



Jennifer Jolley, Director

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MITIGATED NEGATIVE DECLARATION

TO: Office of Planning & Research
P. O. Box 3044
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-2400377 / Camp Gold Star Resort

PROJECT LOCATION: The project site is north of North Zuckerman Road, 17,607 feet north of Zuckerman Bridge, Stockton., San Joaquin County. (APN/Address: 129-080-54 / 4103 N. Zuckerman Rd., Stockton) (Supervisory District: 3)

PROJECT DESCRIPTION: A Conditional Use Permit application for construction of a private resort with 25, 6-8-person lodges, each with bathroom and kitchenette; and marina with 6,160-sf. dock with 33 to 44 boat capacity. Four ADA accessible lodges. Also includes a 6,500-sf, 2-story clubhouse with kitchen and 2nd floor caretaker's unit, a 1,440-sf garage; a 2,500-sf pool and spa; five 144-sf cabanas; grass bocce ball courts, a volleyball court, and a concrete pickle ball court; a 1,200-sf picnic table shelter; a 2,000-sf dog run; a 1,000-sf communal restroom with showers; a 1,000-sf housekeeping and laundry building; a 14-foot wide gazebo; 2 observation towers; and 27 fire pits. Private water, sanitary sewer, and storm drainage provided on site.

The Property is zoned AG-80 (General Agriculture, 80-acre minimum) and the General Plan designation is OS/RC (Resource Conservation).

PROPONENT: Camp Goldstar, LLC / Frank Morgan

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.

This is a Notice of Intent to adopt a Negative Declaration for this project as described. San Joaquin County has determined through the Initial Study that there is no substantial evidence that the project may have a significant effect on the environment. The Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

Date: August 1, 2025

Contact Person:

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