

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 #

Project Title: PA-2000048 Site Approval for Gasoline Sales Combination

Lead Agency: San Joaquin County - Community Development Dept.

Contact Person: Alisa Goulart

Mailing Address: 1810 East Hazelton Avenue

Phone: 209-468-0222

City: Stockton Zip: 95205

County: San Joaquin

Project Location: County: San Joaquin City/Nearest Community: Thornton, CA

Cross Streets: W. Thornton Rd., N. Thornton Rd., Mokelumne Rd., W. Pine St. Zip Code: 95686

Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: 2.37

Assessor's Parcel No.: 001-200-84

Section: 3

Twp.: T4N

Range: R5E

Base: 03

Within 2 Miles: State Hwy #: Interstate 5

Waterways: Mokelumne River, Beaver Slough

Airports:

Railways: Union Pacific

Schools: New Hope El School

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:

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:

Development Type:

☐ Residential: Units Acres ☐ Transportation: Type
☐ Office: Sq.ft. Acres Employees ☐ Mining: Mineral
☒ Commercial: Sq.ft. 7,330 Acres 2.37 Employees 10 ☐ Power: Type MW
☐ Industrial: Sq.ft. Acres Employees ☐ Waste Treatment: Type MGD
☐ Educational: ☐ Hazardous Waste: Type
☐ Recreational: ☐ Other:
☐ Water Facilities: Type MGD

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:

Present Land Use/Zoning/General Plan Designation:

Cardlock Gas Facility / C-C / C/C

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

A Site Approval to establish a combination gas station to include a convenience store and a fast food restaurant. The project includes construction of a 4,100 square foot store/restaurant building and a 3,230 square foot canopy for 6 gas dispensers. The store and fast food restaurant will operate seven (7) days a week, from 6:00 a.m. to 11:00 p.m. The gas dispensers will operate 24 hours a day, with credit card use only after hours. The site will utilize a private on-site septic system. Water and storm water drainage will be provided by San Joaquin County Service Area 12. The project will have ingress/egress driveways off of both N. Thornton Road and W. Thornton Road with an additional exit only driveway on W. Thornton Road.

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 and "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board
☐ Boating & Waterways, Department of
☐ California Emergency Management Agency
☐ California Highway Patrol
☐ Caltrans District # 10
☐ Caltrans Division of Aeronautics
☐ Caltrans Planning
☐ Central Valley Flood Protection Board
☐ Coachella Valley Mtns. Conservancy
☐ Coastal Commission
☐ Colorado River Board
☐ Conservation, Department of
☐ Corrections, Department of
☐ Delta Protection Commission
☐ Education, Department of
☐ Energy Commission
☐ Fish & Game Region # 2
☐ Food & Agriculture, Department of
☐ Forestry and Fire Protection, Department of
☐ General Services, Department of
☐ Health Services, Department of
☐ Housing & Community Development
☐ Native American Heritage Commission

☐ Office of Historic Preservation
☐ Office of Public School Construction
☐ Parks & Recreation, Department of
☐ Pesticide Regulation, Department of
☐ Public Utilities Commission
☐ Regional WQCB # CV
☐ Resources Agency
☐ Resources Recycling and Recovery, Department of
☐ S.F. Bay Conservation & Development Comm.
☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ San Joaquin River Conservancy
☐ Santa Monica Mtns. Conservancy
☐ State Lands Commission
☐ SWRCB: Clean Water Grants
☐ SWRCB: Water Quality
☐ SWRCB: Water Rights
☐ Tahoe Regional Planning Agency
☐ Toxic Substances Control, Department of
☐ Water Resources, Department of

☐ Other: _____
☐ Other: _____

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

Starting Date 10/27/22 Ending Date 11/24/22

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: Ramos Oil Company Corp.
Address: _____ Address: P.O. Box 401
City/State/Zip: _____ City/State/Zip: W. Sacramento, CA 95691
Contact: _____ Phone: 916-371-2570
Phone: _____

Signature of Lead Agency Representative: Alisa Goulart Date: 10/27/22

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