



Jennifer Jolley, Director

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Corinne King, Deputy Director of Planning

Tim Burns, Code Enforcement Chief

Jay Clayton, Senior Building Inspector

**APPLICATION REFERRAL:
Staff Review with Notice**

Project Planner: Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: alisa.goulart@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2200033 (SA)**

PROPERTY OWNER: Eclipse Capital Inc.
1606 Montclair Pl.
Brentwood, CA 94513

APPLICANT: Asghar Toheed
415 Beatrice Ct. #H
Brentwood, CA 94513

PROJECT DESCRIPTION: A Site Approval application to construct a 4,000-square-foot commercial building to be leased for use to be decided. Use Types that may be permitted with this level of application include: Automotive Sales and Services - Sales, and -Repair; Retail Sales and Services – Convenience Store, - Market, and – General; Equipment Sales, Repair, and Storage – Farm Machinery, Sales; Construction Services; Wholesale, Storage, and Distribution; and Child Care Services. Sanitary sewer will be provided by a new on-site septic system, public water service and public storm drain service is from County Service Area No. 12. Access will be provided by 2 driveways from N. Thornton Road

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

PROJECT LOCATION: The project site is located on the east side of N. Thornton Rd., south of W. Stockton St., Stockton. (APN/Address: 001-150-48 / 26090 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 February 20, 2023. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: January 23, 2023

TO:

SJC Supervisor: District 4	Thornton Fire District	Buena Vista Rancheria
SJC Assessor	Air Pollution Control District	California Tribal TANF Partnership
SJC Building Division / Plan Check	San Joaquin Council of Governments	California Valley Miwok Tribe
SJC Environmental Health	CA Regional Water Quality Control Board	North Valley Yokuts Tribe
SJC Fire Prevention Bureau	CA Fish & Wildlife Region: 2	United Auburn Indian Community
SJC Mosquito Abatement	CA Native American Heritage Commission	Carpenters Union
SJC Public Works	Federal Emergency Management Agency	Haley Flying Service
SJC Sheriff Communications Director	348 New Hope Reclamation District	Precissi Flying Service
New Hope School District	County Service Area 12 Water Service	Sierra Club
Galt Joint Union School District	Thornton Municipal Advisory Council	PG&E
Delta Keeper	Delta Commission	

SABOO INC

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OWNER:
 TORHEED ASGHAF
 626 260 2849

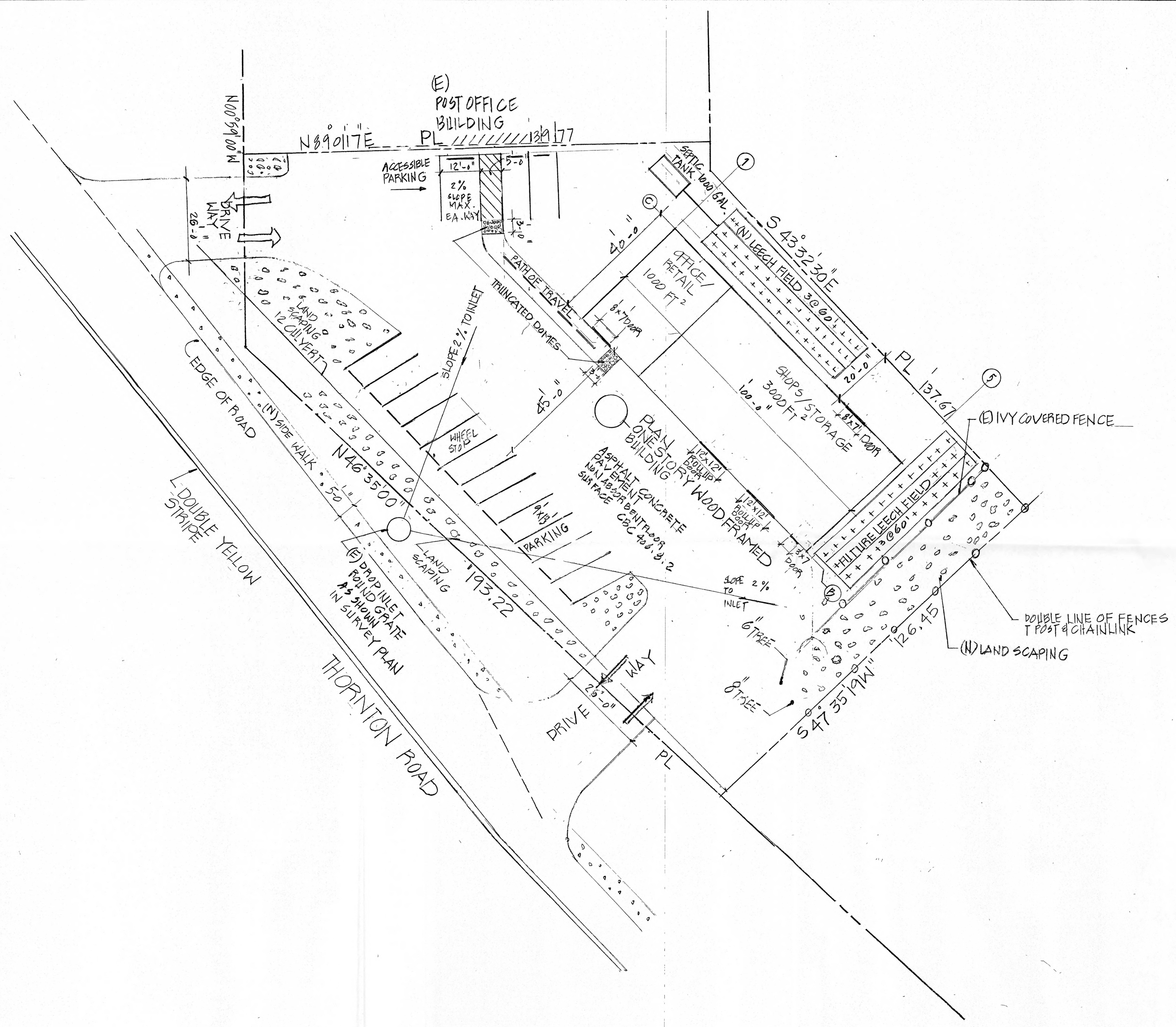
APN 001-150-48

26090 N THORNTON ROAD
 THORNTON CALIFORNIA



TITLE:
SITE PLAN

SHEET:
C1



NOTES:
 I DO NOT DISTURB
 (E) TREES

SCALE 1" = 15'