



Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Jennifer Jolley, Director

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November 10, 2025

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

Dear Owners:

Re: Conditional Use Permit No. PA-2400377 of Camp Gold Star, LLC (c/o Frank Morgan)
(APN[s]/Address: 129-080-54 / 4103 N. Zuckerman Rd., Stockton)

ACTION: On November 6, 2025, the San Joaquin County Planning Commission approved Conditional Use Permit No. PA-2400377 subject to the enclosed Conditions of Approval.

APPEAL PERIOD: This action can be appealed to the Board of Supervisors by any interested party. Appeals must be filed with this Department within 10 days of the action with an appeal fee of \$1,027.30. The 10-day appeal period ends at 4:30 p.m. on November 16, 2025. If this date falls on a weekend or holiday, the appeal period will expire on the next regular business day at 4:30 p.m.

EXPIRATION: This action requires you to comply with all Conditions of Approval within the next 36 months (by November 16, 2028). If you have not complied with the Conditions of Approval by that date, this approval will expire, and the project cannot proceed.

NEXT STEP: Prior to the expiration date, you must comply with all Conditions of Approval, including the securing of building permits and any other permits specified in the Conditions of Approval.

Please contact me if you have questions regarding the Community Development Department Conditions (Phone: [209] 468-0222 or via email at alisa.goulart@sjgov.org). Questions regarding the building permit process should be directed to the counter staff (Phone: [209] 468-2098).

Sincerely,

A handwritten signature in black ink that reads "Alisa Goulart".

Alisa Goulart
Associate Planner

AG/sc

Enclosure(s): Conditions, Mitigation Monitoring and Reporting Program, Site Plan, Informational Letters, Findings

c: Frank Morgan
San Joaquin County Building Inspection Division
San Joaquin County Environmental Health
San Joaquin County Public Works
San Joaquin Council Of Government
CA State Lands Commission
Reclamation District No. 2030

Northern Valley Yokut Tribe
San Joaquin County Agricultural Commissioner
Pacific Gas and Electric Company

CONDITIONS OF APPROVAL

PA-2400377

CAMP GOLD STAR, LLC / FRANK MORGAN

Conditional Use Permit No. PA-2400377 was approved by the Planning Commission on November 6, 2025. The effective date of approval is November 16, 2025. This approval will expire on November 16, 2028, which 36 months from the effective date of approval, unless (1) all Conditions of Approval have been complied with, (2) all necessary building permits have been issued and remain in force, and (3) all necessary permits from other agencies have been issued and remain in force.

Unless otherwise specified, all Conditions of Approval and ordinance requirements shall be fulfilled prior to the establishment of the use and the issuance of any building permits. Those Conditions followed by a Section Number have been identified as ordinance requirements pertinent to this application. Ordinance requirements cannot be modified, and other ordinance requirements may apply.

1. COMMUNITY DEVELOPMENT DEPARTMENT (Contact: Community Development Department, [209] 468-3121)
 - a. **BUILDING PERMIT:** Submit an "APPLICATION-COMMERCIAL BUILDING PERMIT". The Site Plan required as a part of the building permit must be prepared by a registered civil engineer or licensed architect. This Plan must show drainage, driveway access details including gates, on-site parking, landscaping, signs, existing and proposed utility services, and grading (refer to the "SITE PLAN CHECK LIST" for details). Foundation and soils investigation shall be conducted in conformance with Chapter 18 of the California Building Code at the time of permit application. A fee is required for the Site Plan review. (Development Title Section 9-802.020)
 - b. **APPROVED USE:** This approval is for a private resort and marina to include:
 - 25 cabins, maximum 10,000 total square footage
 - Marina:
 - 6,160-square-foot dock
 - 460 square foot floating kayak and paddle board rental shed
 - Waste pump-out system
 - ADA-accessible gangway from resort to dock
 - Clubhouse:
 - 6,500-square-foot, two-story clubhouse with second-floor caretaker's apartment and attached 1,440-square-foot garage
 - Recreational Amenities:
 - Swimming pool and spa
 - Five, 144-square-foot cabanas
 - Bocce ball court, volleyball court, and pickleball court
 - 1,200 square foot picnic table shelter
 - Dog run
 - 1,000-square-foot community restroom building with showers
 - 1,000-square-foot housekeeping/laundry building
 - 509-square-foot gazebo
 - Two observation towers totaling 500 square feet
 - Water tower
 - Twenty-seven fire pits (one per lodge and two in common area)

(Use Type: Recreational Facility - Marina)

- c. **MITIGATION MONITORING AND REPORT PROGRAM:** The project shall comply with all required mitigations included in the MMRP dated July 2025.
 - d. **CAPITAL FACILITY FEE:** This project may be subject to the Capital Facility Fee. If the Capital Facility Fee is applicable, the County shall collect the fees before the issuance of any building permits. (Development Title Section 9-610.070)
 - e. **PARKING:** Off-street parking shall be provided and comply with the following:
 - 1. All permanent parking lots and circulation lanes shall be surfaced and permanently maintained with gravel surfacing. (Development Title Section 9-406.060[i])
 - 2. A minimum of 3 permanent off-street vehicle parking spaces shall be provided for the project. *(The number of required parking spaces for the Recreation Facility - Marina use type is determined by the Zoning Administrator and was based on information provided by the applicant.)* (Development Title Section 9-406.040).
 - 3. Each vehicle parking stall shall be an unobstructed rectangle, minimum 9 feet wide and 20 feet long. (Development Title Section 9-406.060)
 - f. **ACCESS AND CIRCULATION:** The following requirements apply and shall be shown on the Site Plan:
 - 1. Access driveways shall have a width of no less than 12 feet. (Development Title Section 9-408.150)
 - f. **LIGHTING:** Lighting shall be provided and comply with the following:
 - 1. All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property lines shall be permitted, except onto public roads, provided, however, that such light shall not cause a hazard to motorists. (Development Title Section 9-406.060[m][3])
 - h. **SIGNS:** Sign details shall be consistent with Chapter 9-408 of the Development Title and be included on the Site Plan. All portions of any sign shall be set back a minimum of 5 feet from existing and future right-of-way lines and shall not block pedestrian or vehicle rights-of-way or obstruct drivers' visibility. (Development Title Section 9-408.070[p])
2. DEPARTMENT OF PUBLIC WORKS (Contact: [209] 468-3000)
- a. An encroachment permit shall be required for all work within the road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light-standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-607.020 and 9-607-040)
 - b. The Traffic Impact Mitigation Fee shall be required for this application. The fee is due and payable at the time of building permit application. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolution R-00-433)
 - c. The Regional Transportation Impact Fee shall be required for this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. (Resolution R-06-38)
 - d. The developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards. Retention basins shall be fenced with six (6) foot high chain link fence or equal when the maximum design depth of the basin is 18 inches or more. Required retention basin

capacity shall be calculated and submitted with a drainage plan for review and approval prior to release of building permit. Underground retention systems must have pre-treatment, a minimum of five (5) feet separation from groundwater elevation, and adequate infiltration. (Development Title Section 9-606)

- e. A copy of the Final Site Plan shall be submitted prior to release of building permit.
 - f. This project is subject to the NPDES Region-Wide Permit requirements and shall comply with the following conditions. Prior to release of the building permit, plans and calculations shall be submitted and approved by the Public Works Department – Water Resources Division (209-468-39360).
 - 1. Treatment: A registered professional engineer shall design the site to treat the 85th percentile storm as defined in the County’s 2023 Storm Water Quality Control Criteria Plan (SWQCCP).
 - 2. Hydromodification: A registered professional engineer shall design the site to comply with the volume (reduction requirement outlined in the County’s 2023 SWQCCP).
 - 3. Trash: A registered professional engineer shall design the site to comply with the trash control requirement outlined in the County’s 2023 SWQCCP.
 - g. Prior to release of the building permit, the owner shall enter into an agreement with San Joaquin County for post-construction maintenance of stormwater quality facilities.
 - h. Prior to release of the building permit, the applicant shall submit a Storm Water Quality Control Plan (SWQCP) to Public Works that complies with all requirements of the 2023 SWQCCP.
 - i. Prior to release of the building permit the applicant shall submit the Storm Water Pollution Prevention Plan (SWPPP) to Public Works. A copy of the approved SWPPP and all required records, updates, test results and inspection reports shall be maintained on the construction site and be available for review upon request.
 - j. Applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and comply with the State “General Permit for Storm Water Discharges Associated with Construction Activity”. The Waste Discharge Identification Number (WDID) issued by SWRCB, shall be submitted to Public Works prior to release of the building permit. Contact the SWRCB at 1-866-563-3107 for further information.
 - k. Prior to release of the building permit, all new construction and the substantial improvement of any structure or tanks in the area of special flood hazard shall be elevated or floodproofed in accordance with San Joaquin County Ordinance Code Section 9-703.130. Plans and calculations shall be submitted and approved by the Public Works Department – Water Resources Division (209-468-9596).
 - l. The applicant shall apply for a Central Valley Flood Protection Board encroachment permit.
 - m. The project is located in a floodway as defined in the San Joaquin County Ordinance Code and is subject to San Joaquin County Ordinance Code Section 9-703.170 regarding development standards and 9-703.180 prohibiting certain uses and structures.
3. ENVIRONMENTAL HEALTH DEPARTMENT (Contact: [209] 468-3420)
- a. A qualified professional engineer shall submit engineered design plan for sewage holding tank prior to issuance of building permit. Sewage holding tank systems are required to obtain an annual operating permit from Environmental Health Department when monitoring, sampling, and reporting

is required. The fee will be based on the current schedule at the time of payment (San Joaquin County Onsite Waster Water System Standard, Section 1.10.2).

- b. A soil suitability and nitrate loading study incorporating proposed staff and customer use shall be submitted to the Environmental Health Department, indicating that the area is suitable for septic system usage. The studies must be approved by the Environmental Health Department prior to issuance of building permit(s). (San Joaquin County Development Title, Section 9-604.010(d)). The fee will be based on the current schedule at the time of payment.

The sewage disposal system shall comply with the onsite wastewater treatment systems standards of San Joaquin County prior to approval. A percolation test conducted in accordance with the E.P.A. Design Manual - Onsite Wastewater and Disposal Systems is required for each parcel. The fee will be based on the current schedule at the time of payment.

- c. Construction of an individual sewage disposal system(s) under permit and inspection by the Environmental Health Department is required at the time of development based on the Soil Suitability/ Nitrate Loading Study findings (San Joaquin County Development Title, Section 9-605.010).
- d. Prior to issuance of building permit, submit to the Environmental Health Department revised site plans showing the location and configuration of any existing and proposed sewage disposal systems, along with the area required to be reserved for future sewage disposal repair/replacement (area for 100% sewage disposal replacement). The plans shall include design calculations, including the maximum number of people the sewage disposal system is proposed to serve. In addition, show on revised plans that the disposal field area will be barricaded so it cannot be driven over, parked on, or used as a storage area. This disposal field area must be used for that specific purpose only, and it cannot contain any underground utility lines (San Joaquin County Development Title, Section 9-605.010(c)(3)(5)).

Note: Sewage disposal system shall meet minimum set back as stated in San Joaquin County Onsite Wastewater Treatment System Table 1.5.

- e. Submit two (2) hardcopy sets, or one (1) electronic version, of food facility plans to the Environmental Health Department for review and approval prior to issuance of building permit(s) (California Retail Food Code, Article 1, 114380). The fee will be based on the current schedule at the time of payment.
- f. A valid permit from EHD is required prior to operating food facility (California Retail Food Code, Chapter 13, Article 1, Section 14381).
- g. Applicant shall contact Natalia Subbotnikova, Program Coordinator, Small Public Water System Program, at (209) 468-0338, to determine if the existing well can be permitted as a public water system prior to issuance of building permits. If a public water system is required, applicant shall submit a Small Public Water System preliminary technical report to the California State Water Resources Control Board, Division of Drinking Water (Water Board) at least six months before initiating construction of any water related improvement, as defined. The issuance of a permit to operate a small public water system by the local primacy agency (EHD) is prohibited without the concurrence of the Water Board. Please contact Gena Farley with the SWRCB Division of Drinking Water at Gena.Farley@waterboards.ca.gov or 209-948-7488, concerning the requirements for preliminary technical report submittal prior to issuance of building permits. If the Water Board determines that an onsite well shall be used as the potable water source, a permit application to operate Small Public Water System shall be submitted to the EHD for approval prior to issuance of building permits. To issue a permit to operate, concurrence from the Water Board is required. A yearly permit to operate a public water system will be required by the EHD prior to sign off of the certificate of final occupancy (San Joaquin County Development Title, Section 9-602.010 and 9-601.030.).

The supplier must possess adequate financial, managerial, and technical capability to assure delivery of pure, wholesome, and potable drinking water in accordance with San Joaquin County Development Title, Sections 9-602.010 and 9-601.030 and C.C.R., Title 22, and Health and Safety Code, Section 116525 116570.

Note: Camp Gold Star, LLC received an approval letter from the State Water Resources Control Board (State Water Board) on February 3, 2025, indicating that the proposed public water system may move forward to submit full permit application to the San Joaquin County Environmental Health Department (EHD). The letter only serves to illustrate the State Water Board's concurrence that the proposed water system has met the requirements of Senate Bill 1263 and Health and Safety Code section 116527. The proposed water system must still complete the permitting process with the EHD and all application materials must first be submitted, reviewed, and approved prior to receiving a domestic water supply permit to operate a public water system.

- h. The existing private water wells shall be tested for the chemical Dibromochloropropane (DBCP) and nitrates with the results submitted to the Environmental Health Department prior to issuance of building permit(s). Samples are to be taken and analyzed by a State-approved laboratory (San Joaquin County Development Title, Section 9-601.020(j)).
- i. Construction of an individual domestic water well under permit and inspection by the Environmental Health Department is required at the time of development (San Joaquin County Development Title, Section 9-601.010 (b)).
- j. Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at cers.calepa.ca.gov/ and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact the Program Coordinator of the CUPA program, Elena Manzo (209) 953-7699, with any questions.
 - 1. Any amount but not limited to the following hazardous waste; hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used batteries or other universal waste, etc. – Hazardous Waste Program (Health & Safety Code (HSC) Sections 25404 & 25180 et sec.)
 - 2. Onsite treatment of hazardous waste – Hazardous Waste Treatment Tiered Permitting Program (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.)
 - 3. Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San Joaquin County – Hazardous Materials Business Plan Program (HSC Sections 25508 & 25500 et sec.)
 - 4. Any amount of hazardous material stored in an Underground Storage Tank – Underground Storage Tank Program (HSC Sections 25286 & 25280 et sec.)
 - i. If an underground storage tank (UST) system will be installed, a permit is required to be submitted to, and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin.
 - ii. Additionally, an EHD UST permit to operate is required once the approved UST system is installed.

5. Storage of at least 1,320 gallons of petroleum aboveground or any amount of petroleum stored below grade in a vault – Aboveground Petroleum Storage Program (HSC Sections 25270.6 & 25270 et sec.)
 - i. Spill Prevention, Countermeasures and Control (SPCC) Plan requirement
 6. Threshold quantities of regulated substances stored onsite - California Accidental Release Prevention (CalARP) Program (Title 19, Section 2735.4 & HSC Section 25531 et sec.)
 - i. Risk Management Plan requirement for covered processes
4. SAN JOAQUIN COUNCIL OF GOVERNMENT (Contact: [209] 235-0600)
 - a. This project is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) must provide a Certificate of Payment prior to issuance of any grading or building permits.
 5. CA STATE LANDS COMMISSION (Contact: [916] 574-1869)
 - a. If any portion of the land occupied by the proposed project is state-owned sovereign land under the jurisdiction of the Commission, the applicant is required to obtain a lease from the Commission prior to beginning any construction or operation on the sovereign land.
 6. RECLAMATION DISTRICT NO. 2030 (Contact: [209] 956-9940)
 - a. Reimbursement Agreement - Applicant shall enter into a Reimbursement Agreement with Reclamation District No. 2030 to cover the District's costs associated with the review of plans and project documents, and for the preparation and processing of permits and agreements.
 - b. Entry Permit - Applicant shall enter into an Entry Permit with Reclamation District No. 2030 for contractor, staff, visitors and vendor access across the McDonald Island bridge and along the levee patrol road, to the site.
 - c. In-Lieu Assessment Agreement - Applicant shall enter into an In-Lieu Assessment Agreement with Reclamation District No. 2030 to reimburse the District for the project's proportional benefit of the District's annual levee maintenance, bridge maintenance and drainage maintenance costs.
 - d. Indemnification and Insurance - Applicant shall provide proof of insurance with deductibles and limits acceptable to Reclamation District No. 2030. Applicant shall indemnify and hold District harmless for any and all damages sustained by the Applicant's contractors, staff, visitors and vendors. Reclamation District shall be named as additional insured on all policies.
 - e. Levee Improvements - Applicant shall improve the levee adjacent to the project site, between approximate levee stations 245+00 to 260+00, to a minimum levee crown elevation of +12.8 feet (NAVD 88), a minimum crown width of 20 feet, and a minimum 20 foot wide patrol road with 6 inches of Class II aggregate base, surfaced with a double chip seal.
 - f. Erosion Protection - Applicant shall supplement existing waterside rock slope protection between approximate levee Stations 252+00 to 260+00 to provide a rock blanket with a minimum thickness of 2 feet. The gradation of the rock slope protection and the placement method shall be approved in advance by the Reclamation District.
 - g. Patrol Road Safety Improvements - Applicant shall install safety reflectors every 100 feet at the edge of the levee crown on both sides of the levee patrol road, from the west end of the McDonald Island bridge to the project site.

- h. Patrol Road Directional Signage - Applicant shall install directional signage along the levee road in the format and number, and at the locations as approved by the Reclamation District.
- i. Site Improvements. Grading - Entire site shall be graded to drain away from the levee.
- j. Site Improvements. Parking Stalls - Access to the project site shall be limited to two gated entries. All parking stalls, access to trash receptacles, access to garages, access to housing units, delivery drop off and service locations (e.g. propane, groceries, septic pumping, supplies, etc.), shall be off the interior loop road and not off the levee patrol road.
- k. Site Improvements, Septic System - Applicant shall provide a geotechnical analysis, the scope of which shall be approved by the District, that demonstrates that the proposed leach fields will not degrade the stability of the adjacent levee.
- l. Site Improvements, Underground Structures - No excavations, utilities, piping, conduits, underground structures, etc. shall be allowed to be installed perpendicular through or across the levee, or within the zone of influence beginning at the edge of the levee crown and extending downward at a 4 horizontal to 1 vertical slope.
- m. Site Improvements, Fencing - Applicant shall install security fencing, approved by the District, along the eastern edge of the project site along the levee road. Two gated entry driveways shall be allowed off of the levee patrol road.
- n. Site Improvements. Plans - Applicant shall submit 30%, 60% and 100% improvement plans for the review and approval of the Reclamation District.
- o. Site Improvements, Landscaping and Irrigation - Any landscaping and/or irrigation within the District's levee easement must be approved by the District.
- p. Emergency Evacuation Plan - Applicant shall prepare an emergency evacuation plan and submit it to the District for review and approval. Plan shall be consistent with the most current Evacuation Plan for McDonald Island posted on the San Joaquin County Office of Emergency Services website at: <https://www.sjgov.org/departments/oes/emergency-plans>.
- q. Right to Farm Acknowledgement - Applicant agrees that the project shall not impose any restrictions on adjacent farming activities, including the use of fertilizers, pesticides, rodenticides, herbicides, or other standard agricultural practices. The Applicant acknowledges that such operations may result in odors, drift, or other effects that could impact resort use or visitor experience. Accordingly, as a condition of RD2030's approval, appropriate deed restrictions shall be recorded reflecting the general terms and conditions of San Joaquin County's "Right to Farm" ordinance adapted to the specific uses of the Project.
- r. PG&E Security Acknowledgement - Applicant acknowledges that Pacific Gas and Electric Company (PG&E) facilities located on McDonald Island require around the clock operation, maintenance, inspection, repair, and/or emergency response. The Applicant further acknowledges that such activities may include periodic presence of PG&E personnel, equipment, vehicles, and contractors, and may result in temporary security measures, noise, traffic, or other incidental impacts associated with utility operations. Such operations may also result in other inconveniences, including but not limited to loud noises, gas odors, and flaring (visible flames). The Applicant agrees that project operations shall not restrict, limit, or otherwise interfere with PG&E's rights, obligations, and access needs. As a condition of RD2030's approval, deed restrictions shall be recorded to reflect the Applicant's acknowledgement of PG&E's rights and the potential for such activities and incidental impacts to occur without recourse against PG&E or the District.
- s. Building Permit Coordination - San Joaquin County shall not issue Building Permits for the

proposed project until all Reclamation District conditions have been addressed by applicant.

7. NORTHERN VALLEY YOKUT TRIBE (Contact: [209] 649-8972)

- a. It is the recommendation of the tribe that this proposed project have a Native American Monitor on site during any ground disturbance.
- b. It is the recommendation of the tribe that cultural awareness training be utilized for everyone involved in developing the proposed project.

8. AGRICULTURAL COMMISSIONER (Contact: kschroeder@sigov.org)

- a. This notification should be disseminated by the property owner prior to renting the property for events to all legal aged adults visiting the property:

Please be advised that Camp Gold Star is located within an active agricultural area. As such, from March through September, visitors may experience increased levels of noise, dust, and odors associated with normal farming operations, which may include pesticide applications made by airplane or ground equipment.

9. PACIFIC GAS AND ELECTRIC COMPANY (Contact: Vincent.fazzi@pge.com)

- a. A fully developed construction plan that includes PG&E facility/easement locations relative to proposed structures with details including structure heights, and any grading and/or landscaping plans must be submitted to PGEPanReview@pge.com for review prior to the issuance of any grading or building permits.

MITIGATION MONITORING AND REPORTING PROGRAM

Camp Gold Star Project

Purpose of Mitigation Monitoring and Reporting Program: The California Environmental Quality Act (CEQA), Public Resources Code (PRC) Section 21081.6, requires that a Mitigation Monitoring and Reporting Program (MMRP) be established upon completing findings. CEQA stipulates that “the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.”

This MMRP has been prepared in compliance with Section 21081.6 of CEQA to ensure that all required mitigation measures are implemented and completed according to schedule and maintained in a satisfactory manner during the construction and operation of the project, as required. San Joaquin County (County) is the Lead Agency for the Camp Gold Star Project (project) under CEQA and shall administer and implement this MMRP. The County is responsible for reviewing all monitoring reports, enforcement actions, and document disposition. The County shall rely on information provided by the project site observers/monitors (e.g., construction manager, project manager, biologist, archaeologist, etc.) as accurate and up-to-date and shall provide personnel to field check mitigation measure status, as required.

A table (attached) has been prepared to assist the responsible parties in implementing the MMRP. The table identifies individual mitigation measures, monitoring/mitigation timing, the responsible person/agency for implementing the measure, and space to confirm implementation of the mitigation measures. The numbering of mitigation measures follows the numbering sequence found in the Initial Study/Mitigated Negative Declaration (IS/MND).

**MITIGATION MONITORING AND REPORTING PROGRAM
Camp Gold Star Project**

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
BIOLOGICAL RESOURCES				
<p>Mitigation Measure BIO-1: Special-Status Plant Survey</p> <p>The following mitigation measure is from Section 5.2.4.29 of the SJMSCP to reduce or avoid potential project-related impacts to SJMSCP Covered Plant Species:</p> <p>A qualified botanist shall conduct a special-status plant survey within the appropriate identification (blooming) period prior to the initiation of any ground-disturbing activities. One survey conducted in April will satisfy the blooming period for Delta mudwort and can serve as an early season survey for other plant species, and a second survey in July will satisfy the blooming periods for the remainder of the special-status plants with potential to occur in the project site.</p> <p>For all SJMSCP Covered Plants, if approved by the Joint Power's Authority (JPA) with the concurrence of the Permitting Agencies' representatives on the Technical Advisory Committee (TAC), the timing of preconstruction surveys for SJMSCP Covered Plants may be modified (i.e., the length of survey windows may be reduced) on a case-by-case based upon the TAC's assessment of the season's weather patterns (which may have affected blooming cycles) and the likelihood of species occurrences on a particular site given the specifics of the site's topography, existing land uses, aspect, slope, presence of competing vegetation, soils or other related factors which may have modified the blooming cycle for the species.</p> <p>If special-status plants are observed within the project site, the following mitigation measures shall be required:</p>	<p>Prior to initiation of any ground-disturbing activities.</p>	<p>Qualified Botanist</p>		

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
Permitting Agencies' representatives on the TAC, determine the appropriate mitigation measures (e.g., seed collection) for each plant population based upon the species type, relative health and abundance.				
<p>Mitigation Measure BIO-2: Special-Status Fish</p> <p>The SJMSCP does not provide specific measures for special-status fish and relies on measures pertaining to riparian habitat protection to be umbrella protection measures for fish. The following measures are from Section 5.2.4.31 of the SJMSCP and would reduce or avoid potential project-related impacts to special-status fish:</p> <ul style="list-style-type: none"> • Require appropriate erosion control measures (e.g., hay bales, filter fences, vegetative buffer strips or other accepted equivalents) to reduce siltation and contaminated runoff from project sites. • Retain emergent (rising out of water) and submergent (covered by water) vegetation. <p>Additional measures have also been provided by the project applicant regarding dock construction and design. These additional measures will also reduce or avoid potential project-related impacts to special-status fish. Dock installation shall occur for a seven-day period sometime within the June 1 and October 31 work window during daylight hours (one hour after sunrise to no later than sunset) to minimize the potential impacts to special-status fish species during construction. This window will avoid sensitive periods such as migration or spawning periods of special-status fish. The dock shall be pre-manufactured off-site to reduce the amount of installation time on the water and to minimize potential effects on water quality. The following dock design features shall be incorporated into the project design to minimize impacts to special-status fish:</p>	During construction.	Project Applicant		

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
<ul style="list-style-type: none"> The dock will be placed in sufficiently deep water to minimize or preclude dredging, avoid groundings, and avoid displacement of submerged aquatic vegetation. Overwater structures will use the fewest number of piles as practicable (15) for necessary support of the structure to minimize pile shading, substrate impacts, and impacts to water circulation. Pilings will be spaced at least 10 feet apart at the center to minimize shading. If cutting, boring, or touch-up preservation applications must be performed over the water, then tarps, barriers, plastic tubs, or similar devices will be used to capture debris, spills, or drips. <p>Additionally, the following construction Best Management Practices (BMPs) shall be implemented during pile driving activities to minimize acoustic effects during dock installation:</p> <ul style="list-style-type: none"> The drop hammer will be 3,000 pounds or less. No single strike will exceed 191 decibels (dB) for an estimated distance of 10 meters. The minimum number of piles will be used (15) to safely support the dock structure while minimizing the duration of the acoustic effects associated with pile driving. Pile driving will utilize curtains to mitigate negative impacts to water quality. 				

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
<ul style="list-style-type: none"> Pile driving will utilize wooden cushion blocks to minimize acoustic impacts. Pile driving will occur only during daylight hours and initially will occur at low energy levels and reduced impact frequency. Applied energy and frequency will be gradually increased until necessary full force and frequency are achieved. 				
<p>Mitigation Measure BIO-3: Giant Garter Snake</p> <p>The following mitigation measure is from Section 5.2.4.8 of the SJMSCP to reduce or avoid potential project-related impacts to giant garter snake:</p> <p>For areas with potential giant garter snake habitat, the following is required.</p> <ul style="list-style-type: none"> Construction shall occur during the active period for the snake, between May 1 and October 1. Between October 2nd and April 30th, the JPA, with the concurrence of the Permitting Agencies' representatives on the TAC, shall determine if additional measures are necessary to minimize and avoid take. Limit vegetation clearing within 200 feet of the banks of potential giant garter snake aquatic habitat to the minimal area necessary. Confine the movement of heavy equipment within 200 feet of the banks of potential giant garter snake aquatic habitat to existing roadways to minimize habitat disturbance. Prior to ground disturbance, all on-site construction personnel shall be given instruction regarding the presence of SJMSCP Covered Species and the importance of avoiding impacts to these species and their habitats. 	Prior to initiation of any ground-disturbing activities.	Construction Personnel.		

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
<ul style="list-style-type: none"> • In areas where wetlands, irrigation ditches, marsh areas or other potential giant garter snake habitats are being retained on the site: <ul style="list-style-type: none"> ○ Install temporary fencing at the edge of the construction area and the adjacent wetland, marsh, or ditch; ○ Restrict working areas, spoils and equipment storage and other project activities to areas outside of marshes, wetlands and ditches; and ○ Maintain water quality and limit construction runoff into wetland areas through the use of hay bales, filter fences, vegetative buffer strips, or other accepted equivalents. • Pre-construction surveys for the giant garter snake (conducted after completion of environmental reviews and prior to ground disturbance) shall occur within 24 hours of ground disturbance. • Other provisions of the USFWS Standard Avoidance and Minimization Measures during Construction Activities in Giant Garter Snake Habitat shall be implemented (excluding programmatic mitigation ratios which are superseded by the SJMSCP's mitigation ratios). 				
<p>Mitigation Measure BIO-4: Avoid Impacts to Water Quality</p> <p>To avoid impacts to water quality during construction activities, the following construction BMPs shall be implemented during handling of construction materials, debris, and waste:</p> <ul style="list-style-type: none"> • Building materials and/or construction equipment shall not be stockpiled or stored where they may be washed into the water or cover aquatic or 	During handling of construction materials, debris, and waste.	Construction Personnel; Project Applicant.		

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
<p>riparian vegetation. Stockpiles shall be covered when measurable rain is forecasted.</p> <ul style="list-style-type: none"> All debris and waste will be picked up daily. All workers shall not dump any litter or construction debris within the river or where it may pass into the river. Water containing mud, silt, or other potential pollutants from equipment washing or other activities, shall not be allowed to enter the river or placed in locations that may be subjected to high storm flows. Debris, soil, silt, bark, slash, sawdust, rubbish, creosote-treated wood, raw cement/concrete or washings thereof, asphalt, paint or other coating material, oil or other petroleum products, or any other substances that could be hazardous to aquatic life, wildlife, or riparian habitat shall be prevented from contaminating the soil and/or entering the river. Hazardous materials such as fuels, oils, solvents, etc., shall be stored in sealable containers in a designated location that is at least 200 feet from aquatic habitat. All fueling and maintenance of vehicles and other equipment shall occur at least 200 feet from any aquatic habitat. <p>In the event of accidental spills or emergencies involving potentially hazardous materials, the following measures shall be taken:</p> <ul style="list-style-type: none"> If cutting, boring, or touch-up preservation applications must be performed over the water during installation of the dock and/or gangway, then tarps, barriers, plastic tubs, or similar devices shall be used to capture debris or accidental spills or drips. 				

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
<ul style="list-style-type: none"> Absorbent materials designated for spill containment and cleanup activities shall be on-site during all stages of construction for use in an accidental spill. Before entering the work site, all field personnel shall be aware of the location of spill kits and trained in their appropriate use. In the event of a hazardous materials spill into the river, the California Office of Emergency Services State Warning Center shall be immediately notified by calling 1-800-852-7550 and written notification shall be immediately provided to the California Department of Fish and Wildlife (CDFW) by email at RS1600Program@wildlife.ca.gov. All reasonable measures shall be taken to document the extent of the impacts and affected areas, including photographic documentation of affected areas, or any injured fish or wildlife. 				
<p>Mitigation Measure BIO-5: Northwestern Pond Turtles</p> <p>The following mitigation measure is from Section 5.2.4.10 of the SJMSCP to reduce or avoid potential project-related impacts to northwestern pond turtle:</p> <p>When nesting areas for pond turtles are identified on a project site, a buffer area of 300 feet shall be established between the nesting site (which may be immediately adjacent to wetlands or extend up to 400 feet away from wetland areas in uplands) and the wetland located near the nesting site. These buffers shall [be] indicated by temporary fencing if construction has or will begin before nesting periods are ended (the period from egg laying to emergence of hatchlings is normally April to November).</p>	Prior to initiation of any ground-disturbing activities.	Construction Personnel.		
<p>Mitigation Measure BIO-6: Special-Status Birds, Migratory Birds, and Raptors</p> <p>The SJMSCP includes measures for nesting birds and general compliance with the Migratory Bird Treaty Act (MBTA); these measures are grouped into three categories: General, Habitat Protection, and Stressor Management and are listed</p>	Prior to initiation of any ground-disturbing activities.	Qualified Biologist; Construction Personnel; Project Applicant.		

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
<p>below. These measures will reduce or avoid potential project-related impacts on special-status birds, migratory birds, and raptors.</p> <ul style="list-style-type: none"> • General Measures <ul style="list-style-type: none"> ○ A qualified biologist shall educate all employees, contractors, and/or site visitors of relevant rules and regulations that protect wildlife. This shall be conducted in the form of an environmental awareness training and may be combined with other trainings, as applicable. ○ Prior to removal of an inactive nest, a qualified biologist shall ensure that the nest is not protected under the Endangered Species Act or the Bald and Golden Eagle Protection Act (BGEPA). Nests protected under ESA or BGEPA cannot be removed without a valid permit. ○ Do not collect birds (live or dead) or their parts (e.g., feathers) or nests without a valid permit. ○ Provide enclosed solid waste receptacles at all project areas. Non-hazardous solid waste (trash) would be collected and deposited in the on-site receptacles. Solid waste would be collected and disposed of by a local waste disposal contractor. ○ Report any incidental take of a migratory bird, to the local USFWS or CDFW Service Office. • Habitat Protection 				

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
<ul style="list-style-type: none"> ○ Minimize project creep by clearly delineating and maintaining project boundaries (including staging areas). ○ Consult all local, State, and Federal regulations for the development of an appropriate buffer distance between the development site and any wetland or waterway, as applicable. ○ Maximize the use of disturbed land for all project activities (i.e., siting, lay-down areas, and construction). ○ Implement standard soil erosion and dust control measures. For example: <ul style="list-style-type: none"> ▪ Establish vegetation cover to stabilize soil. ▪ Use erosion blankets to prevent soil loss. ▪ Water bare soil to prevent wind erosion and dust issues. ▪ Stressor Management <ul style="list-style-type: none"> ○ Schedule all vegetation removal, trimming, and grading of vegetated areas outside of the peak bird breeding season (February 1 to August 31) to the maximum extent practicable. Use available resources, such as internet-based tools to identify peak breeding months for local bird species; or contact local Service Migratory Bird Program Office for breeding bird information. 				

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
<ul style="list-style-type: none"> ○ When project activities cannot occur outside the bird nesting season (February 1 to August 31), conduct surveys prior to scheduled activity to determine if active nests are present within the area of impact and buffer any nesting locations found during surveys. <ul style="list-style-type: none"> ▪ Generally, the surveys should be conducted no more than five days prior to the scheduled activity. ▪ Timing and dimensions of the area to be surveyed vary and will depend on the nature of the project, location, and expected level of vegetation disturbance. ▪ If active nests or breeding behavior (e.g., courtship, nest building, territorial defense, etc.) are detected during these surveys, no vegetation removal activities should be conducted until nestlings have fledged or the nest fails or breeding behaviors are no longer observed. If the activity must occur, establish a buffer zone (100-foot minimum) around the nest and no activities will occur within that buffer zone until nestlings have fledged and left the nest area. The dimension of the buffer zone may need to be expanded depending on the proposed activity, habitat type, and species present and should be coordinated with the biologist on site and/or SJMSCP. ▪ When establishing the buffer zone, construct a barrier (e.g., plastic fencing) to protect the area. If the fence is knocked down or destroyed, work will suspend wholly, or in part, until the fence is satisfactorily repaired. 				

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
<ul style="list-style-type: none"> ▪ When establishing a buffer zone, a qualified biologist will be present onsite to serve as a biological monitor during vegetation clearing and grading activities to ensure no take of migratory birds occurs. Prior to vegetation clearing, the monitor will ensure that the limits of construction have been properly staked and are readily identifiable. Any associated project activities that are inconsistent with the applicable conservation measures, and activities that may result in the 'take of migratory birds' will be immediately halted and reported to the SJMSCP and the appropriate agency office within 24 hours. ▪ If establishing a buffer zone of a minimum of 100 feet is not feasible, contact the appropriate agency office for guidance to minimize impacts to migratory birds associated with the proposed project or removal of an active nest. Active nests may only be removed if you receive a permit from your local Migratory Bird Permit Office. A permit may authorize active nest removal by a qualified biologist with bird handling experience or by a permitted bird rehabilitator. 				
<p>Mitigation Measure BIO-7: Aquatic Resources Delineation and Regulatory Permitting</p> <p>A formal aquatic resources delineation has been conducted for the project site and shall be submitted to the U.S. Army Corps of Engineers (USACE) for verification. Before the initiation of any construction activities that could result in impacts to potentially regulated aquatic features, the extent of the features</p>	Prior to initiation of any ground-disturbing activities.	Project Applicant.		

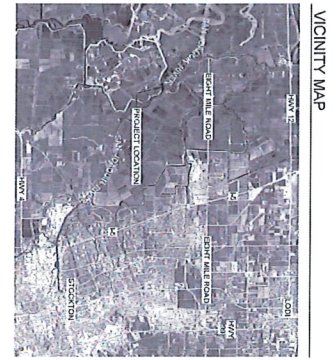
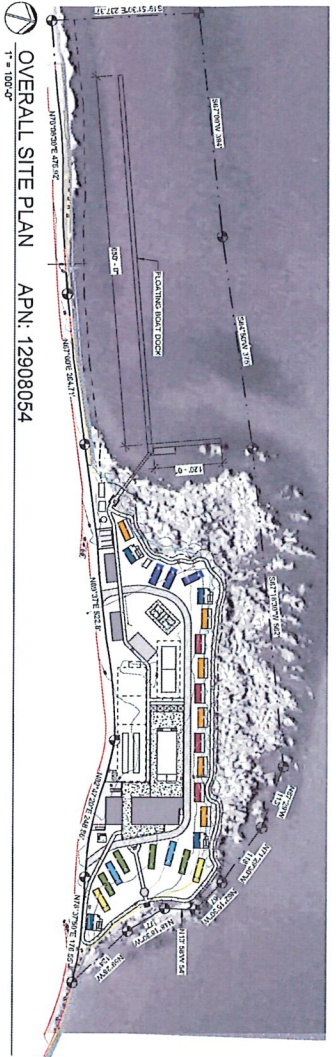
Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
within the project site shall be verified by the USACE. The project applicant shall obtain 404 and 401 permits for any impacts to Waters of the U.S. A permit under Section 10 of the Rivers and Harbors Act for placement of a structure within a navigable water shall also be required. Mitigation measures and any other requirements contained in these permits shall be implemented.				
CULTURAL RESOURCES				
CUL-1: Accidental Discovery of Cultural Resources In the event that cultural resources are exposed during ground-disturbing activities, construction activities shall be halted within 100 feet of the discovery. Cultural resources could consist of but are not limited to stone, bone, wood, or shell artifacts, or features, including hearths, structural remains, or historic dumpsites. If the resources cannot be avoided during the remainder of construction, the retained archaeologist, who meets the Secretary of the Interior's <i>Professional Qualifications Standards</i> , shall assess the resource, and provide appropriate management recommendations. If the discovery proves to be California Register of Historical Resources (CRHR)- or National Register of Historical Places (NRHP)-eligible, additional documentation and analysis, such as data recovery excavation, shall be warranted.	Immediately upon discovery.	San Joaquin County; Qualified Archaeologist.		
Mitigation Measure CUL-2: Accidental Discovery of Human Remains Although considered highly unlikely, there is always the possibility that ground-disturbing activities during construction may uncover previously unknown human remains. In the event of an accidental discovery or recognition of any human remains, Public Resources Code (PRC) Section 5097.98 shall be followed. Once project-related earthmoving begins and if there is a discovery or recognition of human remains, the following steps shall be taken:	Immediately upon discovery.	San Joaquin County; NAHC; Native American Representative; County Coroner.		

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
<p>1. There shall be no further excavation or disturbance of the specific location, or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains are Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in PRC Section 5097.98, or</p> <p>2. Where the following conditions occur, the landowner or their authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project area in a location not subject to further subsurface disturbance:</p> <ul style="list-style-type: none"> • The NAHC is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 48 hours after being notified by the commission; • The descendant identified fails to make a recommendation; or, • The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the NAHC fails to provide measures acceptable to the landowner. 				

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
All treatment recommendations made by the Tribe and other cultural resources specialists shall be documented in the confidential portion of the project record. Work in the area(s) of the cultural find shall only proceed after authorization from the lead agency in coordination with the Tribe.				
GEOLOGY AND SOILS				
<p>Mitigation Measure GEO-1: Septic System Engineering Design Review</p> <p>Prior to the issuance of building permits, the project applicant shall retain a qualified professional engineer to prepare and submit a detailed engineered design plan for any proposed sewage holding tank system to the San Joaquin County Environmental Health Department (SJCEHD) for review and approval. The design plans shall include the following specifications: location and configuration of the proposed septic system, the area required to be reserved for future sewage disposal repair/replacement, and design calculations that include the maximum number of people that will be served by the proposed septic system.</p> <p>The project applicant shall also perform and submit a site-specific Soil Suitability and Nitrate Loading Study that evaluates projected staffing and customer use and a Percolation Test that conforms to the <i>U.S. EPA Design Manual: Onsite Wastewater Treatment and Disposal Systems</i> to SJCEHD, which shall both be approved by SJCEHD prior to the issuance of a building permit. The proposed septic system shall be constructed in accordance with the approved design and study findings, and under permit and inspection by SJCEHD.</p>	Prior to issuance of building permits.	Project Applicant; San Joaquin County.		
<p>Mitigation Measure GEO-2: Avoid and Minimize Impacts to Paleontological Resources</p> <p>In the event paleontological or other geologically sensitive resources (such as fossils or fossil formations) are identified during any phase of project construction, all excavations within 100 feet of the find shall be temporarily</p>	Immediately upon discovery.	Qualified paleontologist; San Joaquin County.		

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
halted until the find is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The paleontologist shall notify the appropriate representative at the County who shall coordinate with the paleontologist as to any necessary investigation of the find. If the find is determined to be significant under the California Environmental Quality Act (CEQA), the County shall implement those measures which may include avoidance, preservation in place, or other appropriate measures, as outlined in Public Resources Code (PRC) Section 21083.2.				
TRIBAL CULTURAL RESOURCES				
Mitigation Measure TCR-1: Inadvertent Discovery of Tribal Cultural Resources In the event that Tribal Cultural Resources (TCRs), archaeological artifacts, other cultural resources, articulated, or disarticulated human remains are exposed during ground-disturbing activities, all construction activities shall be halted within 100 feet of the find (examples of potential cultural materials include but are not limited to midden soils, artifacts, chipped or worked stone, baked clay, shell, or bone). An archaeologist who meets the Secretary of the Interior's <i>Professional Qualifications Standards</i> shall then be retained to evaluate the resource's significance under the California Environmental Quality Act (CEQA) in close coordination with tribal members who would provide traditionally based cultural knowledge for the analysis. If the discovery proves to be significant, additional work and mitigation measures, such as those listed in Mitigation Measures CUL-1 and CUL-2, as deemed appropriate by the tribal organization consulting on the find. Such mitigation may include avoidance, data recovery excavation, or traditional ethnographic research into the cultural importance of the find to contemporary descendant communities.	Immediately upon discovery.	Native American Representative; Qualified Cultural Resources Specialist; San Joaquin County.		

Mitigation Measure: TCR-2: It is the recommendation of the Northern Valley Yokut Tribe that a Native American Monitor be on site during any ground disturbance.	At the onset of ground disturbance	Native American Monitor; Northern Valley Yokut Tribe		
Mitigation Measure TCR-3: It is the recommendation of the Northern Valley Yokut Tribe that cultural awareness training be utilized for everyone involved in developing the proposed project.	Prior to the onset of ground disturbance	Native American Monitor; Northern Valley Yokut Tribe		



LEGEND

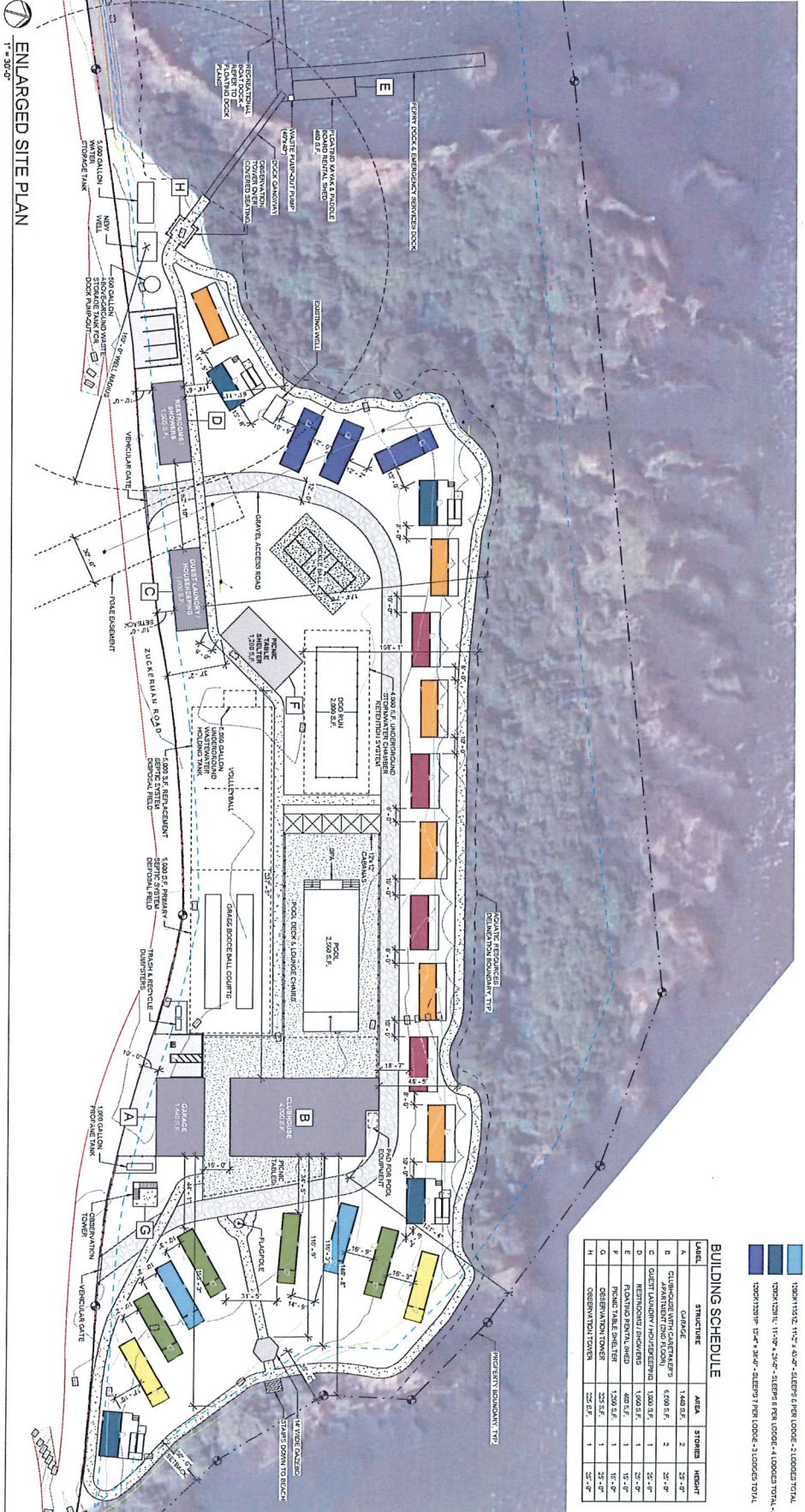
- PERVIOUS PAVEMENT WALK
- CONCRETE FINISH
- ASPHALT FINISH
- GRAVEL ROAD
- PROPOSED BUILDING FOOTPRINT
- PROPOSED COVERED STRUCTURE
- 5' HIGH TUBE STEEL FENCE
- 4' HIGH WOOD RANCH FENCE

LODGES - REFINISHED MOBILE LODGES WITH OCEANVIEW FINISH

- 1200K1331L, 11'-0" x 30'-0" - 6400 SF PER LODGE - 4 LODGES TOTAL
- 1200K1331R, 11'-0" x 30'-0" - 6400 SF PER LODGE - 4 LODGES TOTAL
- 1200K1331M, 11'-0" x 30'-0" - 6400 SF PER LODGE - 4 LODGES TOTAL
- 1200K1331K, 11'-0" x 30'-0" - 6400 SF PER LODGE - 4 LODGES TOTAL
- 1200K1331J, 11'-0" x 30'-0" - 6400 SF PER LODGE - 4 LODGES TOTAL
- 1200K1331I, 11'-0" x 30'-0" - 6400 SF PER LODGE - 4 LODGES TOTAL
- 1200K1331H, 11'-0" x 30'-0" - 6400 SF PER LODGE - 4 LODGES TOTAL
- 1200K1331G, 11'-0" x 30'-0" - 6400 SF PER LODGE - 4 LODGES TOTAL
- 1200K1331F, 11'-0" x 30'-0" - 6400 SF PER LODGE - 4 LODGES TOTAL
- 1200K1331E, 11'-0" x 30'-0" - 6400 SF PER LODGE - 4 LODGES TOTAL
- 1200K1331D, 11'-0" x 30'-0" - 6400 SF PER LODGE - 4 LODGES TOTAL
- 1200K1331C, 11'-0" x 30'-0" - 6400 SF PER LODGE - 4 LODGES TOTAL
- 1200K1331B, 11'-0" x 30'-0" - 6400 SF PER LODGE - 4 LODGES TOTAL
- 1200K1331A, 11'-0" x 30'-0" - 6400 SF PER LODGE - 4 LODGES TOTAL

BUILDING SCHEDULE

LABEL	STRUCTURE	AREA	STORIES	HEIGHT
A	CONCRETE	1,480 SF	2	25'-0"
B	CLIMBER WITH GLAZING	4,500 SF	2	25'-0"
C	GLAZED LAUNDRY/HOUSEKEEPING	1,800 SF	1	25'-0"
D	RECEPTION/SHOWERS	1,000 SF	1	25'-0"
E	PLACING MATERIALS	400 SF	1	15'-0"
F	GRASSY OPEN SPACE	1,200 SF	1	25'-0"
G	CONCRETE TOWER	220 SF	1	25'-0"
H	CONCRETE TOWER	220 SF	1	25'-0"



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Camp Gold Star
 4102 Zuckers Road
 Marina, CA 93950

WMB Project No. 24015

05.23.23 | REV 02

A1.1



February 19, 2025

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: Alisa Goulart

SR

FROM: Shayan Rehman, Engineering Services Manager
Development Services Division

SUBJECT: PA-2400377 (C); A Conditional Use Permit application for a resort and marina with twenty-five 400 square foot cabins, 4,000 square foot clubhouse, 1,000 square foot housekeeping facility, 1,000 square foot restroom, 480 square foot floating rental shed, 400 square foot shed, pool and spa, bocce ball and pickleball courts, dog run area, observation, and equipment; located north of North Zuckerman Road, 17,607 feet north of Zuckerman Bridge, Stockton.
(Supervisory District 3)

OWNER: Camp Gold Star, LLC

APPLICANT: Frank Morgan

ADDRESS: 4103 N. Zuckerman Road, Stockton

APN: 129-080-54

INFORMATION:

The site is currently located within a Federal Emergency Management Agency Designated Flood Hazard Area designated as Zone AE. The 100-Year Flood Elevation is approximately 9 feet NAVD 1988.

North Zuckerman Road is a private roadway.

RECOMMENDATIONS:

- 1) An encroachment permit shall be required for all work within road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-607.020 and 9-607.040)

PA-240037 (C)

- 2) The Traffic Impact Mitigation Fee shall be required for this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolutions R-00-433)
- 3) The Regional Transportation Impact Fee shall be required for this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. (Resolution R-06-38)
- 4) The developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards. Retention basins shall be fenced with six (6) foot high chain link fence or equal when the maximum design depth is 18 inches or more. Required retention basin capacity shall be calculated and submitted along with a drainage plan for review and approval, prior to release of building permit. Underground retention systems must have pre-treatment, a minimum of five (5) feet separation from groundwater elevation, and adequate infiltration. (Development Title Section 9-606)
- 5) A copy of the Final Site Plan shall be submitted prior to release of building permit.
- 6) This project is subject to the NPDES Region-Wide Permit requirements and shall comply with the following conditions. Prior to release of the building permit, plans and calculations shall be submitted and approved by the Public Works Department – Water Resources Division (209-468-9360):
 - a) Treatment: A registered professional engineer shall design the site to treat the 85th percentile storm as defined in the County’s 2023 Storm Water Quality Control Criteria Plan (SWQCCP).
 - b) Hydromodification: A registered professional engineer shall design the site to comply with the volume reduction requirement outlined in the County’s 2023 SWQCCP
 - c) Trash: A registered professional engineer shall design the site to comply with the trash control requirement outlined in the County’s 2023 SWQCCP.
- 7) Prior to release of the building permit, the owner shall enter into an agreement with San Joaquin County for post-construction maintenance of stormwater quality facilities.
- 8) Prior to release of the building permit the applicant shall submit a Storm Water Quality Control Plan (SWQCP) to Public Works that complies with all requirements of the 2023 SWQCCP
- 9) Prior to release of the building permit the applicant shall submit the Storm Water Pollution Prevention Plan (SWPPP) to Public Works. A copy of the approved SWPPP and all required records, updates, test results and inspection reports shall be maintained on the construction site and be available for review upon request.

PA-240037 (C)

- 10) Applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and comply with the State "General Permit for Storm Water Discharges Associated with Construction Activity". The Waste Discharge Identification Number (WDID), issued by SWRCB, shall be submitted to Public Works prior to release of the building permit. Contact the SWRCB at 1-866-563-3107 for further information.
- 11) Prior to release of the building permit all new construction and the substantial improvement of any structure or tanks in the area of special flood hazard shall be elevated or floodproofed in accordance with San Joaquin County Ordinance Code Section 9-703.130. Plans and calculations shall be submitted and approved by the Public Works Department – Water Resources Division (209-468-9596)
- 12) The applicant shall apply for a Central Valley Flood Protection Board encroachment permit.
- 13) The project is located in a floodway as defined in the San Joaquin County Ordinance Code and is subject to San Joaquin County Ordinance Code Section 9-703.170 regarding development standards and 9-703.180 prohibiting certain uses and structures.

SR:GM:FS



Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

December 9, 2024

To: San Joaquin County Community Development Department
Attention: Sol Jobrack

From: Naseem Ahmed; (209) 616-3018 *AA*
Senior Registered Environmental Health Specialist

RE: **PA-2400377 (C), Early Consultation, SU-2400278**
4103 N. Zuckerman Rd., Stockton

The following requirements have been identified as pertinent to this project. Other requirements may also apply. These requirements cannot be modified.

- 1) A qualified professional engineer shall submit engineer design plan for sewage holding tank prior to issuance of building permit. Sewage holding tank systems are required to obtain an annual operating permit from Environmental Health Department when monitoring, sampling, and reporting is required. The fee will be based on the current schedule at the time of payment (San Joaquin County Onsite Waster Water System Standard, Section 1.10.2).
- 2) A soil suitability and nitrate loading study incorporating proposed staff and customer use shall be submitted to the Environmental Health Department, indicating that the area is suitable for septic system usage. The studies must be approved by the Environmental Health Department prior to issuance of building permit(s). (San Joaquin County Development Title, Section 9-604.010(d)). The fee will be based on the current schedule at the time of payment.

The sewage disposal system shall comply with the onsite wastewater treatment systems standards of San Joaquin County prior to approval. A percolation test conducted in accordance with the E.P.A. Design Manual - Onsite Wastewater and Disposal Systems is required for each parcel. The fee will be based on the current schedule at the time of payment.
- 3) Construction of an individual sewage disposal system(s) under permit and inspection by the Environmental Health Department is required at the time of development based on the **Soil Suitability/ Nitrate Loading Study findings** (San Joaquin County Development Title, Section 9-605.010).
- 4) Prior to issuance of building permit, submit to the Environmental Health Department revised site plans showing the location and configuration of any existing and proposed sewage disposal systems, along with the area required to be reserved for future sewage disposal repair/replacement (area for 100% sewage disposal replacement). The plans shall include the design calculations, including the maximum number of persons the sewage disposal system is proposed to serve.

In addition, show on revised plans that the disposal field area will be barricaded so it cannot be driven over, parked on, or used as a storage area. This disposal field area must be used for that specific purpose only, and it cannot contain any underground utility lines (San Joaquin County Development Title, Section 9-605.010(c)(3)(5)).

Note: Sewage disposal system shall meet minimum set back from septic system as stated in (San Joaquin County Onsite Wastewater Treatment System Table 1.5).

- 5) Applicant shall contact Natalia Subbotnikova, Program Coordinator, Small Public Water System Program, at (209) 468-0338, to determine if the existing well can be permitted as a public water system prior to issuance of building permits. If a public water system is required, applicant shall submit a Small Public Water System preliminary technical report to the California State Water Resources Control Board, Division of Drinking Water (Water Board) at least six months before initiating construction of any water related improvement, as defined. The issuance of a permit to operate a small public water system by the local primacy agency (EHD) is prohibited without the concurrence of the Water Board. Please contact Gena Farley with the SWRCB Division of Drinking Water at Gena.Farley@waterboards.ca.gov or 209-948-7488, concerning the requirements for preliminary technical report submittal prior to issuance of building permits.

If the Water Board determines that an onsite well shall be used as the potable water source, a permit application to operate Small Public Water System shall be submitted to the EHD for approval prior to issuance of building permits. To issue a permit to operate, concurrence from the Water Board is required. A yearly permit to operate a public water system will be required by the EHD prior to sign off of the certificate of final occupancy (San Joaquin County Development Title, Section 9-602.010 and 9-601.030.).

The supplier must possess adequate financial, managerial, and technical capability to assure delivery of pure, wholesome, and potable drinking water in accordance with San Joaquin County Development Title, Sections 9-602.010 and 9-601.030 and C.C.R., Title 22, and Health and Safety Code, Section 116525 116570.

- 6) The existing private water wells shall be tested for the chemical Dibromochloropropane (DBCP) and nitrates with the results submitted to the Environmental Health Department prior to issuance of building permit(s). Samples are to be taken and analyzed by a State-approved laboratory (San Joaquin County Development Title, Section 9-601.020(j)).
- 7) Construction of an individual domestic water well under permit and inspection by the Environmental Health Department is required at the time of development (San Joaquin County Development Title, Section 9-601.010 (b)).
- 8) Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at cers.calepa.ca.gov/ and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact the Program Coordinator of the CUPA program, Elena Manzo (209) 953-7699, with any questions.

- a. Any amount but not limited to the following hazardous waste; hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used batteries or other universal waste, etc. – **Hazardous Waste Program** (Health & Safety Code (HSC) Sections 25404 & 25180 et sec.)
- b. Onsite treatment of hazardous waste – **Hazardous Waste Treatment Tiered Permitting Program** (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.)
- c. Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San Joaquin County – **Hazardous Materials Business Plan Program** (HSC Sections 25508 & 25500 et sec.)
- d. Any amount of hazardous material stored in an Underground Storage Tank – **Underground Storage Tank Program** (HSC Sections 25286 & 25280 et sec.)
 - i. If an underground storage tank (UST) system will be installed, a permit is required to be submitted to, and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin.
 - ii. Additionally, an EHD UST permit to operate is required once the approved UST system is installed.
- e. Storage of at least 1,320 gallons of petroleum aboveground or any amount of petroleum stored below grade in a vault – **Aboveground Petroleum Storage Program** (HSC Sections 25270.6 & 25270 et sec.)
 - i. **Spill Prevention, Countermeasures and Control (SPCC) Plan requirement**
- f. Threshold quantities of regulated substances stored onsite - **California Accidental Release Prevention (CalARP) Program** (Title 19, Section 2735.4 & HSC Section 25531 et sec.)
 - i. **Risk Management Plan requirement for covered processes**



August 5, 2025

To: San Joaquin County Community Development Department
Attention: Alisa Goulart

From: Aaron Gooderham (209) 616-3062 *AG*
Senior Registered Environmental Health Specialist

RE: **PA-2400377 (C), Referral, SU-2400278**
4103 N. Zuckerman Road, Stockton

The following requirements have been identified as pertinent to this project. Other requirements may also apply. These requirements cannot be modified.

- 1) A qualified professional engineer shall submit engineer design plan for sewage holding tank prior to issuance of building permit. Sewage holding tank systems are required to obtain an annual operating permit from Environmental Health Department when monitoring, sampling, and reporting is required. The fee will be based on the current schedule at the time of payment (San Joaquin County Onsite Waster Water System Standard, Section 1.10.2).
- 2) A soil suitability and nitrate loading study incorporating proposed staff and customer use shall be submitted to the Environmental Health Department, indicating that the area is suitable for septic system usage. The studies must be approved by the Environmental Health Department prior to issuance of building permit(s). (San Joaquin County Development Title, Section 9-604.010(d)). The fee will be based on the current schedule at the time of payment.

The sewage disposal system shall comply with the onsite wastewater treatment systems standards of San Joaquin County prior to approval. A percolation test conducted in accordance with the E.P.A. Design Manual - Onsite Wastewater and Disposal Systems is required for each parcel. The fee will be based on the current schedule at the time of payment.

- 3) Construction of an individual sewage disposal system(s) under permit and inspection by the Environmental Health Department is required at the time of development based on the Soil Suitability/ Nitrate Loading Study findings (San Joaquin County Development Title, Section 9-605.010).
- 4) Prior to issuance of building permit, submit to the Environmental Health Department revised site plans showing the location and configuration of any existing and proposed sewage disposal systems, along with the area required to be reserved for future sewage disposal repair/replacement (area for 100% sewage disposal replacement). The plans shall include the design calculations, including the maximum number of persons the sewage disposal system is proposed to serve.

In addition, show on revised plans that the disposal field area will be barricaded so it cannot be driven over, parked on, or used as a storage area. This disposal field area must be used for that specific purpose only, and it cannot contain any underground utility lines (San Joaquin County Development Title, Section 9-605.010(c)(3)(5)).

Note: Sewage disposal system shall meet minimum set back as stated in San Joaquin County Onsite Wastewater Treatment System Table 1.5.

- 5) Submit two (2) hardcopy sets, or one (1) electronic version, of food facility plans to the Environmental Health Department for review and approval prior to issuance of building permit(s) (California Retail Food Code, Article 1, 114380). The fee will be based on the current schedule at the time of payment.
- 6) A valid permit from EHD is required prior to operating food facility (California Retail Food Code, Chapter 13, Article 1, Section 14381).
- 7) Applicant shall contact Natalia Subbotnikova, Program Coordinator, Small Public Water System Program, at (209) 468-0338, to determine if the existing well can be permitted as a public water system prior to issuance of building permits. If a public water system is required, applicant shall submit a Small Public Water System preliminary technical report to the California State Water Resources Control Board, Division of Drinking Water (Water Board) at least six months before initiating construction of any water related improvement, as defined. The issuance of a permit to operate a small public water system by the local primacy agency (EHD) is prohibited without the concurrence of the Water Board. Please contact Gena Farley with the SWRCB Division of Drinking Water at Gena.Farley@waterboards.ca.gov or 209-948-7488, concerning the requirements for preliminary technical report submittal prior to issuance of building permits.

If the Water Board determines that an onsite well shall be used as the potable water source, a permit application to operate Small Public Water System shall be submitted to the EHD for approval prior to issuance of building permits. To issue a permit to operate, concurrence from the Water Board is required. A yearly permit to operate a public water system will be required by the EHD prior to sign off of the certificate of final occupancy (San Joaquin County Development Title, Section 9-602.010 and 9-601.030.).

The supplier must possess adequate financial, managerial, and technical capability to assure delivery of pure, wholesome, and potable drinking water in accordance with San Joaquin County Development Title, Sections 9-602.010 and 9-601.030 and C.C.R., Title 22, and Health and Safety Code, Section 116525 116570.

Note: Camp Gold Star, LLC received an approval letter from the State Water Resources Control Board (State Water Board) on February 3, 2025, indicating that the proposed public water system may move forward to submit full permit application to the San Joaquin County Environmental Health Department (EHD). The letter only serves to illustrate the State Water Board's concurrence that the proposed water system has met the requirements of Senate Bill 1263 and Health and Safety Code section 116527. The proposed water system must still complete the permitting process with the EHD and all application materials must first be submitted, reviewed and approved prior to receiving a domestic water supply permit to operate a public water system.

- 8) The existing private water wells shall be tested for the chemical Dibromochloropropane (DBCP) and nitrates with the results submitted to the Environmental Health Department prior to issuance of building permit(s). Samples are to be taken and analyzed by a State-approved laboratory (San Joaquin County Development Title, Section 9-601.020(j)).
- 9) Construction of an individual domestic water well under permit and inspection by the Environmental Health Department is required at the time of development (San Joaquin County Development Title, Section 9-601.010 (b)).
- 10) Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at cers.calepa.ca.gov/ and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact the Program Coordinator of the CUPA program, Elena Manzo (209) 953-7699, with any questions.
 - a. Any amount but not limited to the following hazardous waste; hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used batteries or other universal waste, etc. – Hazardous Waste Program (Health & Safety Code (HSC) Sections 25404 & 25180 et sec.)
 - b. Onsite treatment of hazardous waste – Hazardous Waste Treatment Tiered Permitting Program (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.)
 - c. Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San Joaquin County – Hazardous Materials Business Plan Program (HSC Sections 25508 & 25500 et sec.)
 - d. Any amount of hazardous material stored in an Underground Storage Tank – Underground Storage Tank Program (HSC Sections 25286 & 25280 et sec.)
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 - i. Spill Prevention, Countermeasures and Control (SPCC) Plan requirement
 - f. Threshold quantities of regulated substances stored onsite - California Accidental Release Prevention (CalARP) Program (Title 19, Section 2735.4 & HSC Section 25531 et sec.)
 - i. Risk Management Plan requirement for covered processes



California
Department of Conservation
Geologic Energy Management Division

Gavin Newsom, Governor
Jennifer Lucchesi, Director
715 P Street, MS 1803
Sacramento, CA. 95814
T: (916) 445-5986

August 26, 2025

VIA EMAIL

San Joaquin County
Ms. Alisa Goulart
1810 East Hazelton Avenue
Stockton, CA 95205
rboloyan@cityofdixonca.gov

Assessor Parcel Number(s): 129-080-54
Property Owner(s): N/A
Project Location Address: W. 8 Mile Rd and Rindge Tract,
Stockton, CA 95206

PROJECT TITLE: *CAMP GOLDSTAR PROJECT*

Public Resources Code (PRC) section 3208.1 establishes re-abandonment responsibility when previously plugged and abandoned oil, gas or geothermal wells will be impacted by planned property development or construction activities. Local permitting agencies, property owners, and/or developers should be aware of, and fully understand, that significant and potentially dangerous issues may be associated with development near previously abandoned oil, gas, and geothermal wells.

The California Geologic Energy Management Division (CalGEM) has received the above-referenced project dated July 10, 2025. To assist local permitting agencies, property owners, and developers in making safe and practical land use decisions regarding potential development near oil, gas, or geothermal wells, CalGEM provides a table in the attached enclosure of the wells within the parcel boundary or in its vicinity, based on CalGEM's Well Finder database (<https://maps.conservation.ca.gov/doggr/wellfinder/>).

CalGEM categorically advises against building over, or in any way impeding access to, oil, gas, or geothermal wells. Impeding access to a well could result in the need to remove any structure or obstacle that prevents or impedes access including, but not limited to, buildings, housing, fencing, landscaping, trees, pools, patios, sidewalks, roadways, and decking at the landowner's expense if there is a need to access a well. Maintaining sufficient access is considered the ability for a well servicing unit and associated necessary equipment (consisting of well servicing rig, pumping equipment, pipe trailer) to reach a well from a public street or access way, solely over the parcel on which the well is located. A well servicing unit, and any necessary equipment, should be able to pass unimpeded along and over the route, and should be able to access the well without disturbing the integrity of surrounding infrastructure. Impermeable barriers such as asphalt, concrete, and plastic may trap hazardous gases and liquids underneath and could create a safety hazard if built over a well that later develops a leak.

CalGEM recommends that any well for which access is impeded or built over, against CalGEM's

advice, should be evaluated by a qualified petroleum professional for compliance with the statutory objectives of isolating all hydrocarbon-bearing strata; protecting underground and surface waters; prevention of subsequent damage to life, health, property, and other resources; and prevention of loss of oil, gas, or reservoir energy. CalGEM recommends that wells that do not meet these standards are abandoned or re-abandoned prior to construction. The well information can be accessed through CalGEM's Well Finder database mentioned above. PRC section 3208, subdivision (a), provides the primary statutory authority for CalGEM to oversee adequate abandonment of wells. Additionally, CalGEM has developed the regulatory guidance for operators to be followed during well abandonment, which are listed within California Code of Regulation, title 14 (CCR) section 1723 and associated sub-sections (for onshore wells), and section 1745 and associated sub-sections (for offshore wells).

There is no guarantee that a well abandoned in compliance with current Division requirements as prescribed by law will not start leaking in the future. Due to the inability to predict all subsurface conditions or changes, it always remains a possibility that any well may start to leak oil, gas, and/or water after abandonment, no matter how thoroughly the well was plugged and abandoned. CalGEM acknowledges wells plugged and abandoned to the most current Division requirements as prescribed by law have a lower probability of leaking in the future, however there is no guarantee that such abandoned wells will not leak.

CalGEM advises that all wells identified on the development parcel prior to, or during, development activities be tested for liquid and gas leakage. Surveyed locations in Latitude and Longitude, NAD 83 decimal format, and leak testing results should be provided to CalGEM. CalGEM expects any wells found leaking to be reported to CalGEM immediately.

PRC section 3208.1 gives CalGEM the authority to order or permit the re-abandonment of any well where it has reason to question the integrity of the previous abandonment. Responsibility for re-abandonment costs may be affected by the choices made by the local permitting agency, property owner, and/or developer in considering the general advice set forth in this letter. The PRC continues to define the person or entity responsible for re-abandonment as:

1. The property owner - If the well was plugged and abandoned in conformance with Division requirements at the time of abandonment, and in its current condition does not pose an immediate danger to life, health, and property, but requires additional work solely because the owner of the property on which the well is located proposes construction on the property that would prevent or impede access to the well for purposes of remedying a currently perceived future problem, then the owner of the property on which the well is located shall obtain all rights necessary to re-abandon the well and be responsible for the re-abandonment.
2. The person or entity causing construction over or near the well - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and the property owner, developer, or local agency permitting the construction failed either to obtain an opinion from the supervisor or district deputy as to whether the previously abandoned well is required to be re-abandoned, or to follow the advice of the supervisor or district deputy not to undertake construction that impedes access, then the person or entity causing the construction over or near the well shall obtain all rights necessary to re-abandon the well and be responsible for the re-abandonment.
3. The party or parties responsible for disturbing the integrity of the abandonment - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and after that time someone other than the operator or an

affiliate of the operator disturbed the integrity of the abandonment in the course of developing the property, then the party or parties responsible for disturbing the integrity of the abandonment shall be responsible for the re-abandonment.

Should any wells require abandonment or re-abandonment, the responsible party must submit a Notice of Intention (NOI) to CalGEM through WellSTAR. The NOI form can be accessed in the 'Plugging and Abandonment' section of the following link:
https://www.conservation.ca.gov/calgem/for_operators.

No well work may be performed on any oil, gas, or geothermal well without written approval from CalGEM. Well work requiring approval includes, but is not limited to, mitigating leaking gas or other fluids from abandoned wells, modifications to well casings, and/or any other re-abandonment work. CalGEM also regulates the top of a plugged and abandoned well's minimum and maximum depth below final grade. CCR section 1723.5 states well casings shall be cut off at least 5 feet but no more than 10 feet below the surface of the ground. If any well needs to be lowered or raised (i.e. casing cut down or casing riser added) to meet this regulation, a permit from CalGEM is required before work can start.

CalGEM makes the following additional recommendations to the local permitting agency, property owner, and developer:

1. To ensure that present and future property owners are aware of (a) the existence of all wells located on the property, and (b) potentially significant issues associated with any improvements near oil or gas wells, CalGEM recommends that information regarding the below identified well(s), and any other pertinent information obtained after the issuance of this letter, be communicated to the appropriate county recorder for inclusion in the title information of the subject real property.
2. CalGEM recommends that any soil containing hydrocarbons be disposed of in accordance with local, state, and federal laws. Please notify the appropriate authorities if soil containing significant amounts of hydrocarbons is discovered during development.

As indicated in PRC section 3106, CalGEM has statutory authority over the drilling, operation, maintenance, and abandonment of oil, gas, and geothermal wells, and attendant facilities, to prevent, as far as possible, damage to life, health, property, and natural resources; damage to underground oil, gas, and geothermal deposits; and damage to underground and surface waters suitable for irrigation or domestic purposes. In addition to CalGEM's authority to order work on wells pursuant to PRC sections 3208.1 and 3224, it has authority to issue civil and criminal penalties under PRC sections 3236, 3236.5, and 3359 for violations within CalGEM's jurisdictional authority. CalGEM does not regulate grading, excavations, or other land use issues.

Should you have any questions, or if any wells are encountered that were not part of this letter, contact CalGEM at 916.322.1110 or via email at CalGEMNorthern@conservation.ca.gov.

Sincerely,

May Soe

May Soe
Supervising Oil and Gas Engineer – Northern District

Enclosure
Cc: N/A

Enclosure: The wells listed below are reported to be located within and nearby the parcel boundary and may have future access impeded.

API No.	Well Name
No wells in the project area	



100 Howe Avenue, Suite 100 South
Sacramento, CA 95825-8202

MATTHEW DURLAO, PhD, Executive Officer
Reception: 916.574.1900
TTY: 711

October 7, 2025

Sent via: Electronic mail

File Ref.: I5582

Alisa Guolart
Associate Planner
San Joaquin County
Community Development Department
1810 East Hazelton Ave.
Stockton, CA 95205
alisa.goulart@sjgov.org

Subject: Camp Goldstar Project – Proposed Resort located on APN 129-080-540 within and along the San Joaquin River, near Stockton, San Joaquin County

Dear Alisa Goulart:

Staff of the California State Lands Commission (Commission) understands that the San Joaquin County Community Development Department is processing an application for a Conditional Use Permit for the Camp Goldstar project at the above-referenced location. This project will include construction of a private resort with 25 lodges and a marina with a dock. It is also proposed to construct a clubhouse with kitchen and a caretaker's unit, a garage; a pool and spa; five cabanas; grass bocce ball courts, a volleyball court, and a concrete pickle ball court; a picnic table shelter; a dog run; a communal restroom with showers; a housekeeping and laundry building; a gazebo; two observation towers; and 27 fire pits.

At this time, Commission staff is conducting research to determine if any portion of the project will extend onto state-owned sovereign land under the jurisdiction of the Commission. If Commission staff finds that any portion of the land occupied by the proposed project is sovereign land, the applicant will be required to obtain a lease from the Commission prior to beginning any construction or operation on the sovereign land.

Alisa Goulart
October 7, 2025
Page 2

If you have any questions, feel free to contact me at (916) 574-1869 or at ninette.lee@slc.ca.gov.

Sincerely,

A handwritten signature in black ink, enclosed within a dashed rectangular border. The signature is stylized and appears to read 'Ninette Lee'.

Ninette Lee, Assistant Chief
Land Management Division

Jobrack, Sol [CDD]

From: Kern, Sara@Wildlife <Sara.Kern@wildlife.ca.gov>
Sent: Friday, December 13, 2024 2:22 PM
To: Jobrack, Sol [CDD]
Cc: Boertien, Andrea@Wildlife; Farinha, Melissa@Wildlife; Altamirano, Gerardo [CDD]
Subject: Re: PA-2400377 (C): Agency Referral

Dear Sol Jobrack:

Subject: PA-2400377 (C), Conditional Use Permit for New Resort and Marina, San Joaquin County

The California Department of Fish and Wildlife (CDFW) received an application referral for an early consultation public hearing regarding a conditional use permit application from the San Joaquin County Community Development Department.

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

Proponent: Frank Morgan; Camp Gold Star, LLC

Objective: The objective of the project is to construct a new resort and marina with the following components:

- Twenty-five 400 square foot cabins
- 4,000 square foot clubhouse
- 1,000 square foot housekeeping facility
- 1,000 square foot restroom
- 480 square foot floating rental shed
- 400 square foot shed
- Pool and spa
- Bocce and pickleball courts
- Dog run areas
- Observation tower

Location: 4103 N. Zuckerman Road, Stockton; north of Zuckerman Road; 17,607 feet north of Zuckerman Bridge, Stockton; on the San Joaquin River; San Joaquin County; APN Number 129-080-54; Latitude 38.026329, Longitude - 121.475499.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the project proponent and the San Joaquin County Community Development Department in adequately identifying and/or mitigating the project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Editorial comments or other suggestions may also be included to improve the document.

RECOMMENDATION 1: Amend the Project Description

The site map shows various docks, a 5,000 gallon water storage tank, decorative water tower over covered seating, a new well, and a replacement septic system disposal field, but there is no mention of these elements in the project description. CDFW recommends adding these components and footprint sizes to the project description.

RECOMMENDATION 2: California Environmental Quality Act (CEQA) Document Development

CDFW recommends that the project proponent and the San Joaquin County of Community Development explore the opportunity to draft and circulate a CEQA document for public review for the project per CEQA guidelines^[1]. The project is located in sensitive habitat with the potential to impact multiple special status species (threatened, endangered, fully protected, candidate threatened species, and species of special concern).

RECOMMENDATION 3: Early Agency Coordination

CDFW recommends coordination with local, state, and federal agencies including, but not limited to, the United States Army Corps of Engineers (USACE), U.S. Fish and Wildlife Service (USFWS), National Marine Fisheries Service (NMFS), California Department of Fish and Wildlife (CDFW), Regional Water Control Board (RWQCB), Central Valley Flood Protection project (CVFPP), the California State Lands Commission (CSLC), and the San Joaquin County Environmental Health Department. Early consultation well in advance of project implementation is strongly recommended to understand and comply with requirements which will help to plan the project and procure permits for it.

RECOMMENDATION 4: Lake and Streambed Alteration Agreement (LSAA)

The Projectproject has the potential to impact resources of the San Joaquin River. If Projectproject construction and operation will impact the bed, bank, channel, or riparian habitat, including the trimming or removal of trees and riparian vegetation, the proposed Projectproject may be subject to LSAA Notification. CDFW requires an LSAA Notification, pursuant to Fish and Game Code section 1600 et. seq., for or any activity that may substantially divert or obstruct the natural flow; change or use material from the bed, bank or channel or deposit or dispose of material where it may pass into a river, lake, or stream. Work within ephemeral streams, washes, watercourses with a subsurface flow, and floodplains are generally subject to notification requirements.

RECOMMENDATION 5: California Endangered Species Act (CESA)

CDFW recommends that a CESA Incidental Take Permit (ITP) is obtained if the project has the potential to result in take of species of plants or animals listed or a candidate under CESA, either during construction or over the life of the project. Under CESA, take is defined as “to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill.” Issuance of an ITP is subject to CEQA documentation. If the project will impact CESA-listed species, early consultation with CDFW is encouraged, as significant modification to the project and mitigation measures may be required in order to obtain a CESA Permit.

RECOMMENDATION 6: Fully Protected Species

Fully protected species such as white-tailed kite (*Elanus leucurus*) and black rail (*Laterallus jamaicensis*), may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research, relocation of the bird species for the protection of livestock, or if they are a covered species whose conservation and management is provided for in a Natural Community Conservation Plan (Fish & G. Code, §§ 3511, 4700, 5050, and 5515). Construction and project operations must avoid impacts to fully protected species.

RECOMMENDATION 7: Rare Plant Surveys

The California Natural Diversity Data Base (CNDDB) in BIOS shows various special-status plant occurrences within the vicinity of the project site, including Mason’s lilaepsis, which is a state-listed rare plant, which would require an incidental take permit if impacts to the plant could not be avoided. Several special-status plant species have the potential to occur on the shoreline of the project site based on CNDDB records. To ensure that special-status plants are documented onsite and avoided, rare plant surveys are recommended.

The surveys should be conducted according to *CDFW's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (2018)* at <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline>.

RECOMMENDATION 7: Design Project to Minimize Artificial Light at Night

CDFW recommends that the project is designed to minimize the impact of artificial light at night on fish, wildlife, and plants by elimination all non-essential lighting, and avoiding or limiting the use of artificial light during the hours between dusk and dawn, as these windows of time are when many wildlife species are most active. Use motion-activated lighting to decrease the amount of time artificial night lighting is use and decrease wildlife exposure to artificial light at night. Ensure that lighting for necessary activities such as security purposes is shielded, cast downward, and does not spill into natural areas or upwards into the night sky (see the International Dark-Sky Association standards at <http://darksky.org/>). Use LED lighting with a correlated color temperature at or under 2,700 Kelvin or less that results in the output of a warm white color spectrum, properly dispose of hazardous waste, and recycle all lighting that contains toxic compounds with a qualified recycler. Also, light pole arm length and mast height should be modified to site specific conditions to reduce excessive light spillage into natural landscapes or aquatic habitat surrounding the project site.

COMMENT 1: Avoidance, Minimization, and Mitigation Requirements

When permits are granted for the project, project planning will be expected to incorporate full avoidance and minimization measures to avoid impacts to wildlife and habitats on which they depend. If full avoidance and minimization measures cannot fully avoid impacts to fish, wildlife, plants, and sensitive habitats, then compensatory mitigation may be required. The project may contact the San Joaquin County Multi-Species Conservation and Open Space Plan (Plan) for information about participation in the Plan to mitigate for impacts to the species covered by the Plan. However, the Plan does not offer mitigation for impacts to aquatic species. Impacts to aquatic species would necessitate a different mitigation mechanism, such as purchase of appropriate credits in a mitigation bank or putting a conservation easement on similar habitat and supporting the conservation easement with an endowment in perpetuity.

COMMENT 2: Potential Project Impacts

The project is located directly adjacent to a sensitive habitat area (coastal and valley freshwater marsh), which is a habitat type that supports threatened, endangered, and fully protected species. The project could impact multiple protected species. The California Natural Diversity Database (CNDDDB) in the Biogeographic Information and Observation System (BIOS) shows the potential including, but not limited to, the following species to occur:

- Delta smelt (*Hypomesus transpacificus*), SE, FT^[2]
- Longfin smelt (*Spirinchus thaleichthys*), ST
- Central Valley spring-run Chinook salmon (*Oncorhynchus tshawytscha*) ST, FT
- Sacramento winter-run Chinook salmon (*Oncorhynchus tshawytscha*) ST, FT
- Central Valley fall-run Chinook salmon (*Oncorhynchus tshawytscha*) SSC
- Green sturgeon (*Acipenser medirostris*), SSC, FT
- White sturgeon (*Acipenser transmontanus*), SSC, SCT
- Central Valley steelhead (*Oncorhynchus mykiss irideus*), FT, SSC
- Swainson's hawk (*Buteo swainsoni*), ST
- White-tailed kite (*Elanus leucurus*), SFP
- California black rail (*Laterallus jamaicensis coturniculus*), SFP
- Modesto song sparrow (*Melospiza melodia*) SSC
- Giant garter snake (*Thamnophis gigas*), FT, ST
- Western pond turtle (*Emys marmorata*), SSC
- Woolly rose-mallow (*Hibiscus lasiocarpus* var. *occidentalis*), 1B.2
- Suisun marsh aster (*Symphotrichum lentum*), 1B.2
- Mason's lilaepsis (*Lilaeopsis masonii*), 1B.1, State-listed rare
- Delta tule pea (*Lathyrus jepsonii* var. *jepsonii*) 1B.2

- Delta mudwort (*Limosella australis*) 2B.1

^[1] FT = Federally Threatened; ST = State Threatened; SE = State Endangered; SFP = State Fully Protected; SC = State Candidate; SSC = Species of Special Concern

California Native Plant Society (CNPS) Plant Ranks; 1B = Rare, Threatened, or Endangered in California and Elsewhere; 2B = Rare or Endangered in California, but More Common Elsewhere;

0.1 – Seriously threatened in California (over 80% of occurrences threatened/high degree and immediacy of threat); 0.2 – Moderately threatened in California (20-80% of occurrences threatened/moderate degree and immediacy of threat)

CDFW recommends that prior to project implementation, surveys be conducted for special-status species with potential to occur at or near the project site and should follow recommended survey protocols if available. Survey and monitoring protocols and guidelines are available at: <https://www.wildlife.ca.gov/Conservation/Survey-Protocols>. If survey results are positive for special-status species (i.e., endangered, threatened, species of special concern, candidate species, and fully protected species), then CDFW recommends that specific avoidance, minimization, and mitigation measures are incorporated into the project.

Sara Kern

Senior Environmental Scientist (Supervisor)

[California Department of Fish and Wildlife](#)

Bay Delta Region, Habitat Conservation Program

Phone: 916.531.4465

^[1] CEQA is codified in the California Public Resources Code in section 21000 et seq. The “CEQA Guidelines” are found in Title 14 of the California Code of Regulations, commencing with section 15000.

^[2] FT = Federally Threatened; ST = State Threatened; SE = State Endangered; SFP = State Fully Protected; SC = State Candidate; SSC = Species of Special Concern

California Native Plant Society (CNPS) Plant Ranks

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0.1 – Seriously threatened in California (over 80% of occurrences threatened/high degree and immediacy of threat)

0.2 – Moderately threatened in California (20-80% of occurrences threatened/moderate degree and immediacy of threat)



S J C O G, Inc.

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)

SJMSCP RESPONSE TO LOCAL JURISDICTION (RTLJ) ADVISORY AGENCY NOTICE TO SJCOG, Inc.

To: Sol Jobrack, San Joaquin County, Community Development Department
From: Laurel Boyd, SJCOG, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org
Date: November 19, 2024
Local Jurisdiction Project Title: PA-2400377 (C)
Assessors Parcel Number: 129-080-54
Local Jurisdiction Project Number: PA-2400377 (C)
Total Acres to be converted from Open Space Use: Unknown
Habitat Types to be Disturbed: Natural Habitat Land
Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Mr. Jobrack:

SJCOG, Inc. has reviewed the application referral for PA-2400377 (C). This project consists of a Conditional Use Permit application for a resort and marina with twenty-five 400 square foot cabins, 4,000 square foot clubhouse, 1,000 square foot housekeeping facility, 1,000 square foot restroom, 480 square foot floating rental shed, 400 square foot shed, pool and spa, bocce ball and pickleball courts, dog run area, observation, and equipment. The project site is north of North Zuckerman Road, 17,607 feet north of Zuckerman Bridge, Stockton (APN/Address: 129-080-54 / 4103 N. Zuckerman Road, Stockton).

San Joaquin County is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). [The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.](#) Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

This Project is subject to the SJMSCP. This can be up to a 90 day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sicog.org>

Please contact SJMSCP staff regarding completing the following steps to satisfy SJMSCP requirements:

- **Schedule a SJMSCP Biologist to perform a pre-construction survey *prior to any ground disturbance***
- **SJMSCP Incidental take Minimization Measures and mitigation requirement:**
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or

- d. Purchase approved mitigation bank credits.
4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

- Receive your Certificate of Payment and release the required permit

It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it will require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.

If you have any questions, please call (209) 235-0574.



S J C O G , I n c .

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department.
Other: _____

FROM: Laurel Boyd, SJCOG, Inc.

**DO NOT AUTHORIZE SITE DISTURBANCE
DO NOT ISSUE A BUILDING PERMIT
DO NOT ISSUE _____ FOR THIS PROJECT**

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

- 1) SJMSCP Incidental Take Minimization Measures and mitigation requirement:
 - 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
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 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.
 Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Project Title: PA-2400377 (C)

Landowner: Camp Gold Star, LLC. Applicant: Frank Morgan

Assessor Parcel #s: 129-080-54

T _____, R _____, Section(s): _____

Local Jurisdiction Contact: Sol Jobrack

The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.





S J C O G, Inc.

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)

SJMSCP RESPONSE TO LOCAL JURISDICTION (RTLJ) ADVISORY AGENCY NOTICE TO SJCOG, Inc.

To: Alisa Goulart, San Joaquin County, Community Development Department
From: Laurel Boyd, SJCOG, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org
Date: Alisa Goulart
Local Jurisdiction Project Title: PA-2400377 (C)
Assessors Parcel Number: 129-080-54
Local Jurisdiction Project Number: PA-2400377 (C)
Total Acres to be converted from Open Space Use: Unknown
Habitat Types to be Disturbed: Natural Habitat Land
Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Ms. Goulart:

SJCOG, Inc. has reviewed the application referral for PA-2400377 (C). This project consists of a Conditional Use Permit application for the construction of a private resort with 25, 6-8 person lodges, each with a bathroom and kitchenette; and marina with a 6,160 square-foot dock with 33 to 44 boat capacity. Four ADA garage; a 2,500 square foot pool and spa; five 144 square foot cabanas; grass bocce ball courts, a volleyball court, and a concrete pickle ball court; a 1,200 square foot picnic table shelter, a 2,00 square foot dog run; a 1,000 square foot communal restroom with showers; a 1,000 square foot housekeep 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 site is north of North Zuckerman Road, 17,607 feet north of Zuckerman Bridge, Stockton (APN/Address: 129-080-54 / 4103 N. Zuckerman Road, Stockton).

San Joaquin County is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). **The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.** Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

This Project is subject to the SJMSCP. This can be up to a 90 day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjcog.org>

Please contact SJMSCP staff regarding completing the following steps to satisfy SJMSCP requirements:

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 - c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

- Receive your Certificate of Payment and release the required permit

It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it will require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.

If you have any questions, please call (209) 235-0574.



S J C O G , I n c .

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department.
Other: _____

FROM: Laurel Boyd, SJCOG, Inc.

**DO NOT AUTHORIZE SITE DISTURBANCE
DO NOT ISSUE A BUILDING PERMIT
DO NOT ISSUE _____ FOR THIS PROJECT**

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

- 1) SJMSCP Incidental Take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
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 - c. Purchase approved mitigation bank credits.
 Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Project Title: PA-2400377 (C)

Landowner: Camp Gold Star, LLC. Applicant: Frank Morgan

Assessor Parcel #s: 129-080-54

T _____, R _____, Section(s): _____

Local Jurisdiction Contact: Alisa Goulart

The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.



RECLAMATION DISTRICT NO. 2030
DELTA FARMS
3425 Brookside Road Suite A
Stockton, CA 95219
Telephone: (209) 956-9940

TRUSTEES

Dennis Gardemeyer, President
Jim Paroli
Brian Zeller

SECRETARY AND COUNSEL

The Hartmann Law Firm
ENGINEER
Kjeldsen, Sinnock & Neudeck, Inc.

August 26, 2025

alisa.goulart@sjgov.org

Alisa Goulart, Planner
San Joaquin County
Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205

Re: CEQA Review Comments - Conditional Use Permit No. PA-2400377
Camp Gold Star Resort - Initial Study/Mitigated Negative Declaration (IS/MND)

Dear Ms. Goulart,

As District Engineer and District Counsel for Reclamation District 2030 - Delta Farms (RD 2030), we have reviewed the Conditional Use Permit application, the Initial Study/Mitigated Negative Declaration (IS/MND) and supporting documents for the proposed Camp Gold Star Resort project located on McDonald Island, approximately 3.3 miles north of Zuckerman Bridge, Stockton, CA (APN 129-080-54). The Reclamation District (District) is charged with maintaining the levee system and drainage system that protects the Island from flooding. Based on our review of the IS/MND and related documents, we submit herewith Reclamation District No. 2030' comments and conditions for the proposed project.

1. Reimbursement Agreement – Applicant shall enter into a Reimbursement Agreement with Reclamation District No. 2030 to cover the District's costs associated with the review plans and project documents, and for the preparation and processing of permits and agreements.
2. Entry Permit - Applicant shall enter into an Entry Permit with Reclamation District No. 2030 for contractor, staff, visitors and vendor access across the McDonald Island bridge and along the levee patrol road, to the site.
3. In-Lieu Assessment Agreement - Applicant shall enter into an In-Lieu Assessment Agreement with Reclamation District No. 2030 to reimburse the District for the project's proportional benefit of the District's annual levee maintenance, bridge maintenance and drainage maintenance costs.

4. Indemnification and Insurance – Applicant shall provide proof of insurance with deductibles and limits acceptable to Reclamation District No. 2030. Applicant shall indemnify and hold District harmless for any and all damages sustained by the Applicant’s contractors, staff, visitors and vendors. Reclamation District shall be named as additional insured on all policies.
5. Levee Improvements – Applicant shall improve the levee adjacent to the project site, between approximate levee stations 245+00 to 260+00, to a minimum levee crown elevation of +12.8 feet (NAVD 88), a minimum crown width of 20 feet and a minimum 20 foot wide patrol road with 6 inches of Class II aggregate base, surfaced with a double chip seal.
6. Erosion Protection – Applicant shall supplement existing waterside rock slope protection between approximate levee Stations 252+00 to 260+00 to provide a rock blanket with a minimum thickness of 2 feet. The gradation of the rock slope protection and the placement method shall be approved in advance by the Reclamation District.
7. Patrol Road Safety Improvements – Applicant shall install safety reflectors every 100 feet at the edge of the levee crown on both sides of the levee patrol road, from the west end of the McDonald Island bridge to the project site.
8. Patrol Road Directional Signage – Applicant shall install directional signage along the levee road in the format and number, and at the locations as approved by the Reclamation District.
9. Site Improvements, Grading – Entire site shall be graded to drain away from the levee.
10. Site Improvements, Parking Stalls – Access to the project site shall be limited to two gated entries. All parking stalls, access to trash receptacles, access to garages, access to housing units, delivery drop off and service locations (e.g. propane, groceries, septic pumping, supplies, etc.), shall be off the interior loop road and not off the levee patrol road.
11. Site Improvements, Septic System – Applicant shall provide a geotechnical analysis, the scope of which shall be approved by the District, that demonstrates that the proposed leach fields will not degrade the stability of the adjacent levee.
12. Site Improvements, Underground Structures – No excavations, utilities, piping, conduits, underground structures, etc. shall be allowed to be installed perpendicular through or across the levee, or within the zone of influence beginning at the edge of the levee crown and extending downward at a 4 horizontal to 1 vertical slope.
13. Site Improvements, Fencing – Applicant shall install security fencing approved by the District, along the eastern edge of the project site along the levee road. Two gated entry driveways shall be allowed off of the levee patrol road.


14. Site Improvements, Plans – Applicant shall submit 30%, 60% and 100% improvement plans for the review and approval of the Reclamation District.
15. Site Improvements, Landscaping and Irrigation – Any landscaping and/or irrigation within the District’s levee easement must be approved by the District.
16. Emergency Evacuation Plan – Applicant shall prepare an emergency evacuation plan and submit it to the District for review and approval. Plan shall be consistent with the most current Evacuation Plan for McDonald Island posted on the San Joaquin County Office of Emergency services web site at <https://www.sjgov.org/departments/oes/emergency-plans>.
17. Right to Farm Acknowledgement – Applicant agrees that the project shall not impose any restrictions on adjacent farming activities, including the use of fertilizers, pesticides, rodenticides, herbicides, or other standard agricultural practices. The Applicant acknowledges that such operations may result in odors, drift, or other effects that could impact resort use or visitor experience. Accordingly, as a condition of RD2030’s approval, appropriate deed restrictions shall be recorded reflecting the general terms and conditions of San Joaquin County’s “Right to Farm” ordinance adapted to the specific uses of the Project.
18. PG&E Security Acknowledgement - Applicant acknowledges that Pacific Gas and Electric Company (PG&E) facilities located on McDonald Island require around the clock operation, maintenance, inspection, repair, and/or emergency response. The Applicant further acknowledges that such activities may include periodic presence of PG&E personnel, equipment, vehicles, and contractors, and may result in temporary security measures, noise, traffic, or other incidental impacts associated with utility operations. Such operations may also result in other inconveniences, including but not limited to loud noises, gas odors, and flaring (visible flames). The Applicant agrees that project operations shall not restrict, limit, or otherwise interfere with PG&E’s rights, obligations, and access needs. As a condition of RD 2030’s approval, deed restrictions shall be recorded to reflect the Applicant’s acknowledgement of PG&E’s rights and the potential for such activities and incidental impacts to occur without recourse against PG&E or the District.
19. Building Permit Coordination – San Joaquin County shall not issue Building Permits for the proposed project until all Reclamation District conditions have been addressed by applicant.

The District requests that the above measures be incorporated into the final CEQA conditions and project approvals. These measures are necessary to provide for the continued safety and functionality of the levee system and to avoid future conflicts between resort operations and the District’s flood protection operations and infrastructure.


Alisa Goulart
August 26, 2025

We appreciate the opportunity to comment on this project and are available to discuss these recommendations further.

Sincerely,



Stephen K. Sinnock
District Engineer



George V. Hartmann
District Counsel

From: Lamb, Steven@CVFPB
To: [Goulart, Alisa \[CDD\]](mailto:Goulart, Alisa [CDD])
Cc: Nolan, Patrick@DWR
Subject: PA-2400377
Date: Friday, August 15, 2025 8:42:52 AM
Attachments: [image001.png](#)
[8.14.25 San Joaquin Co Pub Hearing App PA-2400377.pdf](#)

Alisa,

The Board received the attached application referral for Public Hearing regarding application PA-2400377. This property will be subject to permitting through the Central Valley Flood Protection Board as it is on a Board regulated stream, it may also require permitting through USACE Navigation and most likely USACE Regulatory. The use of dwellings for human habitation may be limited to seasonal not during flood season which for The San Joaquin River is November 1 through July 15. We will need to review the completed application to finalize this determination.

The applicant can be directed to explore these links below to learn more about the CVFPB permitting process:

California Code of Regulations, Title 23 [Article 8. Standards](#)

CVFPB General Permitting Info:

<http://cvfpb.ca.gov/permitting/>

Outline of what constitutes a concise submittal:

<http://cvfpb.ca.gov/permitting/epasi/>

CVFPB Application Forms – specifically, **Form 3615** and **Form 3615a**:

<http://cvfpb.ca.gov/permitting/encroachment-permit-information-and-application-forms/>

Please download our **Fee Schedule** PDF and determine the appropriate category for your project:

http://cvfpb.ca.gov/wp-content/uploads/2020/01/ADA_Compliant_2019-04-29-Title-23-Appendix-B-Exb-1-Encroachmt-Fees_PS.pdf

CVFPB Permit FAQ's:

<http://cvfpb.ca.gov/permitting/faq/>

Mailing: We require **one digital copy and one physical copy** of the entire application package, as well as the **review fee**, sent to us at the address below. The digital copy may be

mailed with the package on DVD/USB or emailed to intake@cvflood.ca.gov. All checks should list the name of the Applicant's Project in the memo line.

Central Valley Flood Protection Board
Attn: Permitting Section
3310 El Camino Avenue, Suite 170
Sacramento, California 95821



Steve Lamb, PE

Manager, Permitting Section
Central Valley Flood Protection Board

(916) 820-7638 mobile

steven.lamb@CVFlood.ca.gov

3310 El Camino Avenue, Suite 170
Sacramento, California 95821



Central Valley Regional Water Quality Control Board

5 September 2025

Alisa Goulart
San Joaquin County
Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205
Alisa.Goulart@sjgov.org

COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, PA-2400377 CONDITIONAL USE PERMIT / CAMP GOLDSTAR PROJECT, SCH#2025080302, SAN JOAQUIN COUNTY

Pursuant to the State Clearinghouse's 7 August 2025 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the PA-2400377 Conditional Use Permit / Camp Goldstar Project, located in San Joaquin County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has

adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_2018_05.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the

State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources

Control Board website at:

https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: <https://www.waterboards.ca.gov/centralvalley/help/permit/>

5 September 2025

If you have questions regarding these comments, please contact me at (916) 464-4684
or Peter.Minkel2@waterboards.ca.gov.



Peter G. Minkel
Engineering Geologist

cc: State Clearinghouse unit, Governor's Office of Planning and Research,
Sacramento

Frank Morgan
Camp Gold Star, LLC
deltagman@yahoo.com

December 17, 2024

Sol Jobrack
San Joaquin County
Community Development
1810 E. Hazelton Ave
Stockton, CA 95205

Project: Conditional Use Permit PA-2400377

District CEQA Reference No: 20241302

Dear Mr. Jobrack,

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Conditional Use Permit (CUP) from San Joaquin County (County). Per the CUP, the project consists of a resort and marina consisting of twenty-five (25) 400 square foot cabins, a 4,000 square foot clubhouse, a 1,000 square foot housekeeping facility, a 1,000 square foot restroom, a 480 square foot floating rental shed, a 400 square foot shed, and various recreational amenities (Project). The Project is located at 4103 N. Zuckerman Rd, in Stockton, CA.

The District offers the following comments at this time regarding the Project:

1) Project Related Emissions

At the federal level under the National Ambient Air Quality Standards (NAAQS), the District is designated as extreme nonattainment for the 8-hour ozone standards and serious nonattainment for the particulate matter less than 2.5 microns in size (PM_{2.5}) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM₁₀, and PM_{2.5} standards.

Based on information provided to the District, Project specific annual criteria pollutant emissions from construction and operation are not expected to exceed any of the significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI):

<https://ww2.valleyair.org/media/g4nl3p0g/gamaqi.pdf>.

Samir Sheikh
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: (661) 392-5500 FAX: (661) 392-5585

1a) Construction Emissions

The District recommends, to reduce impacts from construction-related diesel exhaust emissions, the Project should utilize the cleanest available off-road construction equipment.

2) Health Risk Screening/Assessment

The County should evaluate the risk associated with the Project for sensitive receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) in the area and mitigate any potentially significant risk to help limit exposure of sensitive receptors to emissions.

To determine potential health impacts on surrounding receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) a Prioritization and/or a Health Risk Assessment (HRA) should be performed for the Project. These health risk determinations should quantify and characterize potential Toxic Air Contaminants (TACs) identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health.

Health risk analyses should include all potential air emissions from the project, which include emissions from construction of the project, including multi-year construction, as well as ongoing operational activities of the project. Note, two common sources of TACs can be attributed to diesel exhaust emitted from heavy-duty off-road earth moving equipment during construction, and from ongoing operation of heavy-duty on-road trucks.

Prioritization (Screening Health Risk Assessment):

A "Prioritization" is the recommended method for a conservative screening-level health risk assessment. The Prioritization should be performed using the California Air Pollution Control Officers Association's (CAPCOA) methodology. Please contact the District for assistance with performing a Prioritization analysis.

The District recommends that a more refined analysis, in the form of an HRA, be performed for any project resulting in a Prioritization score of 10 or greater. This is because the prioritization results are a conservative health risk representation, while the detailed HRA provides a more accurate health risk evaluation.

Health Risk Assessment:

Prior to performing an HRA, it is strongly recommended that land use agencies/ project proponents develop and submit for District review a health risk modeling protocol that outlines the sources and methodologies that will be used to perform the HRA.

A development project would be considered to have a potentially significant health risk if the HRA demonstrates that the health impacts would exceed the District's established risk thresholds, which can be found here:

<https://ww2.valleyair.org/permitting/ceqa/>.

A project with a significant health risk would trigger all feasible mitigation measures. The District strongly recommends that development projects that result in a significant health risk not be approved by the land use agency.

The District is available to review HRA protocols and analyses. For HRA submittals please provide the following information electronically to the District for review:

- HRA (AERMOD) modeling files
- HARP2 files
- Summary of emissions source locations, emissions rates, and emission factor calculations and methodologies.

For assistance, please contact the District's Technical Services Department by:

- E-Mailing inquiries to: hramodeler@valleyair.org
- Calling (559) 230-5900

Recommended Measure: Development projects resulting in TAC emissions should be located an adequate distance from residential areas and other sensitive receptors to prevent the creation of a significant health risk in accordance to CARB's Air Quality and Land Use Handbook: A Community Health Perspective located at <https://ww2.arb.ca.gov/our-work/programs/resource-center/strategy-development/land-use-resources>.

3) Under-fired Charbroilers

The Project contains a clubhouse which may have under-fired charbroilers. Such charbroilers may pose the potential for immediate health risk, particularly when located in densely populated areas or near sensitive receptors.

Since the cooking of meat can release carcinogenic PM_{2.5} species, such as polycyclic aromatic hydrocarbons, controlling emissions from new under-fired charbroilers will have a substantial positive impact on public health. The air quality impacts on neighborhoods near restaurants with under-fired charbroilers can be significant on days when meteorological conditions are stable, when dispersion is limited and emissions are trapped near the surface within the surrounding neighborhoods. This potential for neighborhood-level concentration of emissions during evening or multi-day stagnation events raises air quality concerns.

Furthermore, reducing commercial charbroiling emissions is essential to achieving attainment of multiple federal PM_{2.5} standards. Therefore, the District recommends that the CUP include a measure requiring the assessment and potential installation, as technologically feasible, of particulate matter emission control systems for new large restaurants operating under-fired charbroilers.

The District is available to assist the County and project proponents with this assessment. Additionally, the District is currently offering substantial incentive funding that covers the full cost of purchasing, installing, and maintaining the system during a demonstration period covering two years of operation. Please contact the District at (559) 230-5800 or technology@valleyair.org for more information, or visit: <https://ww2.valleyair.org/grants/restaurant-charbroiler-technology-partnership/>

4) Vegetative Barriers and Urban Greening

The District suggests the County consider the feasibility of incorporating vegetative barriers and urban greening as a measure to further reduce air pollution exposure on sensitive receptors (e.g., nearby residential units).

While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, vegetative barriers have been shown to be an additional measure to potentially reduce a population's exposure to air pollution through the interception of airborne particles and the uptake of gaseous pollutants. Examples of vegetative barriers include, but are not limited to the following: trees, bushes, shrubs, or a mix of these. Generally, a higher and thicker vegetative barrier with full coverage will result in greater reductions in downwind pollutant concentrations. In the same manner, urban greening is also a way to help improve air quality and public health in addition to enhancing the overall beautification of a community with drought tolerant, low-maintenance greenery.

5) On-Site Solar Deployment

It is the policy of the State of California that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, the production of solar energy is contributing to improving air quality and public health. The District suggests that the County consider incorporating solar power systems as an emission reduction strategy for the Project.

6) District Rules and Regulations

The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. A project subject to District rules and regulations would reduce its impacts on air quality through compliance with the

District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating Permits), and several other rules pertaining to District permitting requirements and processes.

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: <https://ww2.valleyair.org/rules-and-planning/current-district-rules-and-regulations>. To identify other District rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

6a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources

Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 (Permits Required) requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 (New and Modified Stationary Source Review) requires that new and modified stationary sources of emissions mitigate their emissions using Best Available Control Technology (BACT).

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits. Prior to construction, the Project proponent should submit to the District an application for an ATC. For further information or assistance, the project proponent may contact the District's SBA Office at (559) 230-5888.

6b) District Rule 9510 - Indirect Source Review (ISR)

The District has reviewed the information provided and has determined the project size is below the District Rule 9510, section 2.1 applicability threshold of 20,000 square feet for a recreational space development. Therefore, District Rule 9510 requirements and related fees do not apply to the project.

6c) District Rule 4601 (Architectural Coatings)

The Project may be subject to District Rule 4601 since it is expected to utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings.

In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at:

<https://ww2.valleyair.org/media/tkgjeusd/rule-4601.pdf>

6d) District Regulation VIII (Fugitive PM10 Prohibitions)

The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*.

Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). For additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950.

The application for both the Construction Notification and Dust Control Plan can be found online at: <https://ww2.valleyair.org/media/fm3jrbsq/dcp-form.docx>

Information about District Regulation VIII can be found online at: <https://ww2.valleyair.org/dustcontrol>

6e) District Rule 4901 - Wood Burning Fireplaces and Heaters

The purpose of this rule is to limit emissions of carbon monoxide and particulate matter from wood burning fireplaces, wood burning heaters, and outdoor wood burning devices. This rule establishes limitations on the installation of new wood burning fireplaces and wood burning heaters. Specifically, at elevations below 3,000 feet in areas with natural gas service, no person shall install a wood burning fireplace, low mass fireplace, masonry heater, or wood burning heater.

Information about District Rule 4901 can be found online at: <https://ww2.valleyair.org/compliance/residential-wood-smoke-reduction-program/>

6f) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4102 (Nuisance) and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

7) District Comment Letter

The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please contact Ryan Grossman by e-mail at Ryan.grossman@valleyair.org or by phone at (559) 230-6569.

Sincerely,

Tom Jordan
Director of Policy and Government Affairs



Mark Montelongo
Program Manager



November 15, 2024

Sol Jobrack
County of San Joaquin
1810 E Hazelton Ave
Stockton, CA 95205

Ref: Gas and Electric Transmission and Distribution

Dear Sol Jobrack,

Thank you for submitting the PA-2400377 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: <https://www.pge.com/en/account/service-requests/building-and-renovation.html>.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

December 9, 2024

Sol Jobrack
San Joaquin County
Community Development Department

Re: PA-2400377 (C) Camp Gold Star
4103 Zuckerman Road, Stockton, CA 95206; APN: 129-080-54 in San Joaquin County

Dear Sol,

Thank you for giving us the opportunity to review the subject plans. The proposed site plan for Camp Gold Star is within the same vicinity of PG&E's existing facilities that impact this property.

PG&E has a 30ft wide utility distribution easement and pole line on the subject property. The easement was recorded with the county on June 28, 2022 under Doc ID# 2022-079625.

The proposed observation tower is near PG&E's easement and lodge buildings appear to be under overhead electric lines. However, the plans do not contain enough information to conduct a complete review.

Once the applicant has a fully developed construction plan, that include PG&E facility/easement locations relative to proposed structures, details (incl. height) for said structures, and any grading/landscaping plans they should submit them to PGEPlanReview@pge.com for review.

Please contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782 and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact me at Vincent.Fazzi@pge.com

Sincerely,



Vince Fazzi
Land Management Dept.
(916) 217-1057



August 7, 2025

**Gerry Altamirano
Office Assistant Specialist
1810 East Hazelton Avenue
Stockton, CA 95205**

Ref: Gas and Electric Transmission and Distribution

Dear Gerry Altamirano,

Thank you for submitting the **PA-2400377 (C)** project plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: <https://www.pge.com/en/account/service-requests/building-and-renovation.html>.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team

Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), plant only low-growing shrubs under the wire zone and only grasses within the area directly below the tower. Along the border of the transmission line right-of-way, plant only small trees no taller than 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

August 13, 2025

Alisa Goulart
San Joaquin County
Community Development Department
Planning Division

Re: PA-2400377 – Camp Gold Star LLC
1700 Riverlake Road, Discovery Bay, CA 94505

Dear Alisa,

Thank you for providing PG&E the opportunity to review your proposed plans for Camp Gold Star dated May 23, 2025 and received on August 4, 2025. Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

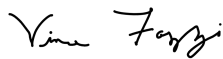
Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](https://yourprojects-pge.com).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding this response, please contact me at (916) 217-1057 or Vincent.Fazzi@pge.com.

Sincerely,



Vince Fazzi
Land Management

From: [Katherine Perez](#)
To: [Goulart, Alisa \[CDD\]](#)
Subject: PA-2400377 (c)
Date: Monday, August 11, 2025 7:35:25 PM

Hello Alisa,

The Northern Valley Yokut / Costanoan Tribe received your notice for PA – 240037 (C) on August 5, 2025, regarding a conditional use permit application for construction of a private resort at 6103 N. Zuckerman Rd.

The proposed project is in and near the water way which is the San Joaquin Delta River. These waterways and the association with the land base of the proposed project presents a high potential for burial discoveries.

It is the recommendation of the tribe that this proposed project have Native American Monitor on board During any ground disturbance and a cultural awareness training.

Nototomne Cultural Preservation
Northern Valley Yokut / Costanoan
Katherine Perez
P. O Box 717
Linden, CA 95236
Cell: 209.649.8972
Email: canutes@verizon.net

Sent from my iPhone



December 13, 2024

Via e-mail to:

Jennifer Jolley jjolley@sigov.org
Giuseppe Sanfilippo gsanfilippo@sigov.org
Sol Jobrack shjobrack@sigov.org

San Joaquin County Community Development Department

RE: PA-22000045 Lost Isle; and PA-2400062 and PA-2300296 4-lot Vernalis subdivision

Ms. Jolley, Mr. Sanfilippo, and Mr. Jobrack et al:

The Sierra Club submits the following comments on these two pending Use Permit applications for the reconstruction of the large Lost Isle resort and the new proposed Camp Gold Star, both located in the Delta. Our comments apply to the early consultation request for comments on the Camp Gold Star application, and also apply to the Notice of Intent to Adopt a Mitigated Negative Declaration for the Lost Isle applications.

Please send me the public notice for any public hearings set for the County Planning Commission at least 10 days prior to when those hearings will be held. My contact info is at the end of this letter.

Both of These Delta Resort Projects Could Have Adverse Impacts to Sensitive Aquatic Species

The Camp Gold State referral does not yet include a notice to approve a Negative Declaration, but the Lost Isle referral does include a so-called Initial Study/Mitigated Negative Declaration.

The Lost Isle Mitigated Negative Declaration is deficient on the face of it since it fails to accurately list the various state and federal agencies that may serve as **trustee or responsible agencies under the California Environmental Quality Act (CEQA)**.

Both projects propose to construct major improvements in the adjacent Delta waterways, including a “floating rental shed” for Camp Gold State. The Lost Isle application includes “Dock replacement, remove existing dock bridge and access ramps, service ramp construction to accommodate supplies and field deliveries plus sewage and waste haul out, replace existing water-side docks (6,400-sq.ft.) replace new dock bridge and access ramps per ADA (1,000-sq.ft.) Construct main dock access ramp.”

Both of these projects may require approvals by numerous state and federal agencies, including CA Regional Water Quality Control Board; Delta Stewardship Council; CA Dept. of Boating and Waterways; CA Dept. of Water Resources; CA Fish & Wildlife Region; 3 CA State Lands

Commission; CA State Reclamation Board, U.S. Fish & Wildlife Service, and National Marine Fisheries, among others.

Receiving approvals for new major dock and related facilities is complicated in the Delta and the Lost Isle Mitigated Negative Declaration totally fails to address potentially significant impacts of this dock and adjacent building construction to aquatic biological resources, including listed and sensitive fish species found in Delta waters.

Plus, excavation and placing fill and construction of structures too close to waterways can cause runoff and impacts to aquatic species if not adequately mitigated.

Illegal Deferral to SJCOG for Potential Impacts to Aquatic Species

Once again, we must remind you that San Joaquin County is the lead agency for complying with the California Environmental Quality Act (CEQA) for this project, not the SJCOG. We noted this error in our letter of September 1, 2024 concerning impacts to wetland for the proposed 54-lot Collierville subdivision (PA-2200056,).

It is not the legal responsibility of SJCOG to require the applicants to agree to revise site plans and implement legal mitigation measures and conditions to avoid biological impacts such as mitigation for fish species. (And it is legally questionable whether SJCOG could place conditions on these project approvals to do so.)

The Lost Isle Initial Study/Mitigated Negative Declaration illegally defers mitigation to the San Joaquin Council of Governments (SJCOG) Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). However, payment of fees to the SJMSCP will not magically reduce impacts to terrestrial species.

More importantly, the SJMSCP applies only to terrestrial (land) species. The SJMSCP coverage does not apply to any aquatic (water and fish) species. The County must require these applicants to perform their own biological studies to document potential impacts to resident and migrating fish in the affected waterways and propose specific mitigation (based on recommendations of trustee or responsible agencies).

Apparently there was a biological consultant study prepared for the project (Tetra Tech, Biological Survey Report for Lost Isle, Acker Island, California). This study must be summarized and mitigation measures presented in the revised IS/MND.

These Delta Resort Projects May Have Setbacks from the Adjacent Waterways that do not Conform with General Plan and Development Title Requirements

The San Joaquin County General Plan includes several relevant policies that must be applied to these applications.

Policy D-5.2 Delta Protection states “The County shall ensure that waterway development and development on Delta islands protects the natural beauty, fisheries, wildlife, riparian vegetation, and the navigability of the waterway. (RDR).”

Policy NCR-2.8 Natural Open Space Buffer requires “ he County shall require a natural open space buffer to be maintained along any natural waterway to provide nesting and foraging habitat and to protect waterway quality. (RDR)

Policy NCR-2.9 Protect Fisheries states “The County shall encourage and support efforts to protect fisheries, including:

- reducing the level of pesticides and fertilizers and other harmful substances in agricultural and urban runoff;
- designing and timing waterway projects to protect fish populations; and
- operating water projects to provide adequate flows for spawning of anadromous fish. (PSP)

The site plan for the Camp Gold State project appears to propose construction of an access roadway and approximately 25 lodge and other structures within a very short distance of the adjacent riparian and water.

The CEQA documentation for the Camp Gold State and Lost Isle project must discuss in detail what improvements are proposed adjacent to the Delta resources and how placement of fill, excavation for roadway and lodge pads and other construction will mitigate potential impacts to the adjacent waterway, riparian habitat, and sensitive aquatic species.

How will these projects implement “designing and timing waterway projects to protect fish populations,” as the above Policy requires?

Potential Impacts of Very Large Summer Crowds at Lost Isle are not Adequately Described and Mitigated

The Application Packet for Lost Isle contains some very scary projects of how many customers may show up during spring and summer months. The applicant estimates 10,000 employees, customers, and visitors per month during May through September.

How many private boats are projected to arrive with these visitors? What are air quality and other impacts associated with this number of visitors and with a huge increase in boat traffic. Where will these boats be coming from?

How will potable water and sewer service be provided to this large number of visitors? Where will the sewage be disposed of?

The IS/MND is silent on these issues.

Conclusion

The Lost Isle IS/MND is clearly legally inadequate under CEQA and must be revised. In fact, a project of this magnitude should require preparation of a full environmental impact report, not a flimsy, inadequate Neg Dec.

The forthcoming CEQA document for the Camp Gold State must be written to address the issues and more that we have outlined in this letter.

Sincerely,

s/s Eric Parfrey, member
parfrey@sbcglobal.net
(209) 641-3380

s/s Margo Praus, Chair,
s/s Mary Elizabeth M.S., R.E.H.S., Conservation Chair
Delta-Sierra Group, Sierra Club

cc: San Joaquin County Planning Commission
San Joaquin County Board of Supervisors
San Joaquin Farm Bureau
Robert Swanson, California Attorney General's Office
Aaron Isherwood and Joya Manjur, Sierra Club Environmental Law Program
Sean Wirth, Mother Lode Chapter Conservation Chair

FINDINGS FOR CONDITIONAL USE PERMIT

PA-2400377

CAMP GOLD STAR, LLC / FRANK MORGAN

1. The proposed use is consistent with the goals, policies, standards, and maps of the General Plan; any applicable Master Plan, Special Purpose Plan, Specific Plan, and Planned Development zone; and any other applicable plan adopted by the County.
 - **This finding can be made because the project site has the General Plan designation OS/RC (Resource Conservation) and is zoned AG-80 (General Agriculture, 80-acre minimum) which is an implementing zone for the OS/RC designation. Therefore, because the use, a marina, may be conditionally permitted in the AG-80 zone with an approved Conditional Use Permit application, the use is consistent with the General Plan. Development of the proposed marina must comply with all County regulations. The project site is located in the San Joaquin Delta, for which there are several goals in the General Plan, including preserving and enhancing available recreational uses in the Delta. There are no other Master Plans, Specific Plans, or Special Purpose Plans in the vicinity.**
2. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, and the proposed improvements are properly related to existing and proposed roadways.
 - **This finding can be made because the project plan provides for adequate utilities, access roads, sanitation, drainage, and other necessary facilities. The project site will utilize a private onsite well for water and septic system for sanitary sewer. An underground storm water retention system will be installed to aid in drainage. The project site will have a 12-foot-wide access road with 2 gated points of ingress/egress that connect to the single island road that runs the perimeter of the island. Lodge guests will arrive at the site via water taxi from King Island Marina where 40 parking spaces are reserved for guest parking.**
3. The site is physically suitable for the type of development and for the intensity of development.
 - **This finding can be made because 3.2 acres of the 10-acre project site will accommodate all components of the proposed resort and marina as depicted on the Site Plan dated May 23, 2025. All improvements will comply with applicable Development Title regulations to ensure and support the project's type and intensity. The project site is zoned AG-80 (General Agriculture, 80-acre minimum), a zone that is applied to parcels that are suitable for the intensity of all possible uses.**
4. The location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.
 - **This finding can be made because the project is conditioned to meet all Development Title regulations protecting public health, safety, and welfare and ensuring that adjacent parcels are not injured by the project. Further, the Initial Study prepared for this project found no potentially significant environmental impacts that could not be mitigated to a less than significant impact. The project location is on 10 acres of an island that is utilized for agriculture. San Joaquin County has a Right to Farm Ordinance to protect agricultural uses from objections from other uses that may also be permitted in the agricultural zones. Therefore, the applicant is committed to ensuring that the project remains compatible with surrounding agricultural activities.**
5. The proposed use will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions.

- **This finding can be made because all potential impacts identified in the Initial Study performed for the project can be mitigated to less than significant.**
6. The site of the proposed use is adequately served by highways, streets, water, sewer, storm drainage, and other public facilities and services.
- **This finding can be made because the project site is adequately served for the needs of the project by highways and streets. The zoning of the project site is AG-80 (General Agriculture, 80-acre minimum) which permits the use of private on-site services such as a well and septic system, and onsite storm drainage. There is no requirement for public utility services. The Stockton Fire District (SFD) provides mutual fire protection services for the project site, as well as the Woodbridge Fire District, which docks its fire and rescue boat at nearby Tower Park Marina. Lodge guests will arrive at the site via water taxi from nearby King Island Marina.**
7. The proposed use complies with all applicable provisions of this Title.
- **This finding can be made because the Recreation Facility - Marina use is allowed in the AG-80 (General Agriculture, 80-acre minimum) with an approved Conditional Use Permit. The property does not require rezoning to approve the use nor is it in conflict with surrounding agricultural uses. The recommended Conditions of Approval will ensure that the project complies with all applicable provisions of the Development Title.**