



NOTICE OF SPECIAL PUBLIC HEARING

Before the

SAN JOAQUIN COUNTY PLANNING COMMISSION

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

Thursday, November 6, 2025

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) 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

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. 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.

PROJECT:

CONDITIONAL USE PERMIT NO. PA-2400377 OF CAMP GOLD STAR LLC (C/O FRANK MORGAN) for construction of a private resort with 25 lodges, four of which will be ADA accessible, each with bathroom and kitchenette; a marina with a 6,160 square foot dock with a maximum 44 boat capacity. Also included is a 6,500-sf, 2-story clubhouse with kitchen and 2nd floor caretaker's unit and attached 1,440-sf garage; a 2,500-sf pool and spa; five 144-square foot cabanas; bocce ball courts, a volleyball court, and a pickle ball court; a 1,200 square foot picnic table shelter; a 2,000 square foot dog run; a 1,000 square foot communal restroom with showers; a 1,000square foot housekeeping and laundry building; a 14-foot wide gazebo; 2 observation towers; and 27 fire pits. Private water, sanitary sewer, and storm drainage will be provided on site. The project is north of North Zuckerman Road, 17,607 feet north of Zuckerman Bridge, Stockton. (Supervisory District: 3)

ENVIRONMENTAL REVIEW OF PROJECT:

A Mitigated Negative Declaration for this project has been prepared and is proposed for adoption.

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 via Microsoft Teams (limited to 5 minutes) or email to pcrecords@sjgov.org.
- Project opponents may provide testimony via Microsoft Teams (limited to 5 minutes) or email to 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.

Jennifer Jolley, Director
San Joaquin County
Community Development Department