



APPLICATION REFERRAL: Public Hearing

Project Planner: Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: alisa.goulart@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2400377 (C)**

PROPERTY OWNER: Camp Gold Star, LLC
1700 Riverlake Road
Discovery Bay, CA 94505

APPLICANT: Frank Morgan
1700 Riverlake Road
Discovery Bay, CA 94505

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).

PROJECT LOCATION: The project site is north of North Zuckerman Road, 17,607 feet north of Zuckerman Bridge, Stockton.. (APN/Address: 129-080-54 / 6103 N. Zuckerman Rd., Stockton) (Supervisory District: 3)

ENVIRONMENTAL DETERMINATION: 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.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department no later than September 1, 2025. 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.)



AGENCY REFERRALS MAILED ON: August 4, 2025

TO:

SJC Supervisor: District 3	Reclamation District #2030	Air Pollution Control District
SJC Agricultural Commissioner	CA Dept. of Forestry & Fire Protection	San Joaquin Council of Governments
SJC Assessor	Central Valley Flood Protection Board	Delta Protection Commission
SJC Building Division / Plan Check	Delta Stewardship Council	Buena Vista Rancheria
SJC Environmental Health	CA Fish & Wildlife Region: 3	PG&E
SJC Fire Prevention Bureau	CA Native American Heritage Commission	SJC Resource Conservation
SJC Mosquito Abatement	CA State Lands Commission	Delta Keeper
SJC Public Works	Federal Emergency Management Agency	Farm Bureau
SJC Sheriff Communications Director	US Fish & Wildlife	North Valley Yokuts Tribe
Lodi Unified School District	Sierra Club	United Auburn Indian Community
Precissi Flying Service	US Army Corps	California Tribal TANF Partnership
California Valley Miwok Tribe	CA Dept. of Parks & Recreation	CVRWQCB
California Department of Boating & Waterways		