



**SPECIAL LOCATION:** San Joaquin County Administration Building  
44 N. San Joaquin St., Board of Supervisors Chambers, Stockton, California

**Thursday, June 18, 2026**  
**SPECIAL TIME: 6 P.M.**

**SPECIAL HEARING INFORMATION:**

The Board of Supervisors chambers will now be open to the public without restrictions. In addition, please note that public participation is still permitted remotely by email ([pcrecords@sjgov.org](mailto:pcrecords@sjgov.org)) or by Microsoft Teams (via computer and/or phone) as explained on the Community Development Department website and public hearing notice. Please visit our Planning Commission page at <https://sjgov.link/planning-commission> for the most current information regarding public participation.

All votes during the teleconference will be conducted by roll call vote.

The following alternatives are available to members of the public to watch these hearings and provide comments to the Planning Commission before and during the meeting:

**PARTICIPATE:**

Use Microsoft Teams via computer or mobile device at:

**<https://sjgov.link/planning-commission-hearing>**

Or by calling (209) 645-4071, Conference ID: 847 406 772#

**Note: You are able to use either your phone or computer to participate. Please make sure to mute your microphone upon logging in until the participation portion of the hearing is announced. Please note that the chat function of Microsoft Teams is not actively monitored and questions or comments made using this function will not be considered part of the official record.**

**WATCH:**

Live stream the Planning Commission meetings at:

**[https://www.youtube.com/channel/UCw9ExATz2VnZjbntMMA\\_Anw](https://www.youtube.com/channel/UCw9ExATz2VnZjbntMMA_Anw)**

**Note: Comments made on YouTube are not considered part of the official record and will not be shared with the Planning Commission.**

**LISTEN:**

Members of the public may listen to the hearing by calling (209) 468-0750.

**Note: Please mute phone after calling in. This number does not allow for public participation.**

**PUBLIC COMMENT:**

Public Comments may be submitted by sending an email to [pcrecords@sjgov.org](mailto:pcrecords@sjgov.org). Written comments received by 3:00 pm on the day of the hearing will be provided to Planning Commissioners at the hearing and be part of the written record and written comments received between 3:00 pm and the end of the hearing will become part of the written record on the item. Emailed comments regarding a specific agenda item should include the application number in the subject line. **Comments made on YouTube are not considered part of the official record and will not be provided to the Planning Commission.** If you need disability-related modification or accommodation in order to participate in this meeting, please contact the Community Development Department at (209) 468-3121 at least 48 hours prior to the start of the meeting.

## PUBLIC HEARING PROCEDURES

The following is a brief explanation of Planning Commission hearings. For hearings with large agendas, or if an item is particularly controversial, the time limits noted below may be applied by the Chair:

- Staff report and recommendation are presented.
  - Applicant may provide oral (limited to 20 minutes) or written testimony.
  - Other project proponents may provide testimony in-person or via Microsoft Teams (limited to 5 minutes), or email to [pcrecords@sjgov.org](mailto:pcrecords@sjgov.org).
  - Project opponents may provide testimony in-person or via Microsoft Teams (limited to 5 minutes), or email to [pcrecords@sjgov.org](mailto:pcrecords@sjgov.org).
  - Applicant may provide a rebuttal (limited to 10 minutes).
  - Time limits do not apply to responses to questions from Planning Commissioners or staff.
  - Chair will close the public hearing and bring the matter back to the Planning Commission for discussion and decision.
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- **Flag Salute**
  - **Roll Call**
  - **Minutes From Hearing(s) of 04/16/2026, 05/21/2026**
  - **Action on Requests for Continuances or Withdrawals (if needed)**
  - **Explanation of Hearing Procedures**
  - **The Public is welcome to address the Planning Commission on items of interest to the public that are NOT listed on the Agenda. Comments to the Commission are limited to a maximum of 5 minutes.**
  - **Action Item:**
    1. **CONDITIONAL USE PERMIT NO. PA-2500200 OF NATURE CONSERVANCY (C/O ELI FERRIER)** for the establishment of a wildlife preserve within the Primary Zone of the Delta. The project includes the construction of a 475-square-foot viewing platform, a 2,400-square-foot viewing platform, and a 75-square-foot shade trellis, and the installation of a parking lot with bus turnaround and loading area and a portable restroom. The preserve will offer an interpretive program for educational purposes on sustainable, low emission, and wildlife friendly agricultural practices, migratory and resident birds, water in the Sacramento San Joaquin Delta, and the life and legacy of Dawit Zeleke, the founder of Conservation Farms & Ranches. The project site is located on the west side of North Staten Island Road, 3.25-miles south of West Walnut Grove Road, Thornton. (Supervisorial District: 4)  
**Environmental Determination:** This project is exempt from CEQA pursuant to Section 15303. A Notice of Exemption will be filed if the project is approved.
    2. **GENERAL PLAN TEXT AMENDMENT NO. PA-2600209** to revise the 6<sup>th</sup> cycle Housing Element adopted in 2025. Proposed revisions include changes to address the incorporation of the City of Mountain House and the related reallocation of a portion of the County's Regional Housing Needs Allocation (RHNA) to the city. The project site is Countywide (Supervisorial District: Countywide)  
**Environmental Determination:** This project is exempt from CEQA pursuant to Section 15061(b)(3). A Notice of Exemption will be filed if the project is approved.

- **Other Business:**
  1. Adoption of Rules and Procedures for Planning Commission Meetings
- **Planning Commissioner's Comments**
- **Director's Report (Scheduling of Future Hearings – as needed)**
- **Adjournment**

Donald Ruhstaller, Chair

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Jennifer Jolley, Secretary

Pursuant to Government Code section 65009(b)(2): If you challenge the proposed projects in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the San Joaquin County Planning Commission at, or prior to, the public hearing. The appeal period for this agenda expires on June 29, 2026, at 5:00 p.m., and the appeal fee is \$910.