



Jennifer Jolley, Director

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**APPLICATION REFERRAL:
 Staff Review with Notice**

**Revised Project Description
 Revised Environmental
 Document**

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The following project has been filed with this Department: **APPLICATION NUMBER: PA-2200045 (A)**

PROPERTY OWNER:	Lost Isle Resort, LLC 11050 W. Acker Island Stockton, CA 95219	APPLICANT:	Lost Isle Resort, LLC c/o David Wheeler 1475 Saratoga Ave., Ste.100 San Jose, CA 95139
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PROJECT DESCRIPTION: An Administrative Use Permit application to rebuild a marina and associated uses on Acker Island in two phases over five years. The site previously operated as a restaurant with music and entertainment. In 2022, a fire on the island destroyed the structures. This project includes reconstruction of these structures in addition to construction of new structures (summarized below). Construction materials will be delivered to the site by a barge, and floating structures will be floated in. The current project scope is substantially the same as the previously approved Site Approval application No. PA-1000044, which expired. There is an existing underground power line within the jurisdiction of the State Lands Commission that extends to the facility, however no work is proposed to the underground power line beyond connection to a new main service panel. The project site is not under a Williamson Act contract (Use Types: Marina, Recreation Facility - Resort).

Phase 1, to be completed in 3 years, includes the construction of:

- 2,500-sq.ft. restaurant building
- 300-sq.ft. restroom
- 800-sq.ft. restroom/storage/security building
- 100-ft. tall, 100-sq.ft. security tower

Phase 2, to be completed in 5 years, includes the construction of:

- 1,200-sq.ft. replacement tiki bar
- 1,200-sq.ft. covered seating area
- 800-sq.ft. replacement covered seating area
- 1150-sq.ft. replacement office and store
- Stage platform
- Retrofit and remodel 2 floating barges for entertainment related uses
- In-Water dock replacement utilizing existing pilings.
 - o Remove existing dock bridge and access ramps
 - o Service ramp construction to accommodate supplies and field deliveries plus sewage and waste haul out
 - o Replace existing water-side docks [6,400-sq.ft.]
 - o Replace new dock bridge and access ramps per ADA [1,000-sq.ft.]
 - o Construct main dock access ramp.

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 on W. Acker Island, adjacent to the Stockton Deep Water Channel and Turner Cut, west of Stockton. (APN/Address: 131-020-01 / 11050 W. Acker Island, Stockton) (Supervisorial 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. The determination has not changed. However, as noted above the Initial Study was revised and minor updates project description were made.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department no later than March 18, 2026. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: February 18, 2026

TO:

SJC Supervisor: District 3	CA Regional Water Quality Control Board	US Fish & Wildlife
SJC Agricultural Commissioner	Delta Stewardship Council	US Army Corps
SJC Assessor	CA Dept. of Boating and Waterways	Building Industry Association
SJC Building Division / Plan Check	CA Dept. of Conservation	Builders Exchange
SJC Code Enforcement	CA Dept. of Water Resources	Carpenters Union
SJC Environmental Health	CA Fish & Wildlife Region: 3	Delta Keeper
SJC Fire Prevention Bureau	CA Food & Agriculture	Farm Bureau
SJC Mosquito Abatement	CA Native American Heritage Commission	Buena Vista Rancheria
SJC Public Works	CA State Lands Commission	Air Resources Board
SJC Sheriff Communications Director	CA State Reclamation Board	California Valley Miwok Tribe
City of Lathrop	San Joaquin River Conservancy	SWRCB: Water Rights
CA Highway Patrol	CA State Lands Commission	Tracy Unified School District
CA Dept. of Motor Vehicles	United Auburn Indian Community	PG&E
North Valley Yokuts Tribe	Air Pollution Control District	Haley Flying Service
284 Lower Roberts IS Reclamation District	Delta Protection Commission	Precissi Flying Service
California Tribal TANF Partnership	San Joaquin Council of Governments	Caltrans – District 10
2030 McDonald IS Reclamation District	2037 Rindge Tract Reclamation District	Sierra Club
Central Valley Flood Protection Board	US Bureau of Reclamation	FEMA Zone 9