



Jennifer Jolley, Director

Eric Merlo, Assistant Director
 Corinne King, Deputy Director of Planning
 Tim Burns, Code Enforcement Chief
 Jay Clayton, Senior Building Inspector

NOTICE OF DETERMINATION

TO: Office of Planning & Research
 P. O. Box 3044, Room 212
 Sacramento, California 95812-3044

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

County Clerk, County of San Joaquin

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2022100633

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: 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 to advise that the San Joaquin County Community Development Department has approved the above described project on December 21, 2022, and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were not made pursuant to the provisions of CEQA.

This is to certify that a complete record of project approval is available for review by the general public at the office of the San Joaquin County Community Development Department, 1810 East Hazelton Avenue, Stockton, CA 95205; or via website at <https://www.sjgov.org/commdev>.

Signature: 

Date: 12/21/22

Name: Allen Asio

Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____