



Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

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

APPLICATION REFERRAL: Public Hearing

Project Planner: Jessica Leal Phone: (209) 468-3140 Fax: (209) 468-3163 Email: jleal@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2500200 (C)**

PROPERTY OWNER: Nature Conservancy
830 S Street
Sacramento, CA 95811

APPLICANT: Eli Ferrier
830 S Street
Sacramento, CA 95811

PROJECT DESCRIPTION: A Conditional Use Permit application for the construction of an avian viewing facility at the Staten Island Preserve. The project includes the construction of a 475-square-foot small viewing platform, a 2,400-square-foot large viewing platform, and a 75-square-foot shade trellis. The project proposes a parking lot, a bus turnaround and loading area, and a portable toilet. The property is a 9,072-acre parcel with direct access from West Walnut Grove. The parcel is under Williamson Act and is not serviced by any public agencies for sewer, storm, and water.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

PROJECT LOCATION: The project site is A 9,072-acre parcel to the North of State Route 12, East of Walnut Grove Thornton Road, with North Staten Island Road going through. (APN/Address: 069-020-19 / 20250 N. Staten Island Rd., Thornton) (Supervisory District: 4)

ENVIRONMENTAL DETERMINATION: This project as described is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, and a Notice of Exemption will be filed if the project is approved.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department (Phone: [209] 468-3140 or via email at jleal@sjgov.org) no later than April 9, 2026. Recommendations and/or comments received after that date may not be considered in staff's analysis and/or recommendation to the San Joaquin County Planning Commission for this application.

NOTE TO SURROUNDING PROPERTY OWNERS: This project will be scheduled for a San Joaquin County Planning Commission hearing. Notification will be provided on the date, time, and place of the public hearing at a later date.

NOTE TO REVIEW AGENCIES: In order to be notified of the San Joaquin County Planning Commission hearing date for this project, please contact the above noted Project Planner to be placed on the notification list. (Public agencies with recommendations and/or comments on the proposed project and/or environmental determination will automatically be placed on the notification list.)



Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

AGENCY REFERRALS MAILED ON: March 12, 2026

TO:

SJC Supervisor: District 4	Sierra Club	Galt Joint Union High School District
SJC Building Division / Plan Check	CA Dept. of Conservation	Woodbridge Fire District
SJC Environmental Health	CA Fish & Wildlife Region: 3	New Hope School District
SJC Fire Prevention Bureau	Federal Emergency Management Agency	North Valley Yokuts Tribe
SJC Public Works	California Tribal TANF Partnership	Delta Stewardship Council
SJC Sheriff Communications Director	California Valley Miwok Tribe	Delta Commission
SJC Assessor	US Fish & Wildlife	Delta Keeper
SJC Agricultural Commissioner	Reclamation District #38	Audubon Society
SJC Mosquito Abatement	CA Native American Heritage Commission	Farm Bureau
Sacramento County Planning	United Auburn Indian Community	PG&E
Buena Vista Rancheria		