



**APPLICATION REFERRAL:
Staff Review with Notice**

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The following project has been filed with this Department: **APPLICATION NUMBER: PA-2000048 (SA)**

PROPERTY OWNER:	Ramos Oil Company Corp PO Box 401 West Sacramento, CA 95691-401	APPLICANT:	Mel Higginbotham 11584 Francis Dr. Grass Valley, CA 95949
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PROJECT DESCRIPTION: A Site Approval application to establish a combination gas station to include a convenience store and a fast-food restaurant (Use Type: Gasoline – Combination). 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 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.

The Property is zoned C-C (Community Commercial) and the General Plan designation is C/C (Community Commercial).

PROJECT LOCATION: The project site is on the northeast corner of Thornton Rd. and Walnut Grove Rd., Thornton. (APN/Address: 001-200-84 / 26440 N. Thornton Rd., Thornton) (Supervisory District: 4)

ENVIRONMENTAL DETERMINATION: This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced to a less than significant level. The Mitigated Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department no later than November 24, 2022. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: October 27, 2022

TO:		
SJC Supervisor: District 4	San Joaquin Council of Governments	County Service Area 12
SJC Building Division / Plan Check	Caltrans – District 10	US Fish & Wildlife
SJC Environmental Health	CA Highway Patrol	Building Industry Association
SJC Fire Prevention Bureau	CA Regional Water Quality Control Board	Builders Exchange
SJC Mosquito Abatement	Delta Stewardship Council	Buena Vista Rancheria
SJC Public Works	CA Fish & Wildlife Region: 2	California Tribal TANF Partnership
SJC Sheriff Communications Director	CA Native American Heritage Commission	California Valley Miwok Tribe
New Hope School District	Thornton Municipal Advisory Council	North Valley Yokuts Tribe
Galt Joint Union School District	348 New Hope Reclamation District	United Auburn Indian Community
Thornton Fire District	Federal Emergency Management Agency	Sierra Club
Air Pollution Control District	Lodi District Grape Growers Association	PG&E, AT&T