



SAN JOAQUIN
COUNTY
Community Development Department

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

NOTICE OF EXEMPTION Jeff Niemeyer, Deputy Director of Building Inspection

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

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

☒ County Clerk, County of San Joaquin

Project Title: Conditional Use Permit No. PA-2500200

Project Location - Specific: 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)

Project Location – City: Thornton

Project Location – County: San Joaquin County

Project Description: Conditional Use Permit application 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 Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

Project Proponent(s): Nature Conservancy / Eli Ferrier

Name of Public Agency Approving Project: San Joaquin County Planning Commission

Name of Person or Agency Carrying Out Project: Jessica Leal, Associate Planner
San Joaquin County Community Development Department

Exemption Status:
Categorical Exemption. (Section 15303)

Exemption Reason:
Processed under the provisions of the California Code of Regulations Section 15303, which are exempt from CEQA. This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303. Class 3 Categorical Exemptions includes a list of classes of projects that have been determined not to have a significant effect on the environment and that are, therefore, exempt from the provisions of CEQA. Section 15303 lists Class 3 projects, which include "construction and location of limited numbers of new, small facilities or structures: installation of small new equipment and facilities in small structure." The proposed avian viewing facility is a small facility with no expected significant effect on the environment and, therefore, the project is not subject to CEQA.

Lead Agency Contact Person:
Jessica Leal Phone: (209) 468-3140 Fax: (209) 468-3163 Email: jleal@sjgov.org

Signature: [Signature]

Date: 6/14/26

Name: Sean Cardenas

Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: 6/19/26

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

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Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: aambriz

