



**MITIGATED NEGATIVE DECLARATION**

TO:  Office of Planning & Research  
 P. O. Box 3044  
 Sacramento, California 95812-3044

FROM: San Joaquin County  
 Community Development Department  
 1810 East Hazelton Avenue  
 Stockton, California 95205

County Clerk, County of San Joaquin

**PROJECT TITLE:** Site Approval No. PA-2000048

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

**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).

**PROPONENT:** Ramos Oil Company Corp / Mel Higginbotham

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](http://www.sjgov.org/commdev) under Active Planning Applications.

Date: October 27, 2022

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