



Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

**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: 2023010437

**PROJECT TITLE:** Site Approval No. PA-2200033

**PROJECT LOCATION:** The project site is located on the east side of N. Thornton Rd., south of W. Stockton St., Stockton, San Joaquin County. (APN/Address: 001-150-48 / 26090 N. Thornton Rd., Thornton) (Supervisory District: 4)

**PROJECT DESCRIPTION:** 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).

**PROPONENT:** Eclipse Capital, Inc. / Asghar Toheed

This is to advise that the San Joaquin County Community Development Department has approved the above described project on July 18, 2023, 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: 07/18/23

Name: Laura Sauers

Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: \_\_\_\_\_