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
Jeff Niemeyer, Deputy Director of Building Inspection

NOTICE OF DETERMINATION

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

☒ County Clerk, County of San Joaquin

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

SUBJECT: **Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number: 2025080302

PROJECT TITLE: Conditional Use Permit No. PA-2400377

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) (Supervisorial District: 3)

PROJECT DESCRIPTION: Conditional Use Permit application 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 Property is zoned AG-80 (General Agriculture, 80-acre minimum) and the General Plan designation is OS/RC (Resource Conservation).

PROPONENT: Camp Gold Star, LLC / Frank Morgan

This is to advise that the San Joaquin County Planning Commission has approved the above described project on November 6, 2025, and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were not made pursuant to the provisions of CEQA.

This is to certify that a complete record of project approval is available for review by the general public at the office of the San Joaquin County Community Development Department, 1810 East Hazelton Avenue, Stockton, CA 95205; or via website at https://www.sjgov.org/commdev.

Signature: _____ Date: 11/10/25

Name: Sean Cardenas Title: Deputy County Clerk

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Signed by Lead Agency

Date Received for filing at OPR: 11/10/25