



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.

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 in-person or via Microsoft Teams (limited to 5 minutes), or email to pcrecords@sjgov.org.
 - Project opponents may provide testimony in-person or 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.
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- **Flag Salute**
 - **Roll Call**
 - **Action on Requests for Continuances or Withdrawals (if needed)**
 - **Explanation of Hearing Procedures**
 - **The Public is welcome to address the Planning Commission on items of interest to the public that are NOT listed on the Agenda. Comments to the Commission are limited to a maximum of 5 minutes.**
 - **Action Item:**
 - **Consent Agenda (Item No. 1 and 2):** Items calendared for consent will be approved in one motion without a public hearing unless a member of the Planning Commission or the audience requests that the item be removed from the consent calendar and heard separately.

- CONSENT 1. WILLIAMSON ACT CONTRACT CANCELLATION NO. PA-2400082 AND MINOR SUBDIVISION NO. PA-2400337 OF RAMANDEEP SINGH (C/O DILLON AND MURPHY)**
- This project involves a Lot Line Adjustment between a 0.35-acre parcel and a 49.65-acre parcel to create a 5-acre and a 45-acre parcel. The 49.65-acre parcel is currently under Williamson Act Contract No. WA-71-C1-0295. The project also includes a Minor Subdivision to subdivide the resulting 45-acre parcel into a 5-acre parcel and a 40-acre parcel. Because the Williamson Act prohibits a Lot Line Adjustment that would result in a parcel less than 10 acres in size, the applicant has also filed a Williamson Act Contract Cancellation to remove 9.65 acres from the Williamson Act contract. This will facilitate the Lot Line Adjustment which proposes to create a 5-acre parcel. The remaining acreage removed from contract comprises the 5-acre parcel to be created by the Minor Subdivision. This proposed 5-acre parcel is being created under the size exception provision of Development Title Section 9-203.030(a)(1)(D), which permits the creation of two substandard lots, provided each contains one single-unit dwelling constructed prior to 1961. The existing dwellings on the parcel meet this requirement. To comply with cancellation requirements, a Notice of Nonrenewal (PA-2400081) has been recorded for the 9.65-acre portion proposed for removal from contract. The project site is on the north side of E. Peltier Road, 3,450 feet east of N. State Route 99 E. Frontage Road, Acampo. (Supervisory District: 4)

Environmental Determination: This project is exempt from CEQA pursuant to Section 15304. A Notice of Exemption will be filed if the project is approved.

CONSENT

2. **WILLIAMSON ACT CONTRACT CANCELLATION NO. PA-2500173 AND LOT LINE ADJUSTMENT NO. PA-2400534 OF BARBARA AND ROBERT COSTIGLIOLO ENTERPRISES (C/O DL BUILDERS, MICHAEL DEGROOT)** This project involves a Lot Line Adjustment between a 3-acre parcel and a 17-acre parcel to create a 2-acre and an 18-acre parcel. Both parcels are currently under Williamson Act Contract No. WA-71-C1-0295, which prohibits a Lot Line Adjustment that would result in a parcel less than 10 acres in size. Therefore, the applicant has also filed a Williamson Act Contract Cancellation to remove 2 acres of parcel number 091-240-06 from contract to facilitate the Lot Line Adjustment. To comply with cancellation requirements, a Notice of Nonrenewal (PA-2500174) has been recorded for the 2-acre portion proposed for removal from contract. The project site is on the south side of E. Comstock Road, 1,000 feet west of N. Cox Road, Linden. (Supervisory District: 4)

Environmental Determination: This project is exempt from CEQA pursuant to Section 15304. A Notice of Exemption will be filed if the project is approved.

3. **GENERAL PLAN AND DEVELOPMENT TITLE TEXT AMENDMENT NO. PA-2500265 OF SAN JOAQUIN COUNTY (C/O SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT)** for minor text changes to the General Plan and Development Title. Proposed updates to the General Plan include creating an exception to the agricultural mitigation requirements for government projects on government-owned land and adding clarification to infrastructure requirements for stormwater drainage. Proposed updates to the Development Title include changes to Series 200, 400, 500, 600, 700, 800, and 900 to amend allowed uses, development regulations, infrastructure standards, definitions/terms, references and various other changes to address typos and inconsistencies or provide clarification. The project site is Countywide. (Supervisory District: Countywide)

Environmental Determination: This project is exempt from CEQA pursuant to Section 15061 (b)(3). A Notice of Exemption will be filed if the project is approved.

4. **CONDITIONAL USE PERMIT NO. PA-2400377 OF CAMP GOLD STAR LLC (C/O FRANK MORGAN)** for construction of a private resort and marina with 25 cabins (called lodges), with bathroom and kitchenette, maximum 400 square feet, with 4 lodges to be ADA accessible; a marina with a 6,160 square foot dock with a maximum capacity of 44 boats, a 460 square foot floating kayak and paddle board rental shed, a waste pump-out system, and an ADA-accessible gangway; and a 6,500-sf, 2-story clubhouse with kitchen and 2nd floor caretaker's unit and attached 1,440-sf garage with storage. Recreational amenities include a 2,500-sf pool and spa; five 144-square foot cabanas; bocce ball, volleyball, and pickle ball courts; 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 1,000 square foot housekeeping and laundry building; a 509 square foot gazebo; 2 observation towers totaling 500 square feet; a water tower; and, 27 fire pits. Private water, sanitary sewer, and storm drainage will be provided on site. The project site is north of North Zuckerman Road, 17,607 feet north of Zuckerman Bridge, Stockton. (Supervisory District: 3)

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

- **Other Business:**
- **Planning Commissioner's Comments**
- **Director's Report (Scheduling of Future Hearings – as needed)**

- **Adjournment**

Donald Ruhstaller, Chair

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Jennifer Jolley, Secretary

Pursuant to Government Code section 65009(b)(2): If you challenge the proposed projects in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the San Joaquin County Planning Commission at, or prior to, the public hearing. The appeal period for this agenda expires on November 17, 2025, at 5:00 p.m., and the appeal fee is \$1,027.30.