR will evaluate the potential for human and environmental exposure to any hazards.

13. Geology/Soils. The EIR will evaluate impacts to earth resources on the project site and in the vicinity of the project.

14. Tribal Cultural Resources. The EIR will analyze impacts to tribal cultural resources and include tribal consultation pursuant to AB 52.

Public Scoping and Document Review and Comment Period:

Due to the time limits mandated by State law, your response to this NOP must be sent at the earliest date, but not later than 30 days after receipt of this notice.

Review Begins: April 1, 2019
Review Ends: May 1, 2019
Contact Person: Megan Aguirre, Senior Planner
San Joaquin County Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205
Telephone No.: 209-468-3144
FAX No.: 209-468-3163
Email: meaguirre@sigov.org

REVISED SITE PLAN

Application # **PA1500159**

Received By **MEAT**

On **12/10/18**

STOCKTON AUTO CENTER PHASE II UNIT 2
POR. S.E. 1/4 SEC. 13, T.2N. R.6E., M.D.B.

THIS MAP IS FOR
 ASSESSMENT USE ONLY

130-03

Bk. 126

Bk. 126

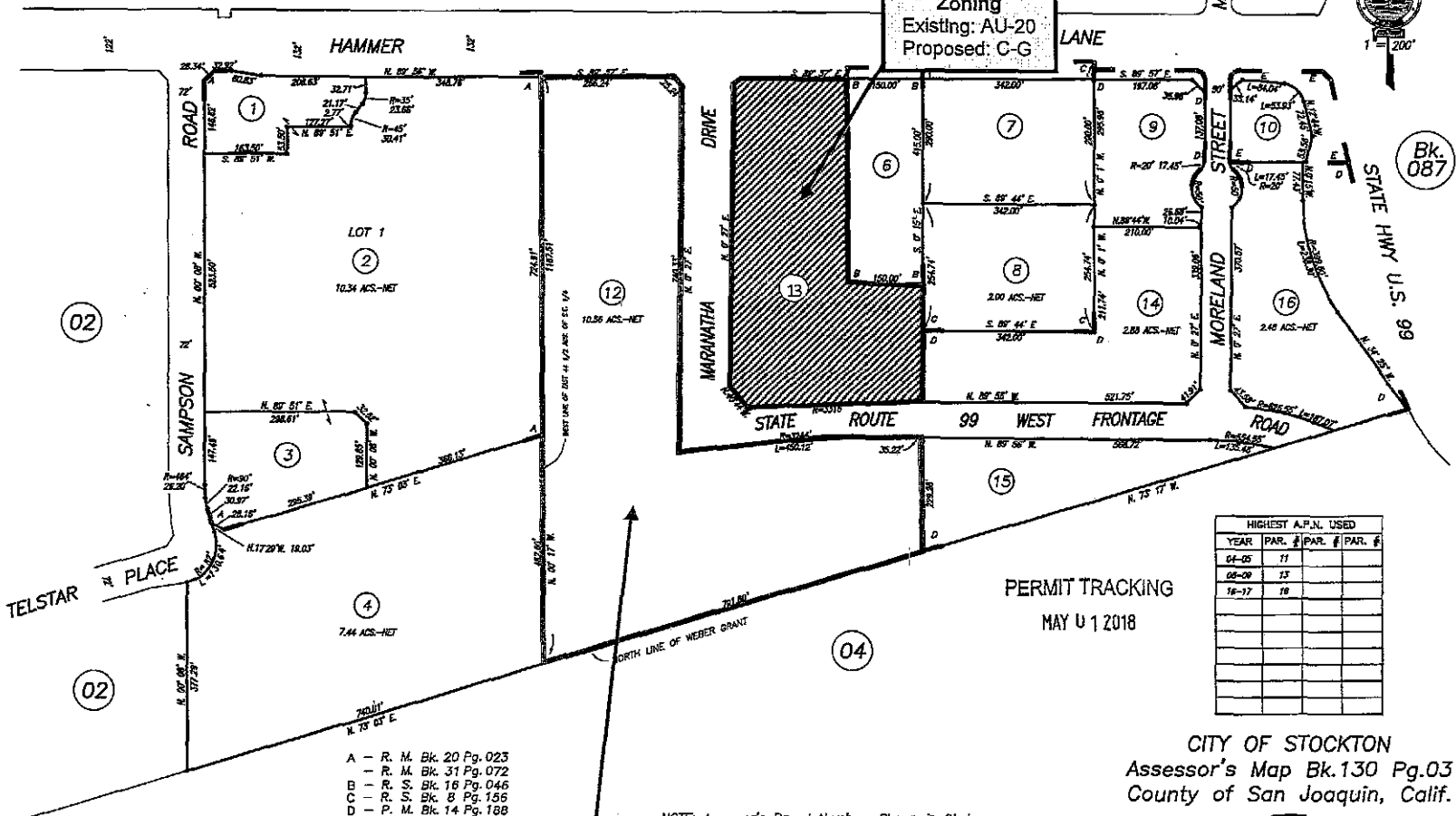
Bk. 087

General Plan
 Existing: R/L
 Proposed: C/G

Zoning
 Existing: AU-20
 Proposed: C-G



The sole purpose of this document is for the assessment and collection of County property taxes. County makes no representation or warranty, express or implied, about the completeness, accuracy, reliability or suitability of the information set forth in this document. Therefore, this document should not be relied upon to determine the legal ownership of any specific parcel(s), nor should it be used as evidence in any legal proceeding. This document is not intended to constitute any loss or damage whatsoever arising from its use or reliance upon this document(s).



HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
04-05	11		
06-09	13		
18-17	16		

PERMIT TRACKING
 MAY 01 2018

CITY OF STOCKTON
 Assessor's Map Bk.130 Pg.03
 County of San Joaquin, Calif.

- A - R. M. Bk. 20 Pg. 023
- B - R. M. Bk. 31 Pg. 072
- C - R. S. Bk. 16 Pg. 046
- D - P. M. Bk. 14 Pg. 188
- E - R. S. Bk. 19 Pg. 068

NOTE: Assessor's Parcel Numbers Shown in Circles.
 Assessor's Block Numbers Shown in Ellipses.

General Plan
 Existing: R/L

Zoning
 Existing: AU-20

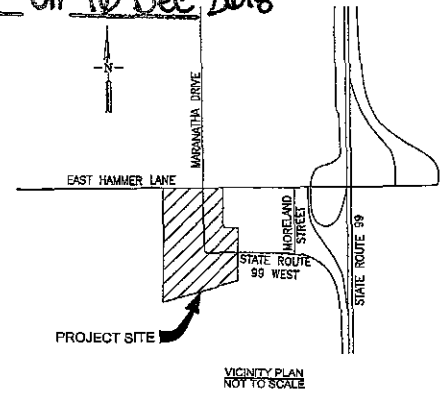
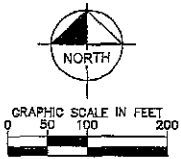
NOTE: No change is proposed to this portion of the property.

04-05

REVISED TENTATIVE MAP

Application # **PA1500161**

Received By MER On 10 Dec 2018



LEGEND

- COUNTY/CITY LIMIT LINE
- CENTERLINE
- PROPERTY LINE
- PROPERTY LINE (NOT A PART OF PROPOSED TENTATIVE MAP)
- CALCULATED CORNER
- AC ACRE
- APN ASSESSOR'S PARCEL NUMBER
- LLC LIMITED LIABILITY COMPANY

PROJECT LOCATION

PORTION OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN
COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

UTILITY NOTE

THIS SITE IS CURRENTLY NOT SERVED BY A SANITARY SEWER SYSTEM. THEREFORE, PERMISSION TO CONVEY SANITARY SEWER AND STORM WATER DISCHARGE INTO THE EXISTING PUBLIC SYSTEM LOCATED ON HAMMER LANE WILL BE PROVIDED.

REFER TO "WILL SERVE LETTER" WITH THE TERMS AND CONDITIONS UNDER WHICH THE CITY OF STOCKTON WILL GRANT APPROVAL TO CONNECT TO THE CITY SANITARY SEWER, STORM DRAIN AND WATER SYSTEM.

FLOOD NOTE

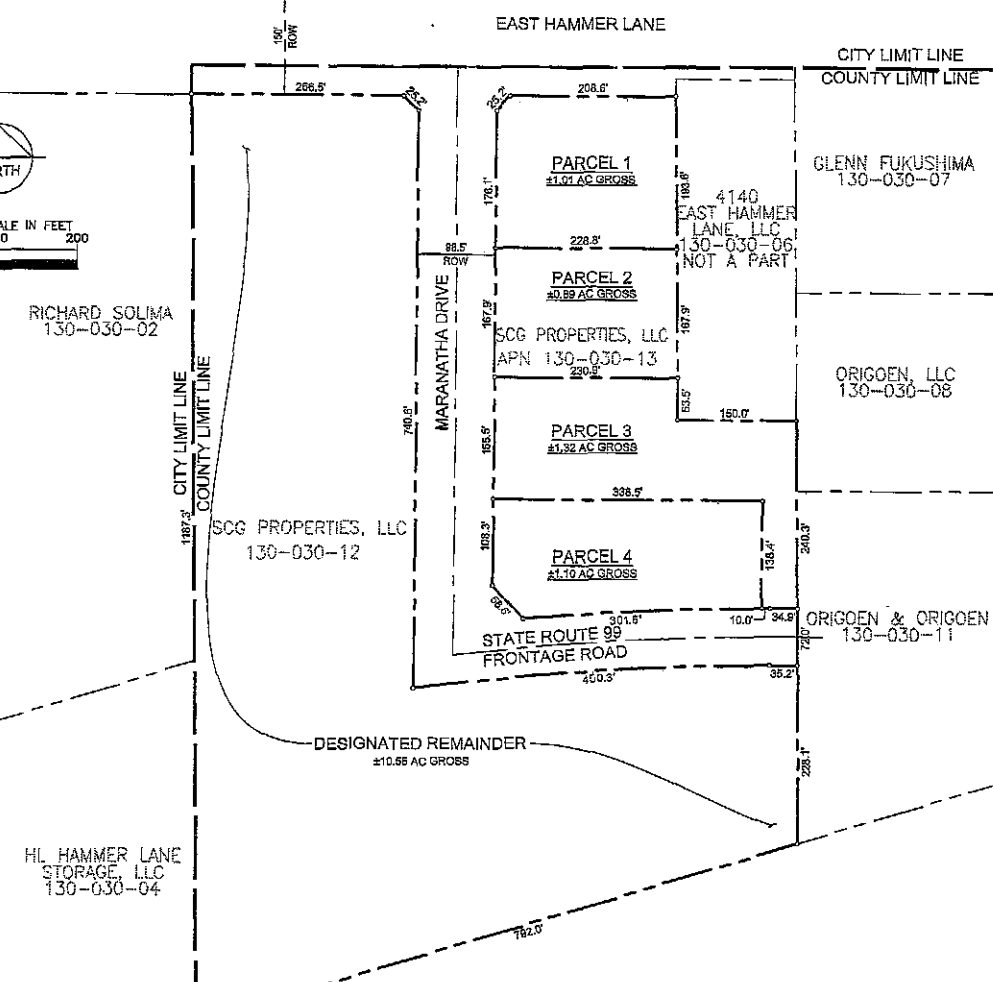
SUBJECT PROPERTY IS LOCATED WITHIN ZONE X PER COMMUNITY PANEL NUMBER 06077 C0320F, DATED OCTOBER 16, 2009.

TENTATIVE PARCEL MAP
PREPARED FOR HAMMER PETROLEUM, INC.

Kimley»Horn © 2018

555 CAPITOL MALL, SUITE 300
SACRAMENTO, CA 95814
WWW.KIMLEY-HORN.COM
TEL. NO. (916) 858-5800

NOVEMBER 2018
SHEET 1 OF 1



PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER: 130-030-12 & 130-030-13	APPLICANT: HAMMER PETROLEUM, INC. 2180 MERIDIAN PARK BLVD., STE. G DUNCORP, CA 94520 PH: 925-446-8808	DOMESTIC WATER: CITY OF STOCKTON
PROJECT LOCATION: 7620 MARANATHA DRIVE STOCKTON, CA 95212	ZONING: AU-20	SEWAGE: CITY OF STOCKTON
TOTAL ACREAGE: 4.32 ACRES (COMMERCIAL) 10.55 ACRES (DESIGNATED REMAINDER)	EXISTING USE: VACANT	DRAINAGE: CITY OF STOCKTON
OWNER: SCG PROPERTIES, LLC SANTA FE TERRACE, #223 SUNNYVALE, CA 94085 PH: 408-599-7510	PROPOSED USE: FUEL STATION / RESTAURANTS CARWASH / CONVENIENCE STORE	

© 2018, LDC# 150730003 - Hammer Petroleum - 15100 0400 (04/16/18) (Veronica_Horn.dwg)

REVISED SITE PLAN

Application # **PA1500162**

Received By **MEA**

LOT DATA: **On 10 Dec 2008**

PARCEL SIZE: **180,000 SF (4.32 AC)**

PREPARED BY: **MEASUREMENTS & SURVEYING, INC.**

EXISTING ZONE: **C-G**

PROPOSED ZONE: **GENERAL COMMERCIAL**

EXISTING USE: **UNDEVELOPED**

PROPOSED USE: **CONVENIENCE STORE, QUICK SERVICE RESTAURANT, DINER, GASOLINE SALES & CARWASH**

COVERAGES:

ARCO BUILDING: 3,704 SF (2.0%)

ARCO CANOPY: 4,992 SF (2.8%)

SONIC: 2,720 SF (1.5%)

SONIC CANOPIES: 2,640 SF (1.5%)

BLACK BEAR DINER: 5,038 SF (2.8%)

CARWASH: 4,872 SF (2.7%)

LANDSCAPE: 45,037 SF (25.0%)

PARKING DATA:

REQUIRE:

A. ARCO BUILDING (1 SPACE/150 SF) = 25 SPACES

B. FUEL STATION (1 SPACE/400 SF) = 11 SPACES

C. SONIC (1 SPACE/100 SF) = 28 SPACES

D. BLACK BEAR DINER (1 SPACE/200 SF) = 27 SPACES

E. FULL SERVICE CAR WASH (1 SPACE/200 SF) = 8 SPACES

TOTAL REQUIRED: = 99 SPACES

PROVIDED:

STANDARD SPACE (F4117) = 166 SPACES

FUEL ISLAND SPACES = 11 SPACES

ACCESSIBLE SPACE (F4117) = 8 SPACES

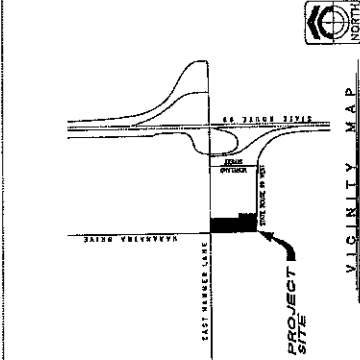
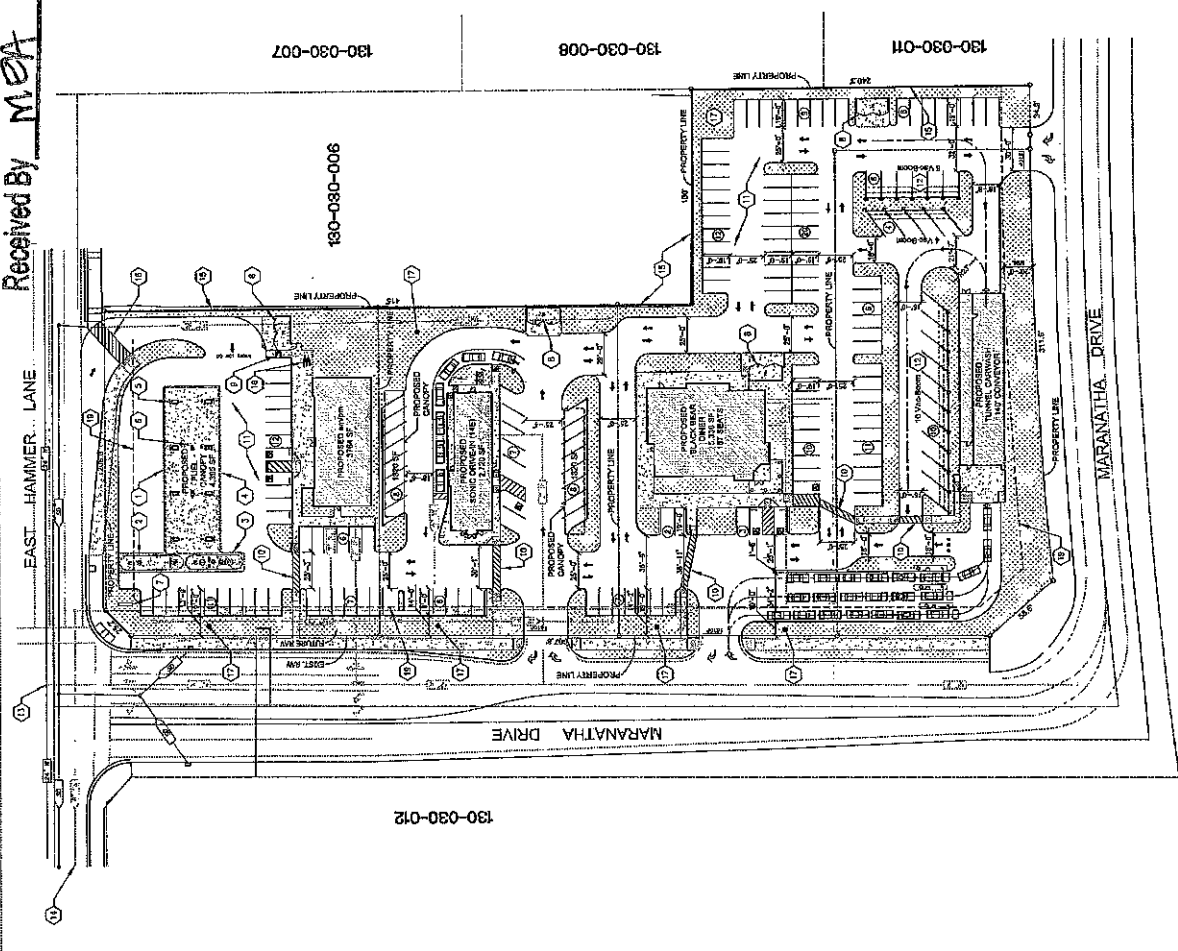
TOTAL PROVIDED: = 177 SPACES

LEGEND:

HANDICAP ACCESSIBLE PARKING STALL

PORTLAND CEMENT CONCRETE

LANDSCAPE



GENERAL NOTES

1. STS WILL HAVE AN UNDERGROUND DETENTION SYSTEM.

KEYED NOTES

1. NEW FUELING CANOPY.
2. NEW UNDERGROUND STORAGE TANKS.
3. NEW TANK SLABS.
4. NEW FUELING ISLAND CONCRETE SLAB.
5. NEW MULTIPRODUCT DISPENSER (MCD) WITH GUARD POST (TYPICAL OF 2).
6. NEW PAVEMENT ISLAND CASHER (PIC) WITH GUARD POST (TYPICAL OF 2).
7. NEW MULTITENANT HOUSING SINK.
8. NEW TRASH ENCLOSURE.
9. NEW AIR/WATER UNIT.
10. ACCESSIBLE PAVEMENT.
11. NEW ASPHALT CONCRETE PAVEMENT.
12. VACUUM STATIONS.
13. NEW 12" WATER MAIN POINT OF CONNECTION AT EXISTING 24" WATER MAIN.
14. NEW 8" SANITARY SEWER, CONNECT RIGHT SEWER TO EXISTING CITY SEWER SYSTEM (APPROXIMATELY 300 FEET WEST OF PROJECT SITE).
15. NEW 8" HIGH CRUI SCREEN WALL ALONG EAST PROPERTY LINE.
16. NEW FERTILIZER SAFETY PROVISIONS FOR CROSSWALK FOR COUNTY STDS.
17. NEW LANDSCAPE AREA (TYPICAL).
18. BOTTLE POCK.
19. LINE OF BUILDING SETBACK (BY CITY MANUAL).

ARCO/SONIC/BLACK BEAR DINER/SONICS
 3928 EAST HAMMER LANE
 STOCKTON, CALIFORNIA
 A/N:

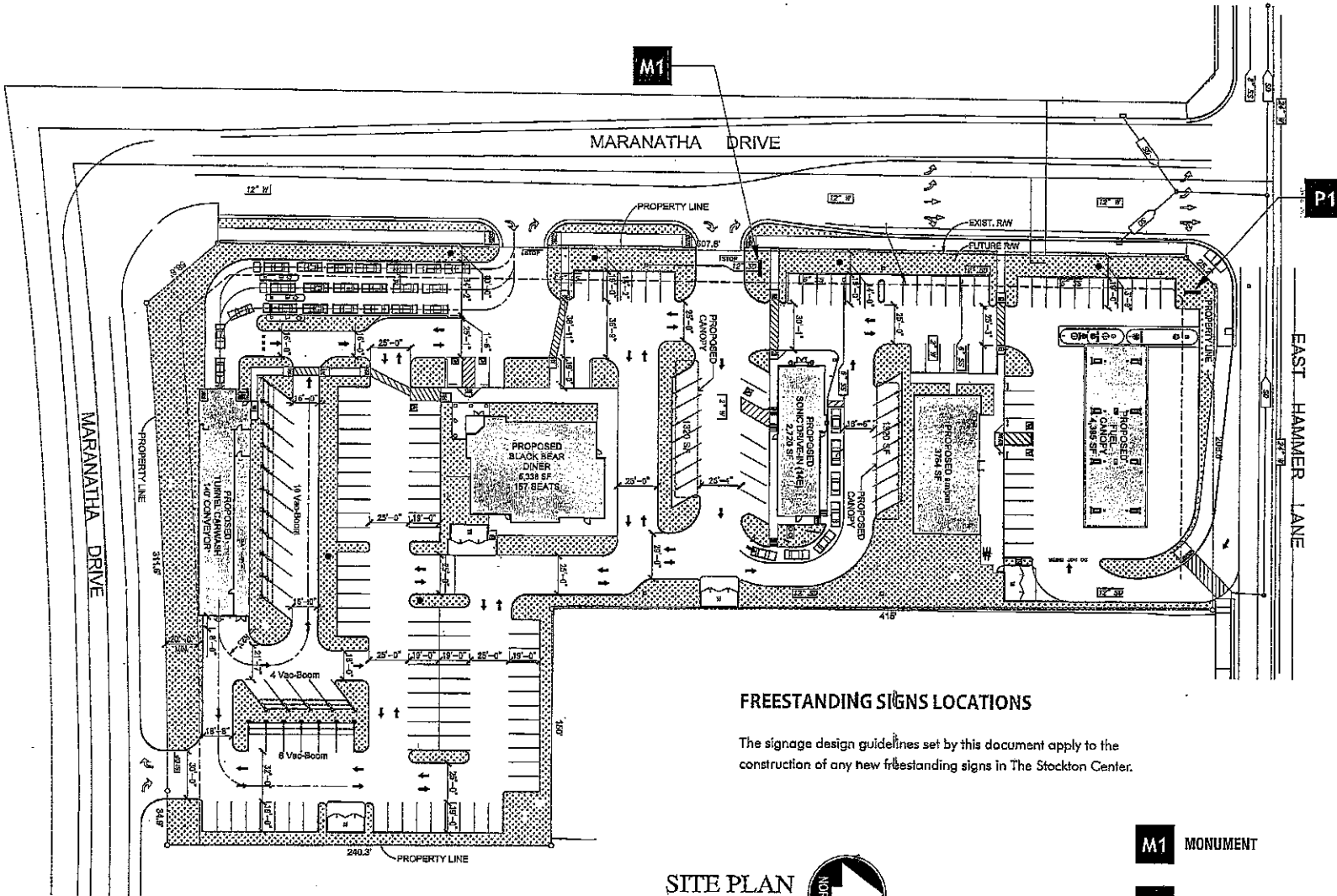
EME BUSINESS ENTERPRISES, INC.
 2715 HARBORWAY BLVD. SUITE 6
 CHICAGO, IL 60632
 TEL: (773) 464-9000

SITE PLAN
 PROJECT NO: 15110-000
 DATE: NOV. 27, 2008

A2

1 SITE PLAN
 SCALE: 1" = 40'-0"





FREESTANDING SIGNS LOCATIONS

The signage design guidelines set by this document apply to the construction of any new freestanding signs in The Stockton Center.

- M1** MONUMENT
- P1** MONUMENT

SITE PLAN
1/64" = 1'-0"



**2019 HAMMER PETROLEUM NOP DISTRIBUTION LIST
PA-1600186 (ER)**

State Clearinghouse

California Highway Patrol
Central Valley Regional Water Quality Control Board
Department of Alcoholic Beverage Control
Department of Fish and Wildlife - Region 2
Department of Transportation (Caltrans, District 10)
Department of Water Resources
Food and Agriculture
Native American Heritage Commission
Public Utilities Commission
SJVAPCD (Air Resources Board)

Federal Agencies

Army Corps of Engineers
Federal Emergency Management Agency
Fish and Wildlife Service

Local Agencies/Organizations

SJ Environmental Health
SJ Public Works
SJ Fire Prevention Bureau
SJ Building
SJ Plan Check
SJ County Counsel
Ag Commissioner
Assessor
Board of Supervisors
County Clerk
County Counsel
General Services
Mosquito & Vector Control
O.E.S.
Parks and Recreation
Planning Commissioners
Sheriff
Surveyor
City of Stockton Community Development Department
City of Stockton Public Works Department
City of Stockton Fire
City of Stockton Municipal Utilities District
City of Stockton Sewer/Water
Woodbridge Irrigation District
Stockton East Water District
Council of Governments
Stockton Unified School District
Lodi Unified School District
Waterloo Morada Fire District
Farm Bureau
Morada MAC
Morada Area Association
San Joaquin County Resource Conservation District
EBMUD

Central Valley Flood Protection Board
PG&E
AT&T
LAFCO
Kathy Perez
Gene Whitehouse
California Valley Miwok Tribe
North Valley Yokuts Tribe
California Tribal TANF Partnership
Carpenters Union
Campaign for Common Ground
Sierra Club
Precissi Flying Service
Haley Flying Service
BIA
Builders Exchange

Interested Parties

Marsha A. Burch (Law Office of Marsha A. Burch)
Don Mooney (Law Office of Donald B. Mooney)
Thomas A. Terpstra (Terpstra Henderson)
Brett Jolley (Shore, McKinley, Conger & Jolley, LLP)
Jeff Sanguinetti (A.R. Sanguinetti & Associates)
Michael D. Hakeem (Hakeem, Ellis and Marengo)
Steve Malcoun (Mayall Hurley, P.C.)
Doug Rishwain (The Rishwain Law Firm)
Steve Herum (Herum/Crabtree/Suntag)
Lozeau Drury LLP
Linda Cirelli
Bob Gou
John Glick
Kevin Johnston

Others

Property Owner: SCG Properties, LLC.
Applicant: Hammer Petroleum, LLC.
Agent: Diane G. Kindermann (Abbott & Kindermann, Inc.)
Surrounding property owners within 1,400 feet

