Planning Commission Staff Report
Item # 1, November 6, 2025
Williamson Act Contract Cancellation No. PA-2400082
Minor Subdivision and Lot Line Adjustment No. PA-2400337
Prepared by: Alisa Goulart

PROJECT SUMMARY

Applicant Information
Property Owner: Ramandeep Singh
Project Applicant: Shoup Land Surveying (c/o John Shoup)

Project Site Information
Project Address: 5677 East Peltier Road, Acampo
Project Location: On the north side of East Acampo Road, 0.6 miles east of State Route 99, Acampo.

Parcel Number (APNs):	005-180-32, -33	**Water Supply:**	Private
General Plan Designation:	A/G	**Sewage Disposal:**	Private
Zoning Designation:	AG-40	**Storm Drainage:**	Private
Project Size:	50 acres	**100-Year Flood:**	No
Parcel Size:	50 acres	**Williamson Act:**	Yes
Community:	None	**Supervisorial District:**	4

Environmental Review Information
CEQA Determination: Notice of Exemption (Attachment C)

Project Description

This project involves a Lot Line Adjustment between a 0.35-acre parcel and a 49.65-acre parcel to create a 5-acre and a 45-acre parcel. The 49.65-acre parcel is currently under Williamson Act Contract No. WA-71-C1-0295. The project also includes a Minor Subdivision to subdivide the resulting 45-acre parcel into a 5-acre parcel and a 40-acre parcel.

Because the Williamson Act prohibits a Lot Line Adjustment that would result in a parcel less than 10 acres in size, the applicant has also filed a Williamson Act Contract Cancellation to remove 9.65 acres from the Williamson Act contract. This will facilitate the Lot Line Adjustment which proposes to create a 5-acre parcel. The remaining acreage removed from contract comprises the 5-acre parcel to be created by the Minor Subdivision.

This proposed 5-acre parcel is being created under the size exception provision of Development Title Section 9-203.030(a)(1)(D), which permits the creation of 2 substandard lots, provided each contains one single-unit dwelling constructed prior to 1961. The existing dwellings on the subject parcel meet this requirement.

To comply with cancellation requirements, a Notice of Nonrenewal (PA-2400081) has been recorded for the 9.65-acre portion proposed for removal from contract.

Recommendation

1. Forward the County Assessor Valuation letter for the cancellation fee amount of $56,875 to the Board of Supervisors with a recommendation to certify the fee to the County Auditor (Attachment G);

2. Forward the Finding No. 1 and the related subfindings for Williamson Act Contract Cancellation to the Board of Supervisors with a recommendation to adopt (Attachment D);

3. Forward Williamson Act Contract Cancellation No. PA-2300137 to the Board of Supervisors with a recommendation to approve the Tentative Certificate of Cancellation (Attachment F);

4. Forward Minor Subdivision and Lot Line Adjustment No. PA-2400337 to the Board of Supervisors with a recommendation to approve with the recommended Conditions of Approval (Attachment H).

NOTIFICATION & RESPONSES

(See Attachment B, Response Letters)

Public Hearing Notices
Legal ad for the public hearing published in the Stockton Record: October 17, 2025
Number of Public Hearing notices: 296
Date of Public Hearing notice mailing: October 17, 2025

Referrals and Responses

- **Project Referral with Environmental Determination Date:** February 7, 2025; **Re-referral Date**: February 7, 2025
- **OPR State Clearinghouse #:** N/A
- **Negative Declaration Posting Date:** N/A

Agency Referrals	Response Date – Project Referral	Response Date- Re-Referral
County Departments		
Assessor		
Ag Commissioner		
Community Development		
Building Division		
Fire Prevention Bureau		
Public Works		3/20/2025
Environmental Health	12/9/2024	
Sheriff's Office		
Supervisor: District 4		
State Agencies		
Fish & Wildlife, Division: 2		
Department of Conservation		
CA Native American Heritage Commission		
Federal Agencies		
U.S. Fish & Wildlife		

Agency Referrals	Response Date – Project Referral	Response Date- Re-Referral
Local Agencies		
S.J.C.O.G.	2/11/2025	
North San Joaquin Water Conservation District		
Airport Land Use Commission		
Miscellaneous		
North Valley Yokuts Tribe		
Farm Bureau		
United Auburn Indian Community		
Precissi Flying Service		
Buena Vista Rancheria		

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ANALYSIS

Background

On March 20, 2024, the applicant submitted Williamson Act Contract Cancellation No. PA-2400082 and Williamson Act Contract Notice of Nonrenewal PA-2400081, to remove from contract a 9.65-acre portion of a 49.65-acre lot. While the Nonrenewal application was processed immediately according to procedure[1], the Cancellation application was declared incomplete because the underlying project was not submitted. On September 9, 2024, the underlying project, Minor Subdivision and Lot Line Adjustment No. PA-2400337, was submitted. The Lot Line Adjustment proposes moving the lot lines between the 49.65-acre lot and an existing 0.39-acre lot to result in a 5-acre lot and a 45-acre lot. The Minor Subdivision proposes creating a 5-acre parcel from the 45 acres, which would be reduced to 40 acres.

Williamson Act

On January 6, 1976, the Board of Supervisors approved Williamson Act Contract No. WA-76-C1-0143 on APN: 005-180-33, which is the project site. The Williamson Act program, also known as the California Land Conservation Act, was established in 1965 and is a contract between a private landowner and the County that restricts land to agricultural or open space uses. Parcels under contract are assessed for property tax purposes at a rate consistent with their actual use, rather than their potential market value. The minimum initial term of the contract is 10 years and the contract automatically renews each year for an additional year unless a "Notice of Nonrenewal" is filed which begins the 10-year termination process. Property owners can also submit a Williamson Act Contract Cancellation to request immediate termination of the contract and must submit a Notice of Nonrenewal concurrently. Notice of Nonrenewal applications are processed at staff level, while Williamson Act Contract Cancellation applications may only be granted by the Board of Supervisors.

Lot Line Adjustment and Williamson Act

The Williamson Act regulates Lot Line Adjustments involving parcels under a Williamson Act Contract.[2] Among the regulations is the requirement that the parcels subject to contract must be large enough to sustain their agricultural use after the Lot Line Adjustment, which is defined as a minimum of 10 acres of prime farmland or 40 acres of non-prime farmland.[3] The project site is designated as Prime Farmland by the Department of Conservation Farmland Mapping and Monitoring Program.

Approval of Lot Line Adjustment No. PA-2400337 will result in a 5-acre parcel, which does not meet the minimum size requirement for parcels designated as prime farmland under a Williamson Act Contract. Therefore, in order to facilitate the Lot Line Adjustment, the applicant has applied for a contract cancellation of the 5-acre portion affected by the Lot Line Adjustment.

Minor Subdivision

The 49.65-acre parcel is zoned General Agriculture with a 40-acre minimum size for creating new parcels (AG-40). This zoning would prevent approval of a Minor Subdivision creating a 5-acre parcel as the parcel would not conform to the zoning size minimum. Therefore, the applicant is utilizing the exemption found in Development Title Section 9-203.030(a)(1)(D) which permits 2 lots, each containing one single-unit dwelling and each consisting of less area and/or width than required in Table 9-203.030, may be created from an original parcel for the purpose of providing a separate lot for each dwelling, provided 1) the dwellings were constructed prior to February 9, 1961, and 2) the proposed subdivision of property complies with Sections 51230.1 and 66474.4 of the Government Code, both requiring parcels of a minimum 10-acre size, if the property to be divided is under a Williamson Act Contract.

[1] Government Code Section 51245

[2] Government Code Section 51257

[3] Government Code Section 51222

Although our computerized building permit records don't contain a full account of building permits prior to 1961, we can rely on the County's 1960 Land Use Map which depicts all uses on properties in the County's jurisdiction in 1960. In this case, the 1960 Land Use Map depicts 2 dwellings in the current location, satisfying provision number 1. Provision number 2, complying with Sections 51230.1 and 66474.4 of the Government Code, which govern lot size for parcels under Williamson Act Contract, will be satisfied if the Williamson Act Contract Cancellation is approved.

Cancellation

Pursuant to Government Code Section 51282(a) and Development Title Section 9-702.090, the Board of Supervisors may grant tentative approval for cancellation of a Williamson Act contract only if the Board of Supervisors makes at least 1 of 2 findings found in Government Code Section 51282(a) and summarized below:

1. The cancellation is consistent with the purposes of the Williamson Act; and/or
2. The cancellation is in the public interest.

The applicant provided the bases to make Finding No. 1, that the cancellation is consistent with the purposes of the Williamson Act, and has provided analysis based on the required subfindings. (Attachment D) Staff recommends that this finding can be made in the affirmative.

Cancellation Value and Cancellation Fees

If the Planning Commission recommends approval of the cancellation to the Board of Supervisors, the Board of Supervisors will either deny the request or approve a Tentative Certificate of Cancellation with conditions and contingencies, including a cancellation fee calculated by the County Assessor. Before the Board can execute a Final Certificate of Cancellation, the landowner must pay the cancellation fee and satisfy any additional conditions and/or contingencies imposed by the Board. Once the conditions are satisfied, CDD will bring the Final Certificate of Cancellation before the Board of Supervisors for approval.

The County Assessor is responsible for computing the cancellation fee for the subject property based on 12.5% of the current market value. (Attachment G) Prior to approving a Tentative Certificate of Cancellation, the Board of Supervisors must certify the amount of the cancellation fee to the County Auditor. The fee calculation by the County Assessor is provided below:

APN: 005-180-33:

As-is Current Market Value	$455,000
12.5% Cancellation Rate	x .125
Cancellation Fee	$ 56,875

CEQA Exemption

The Community Development Department determined that the proposed Williamson Act Contract Cancellation, Minor Subdivision, and Lot Line Adjustment are exempt from CEQA under Categorical Exemption Class 4 (CEQA Guidelines Section 15304) and Class 5 (CEQA Guidelines Section 15305). The Class 4 exemption states that projects consisting of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes are exempt from CEQA review. The Class 5 exemption includes minor alterations in land use limitations including minor lot line adjustments. Although this project will change the status of the Williamson Act contract and alter existing lot lines, it will not result in more than minor alterations to the land or the land use, therefore is exempt from CEQA.

If the application is approved, a Notice of Exemption will be filed following approval of the Final Certificate of Cancellation. (Attachment C)

RECOMMENDATION

It is recommended that the Planning Commission:

1. Forward the County Assessor Valuation letter for the cancellation fee amount of $56,875 to the Board of Supervisors with a recommendation to certify the fee to the County Auditor (Attachment G);

2. Forward the Findings No. 1 and the related subfindings for Williamson Act Contract Cancellation to the Board of Supervisors with a recommendation to adopt (Attachment D);

3. Forward Williamson Act Contract Cancellation No. PA-2400082 to the Board of Supervisors with a recommendation to approve the Tentative Certificate of Cancellation (Attachment F).

4. Forward Minor Subdivision and Lot Line Adjustment No. PA-2400337 to the Board of Supervisors with a recommendation to approve with the recommended Conditions of Approval (Attachment H)

Attachments:

Attachment A – Site Plan and Map
Attachment B – Agency Response Letters
Attachment C – Environmental Document – Notice of Exemption
Attachment D – Findings for Williamson Act Contract Cancellation
Attachment E – Williamson Act Contract Cancellation No. PA-2400082
Attachment F – Tentative Certificate of Cancellation
Attachment G – Assessor's Valuation
Attachment H – Minor Subdivision and Lot Line Adjustment No. PA-2400337 Conditions of Approval

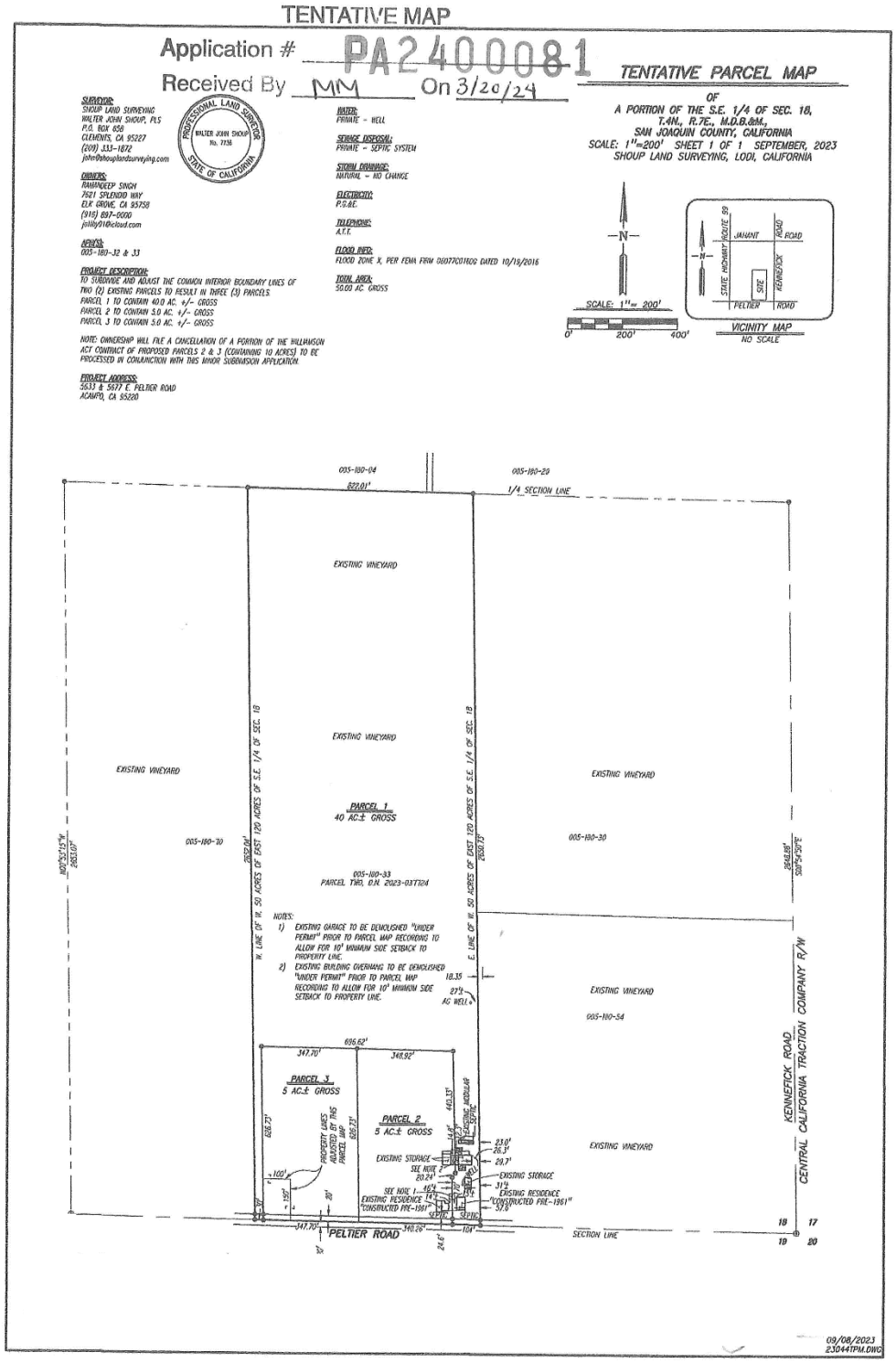
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Attachment A
Site Plan and Map

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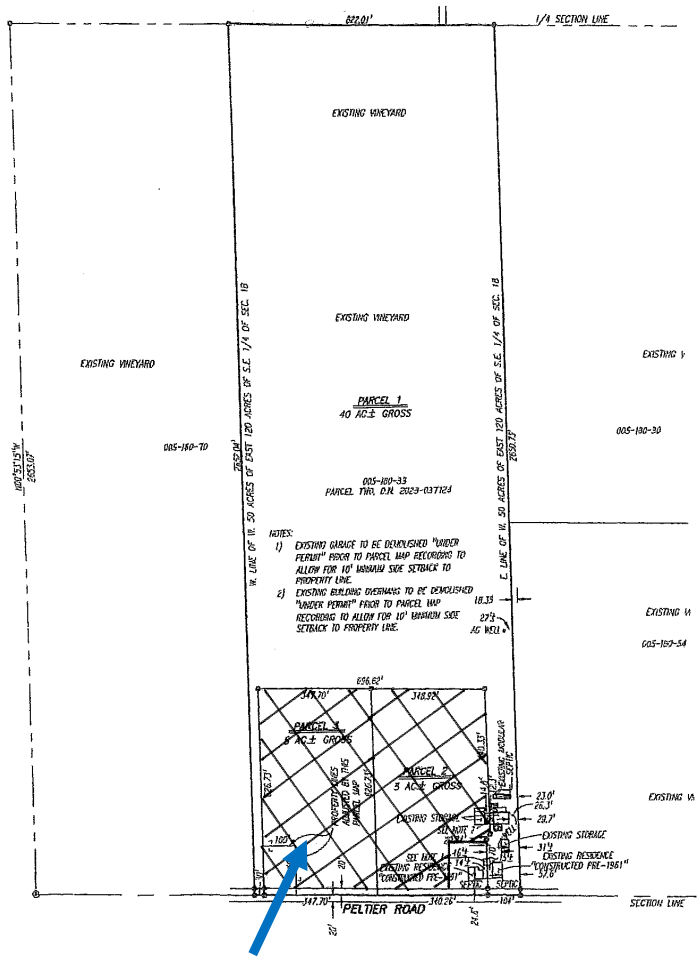
SITE PLAN

Minor Subdivision and Lot Line Adjustment No. PA 240033



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WILLIAMSON ACT CANCELLATION DETAIL



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Attachment B
Agency Response Letters

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PUBLIC WORKS
San Joaquin County
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Department of Public Works

Fritz Buchman, Director
Alex Chetley, Deputy Director - Development
Kristi Rhea, Deputy Director - Administration
David Tolliver, Deputy Director - Operations
Najee Zarif, Deputy Director - Engineering

March 20, 2025

M E M O R A N D U M

TO: Community Development Department
CONTACT PERSON: Alisa Goulart

FROM: Shayan Rehman, Engineering Services Manager SR
Development Services Division

SUBJECT: PA-2400337 (MS, LA); A Minor Subdivision application and Lot Line Adjustment involving 2 lots; one 49.65 acres in size and one 0.34 acres in size. The lot line adjustment will increase the size of the 0.34 acre parcel to 5 acres, resulting in Parcel 2. The subdivision will subdivide the remaining parcel into Parcel 1, containing 40 acres, and Parcel 3, containing 5 acres. All 3 resulting lots will have access from E. Peltier Road and will utilize on site wells, septic systems, and natural drainage. The lot that is currently 49.65 acres is under Williamson Act Contract. This submittal is the underlying project for Williamson Act Contract Cancellation No. PA-2400082 which seeks to cancel from Williamson Act Contract a total of 10 acres; located on the north side of E. Peltier Road, 3,450 feet east of N. State Route 99 E. Frontage Road, Acampo.
(Supervisorial District 4)

OWNERS: Ramandeep Singh APPLICANT: Same

ADDRESS: 5677 E. Peltier Road, Acampo APN: 005-180-33, -32

INFORMATION:

The site is not currently located within a Federal Emergency Management Agency Designated Flood Hazard Area.

Peltier Road has an existing right-of-way width of 40 feet and a planned right-of-way width of 84 feet.

The Traffic Impact Mitigation Fee shall be required when parcels are developed. The fee is due and payable at the time of building permit application.

The Regional Transportation Impact Fee will be required when parcels are developed. The fee is due and payable at the time of building permit application.

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RECOMMENDATIONS:

1) A Parcel Map is required. (Development Title Section 9-501.030)

2) All easements of record shall be shown on the Parcel Map. (Development Title Section 9-505.080)

3) An Irrevocable Offer to Dedicate Road to result in a forty-two foot (42') wide right-of-way from the centerline of Peltier Road to the property line shall be required across the frontage of Parcel 1 and the westerly boundary of Parcel 3 to Parcel 1. The Irrevocable Offer of Dedication shall be made on the Parcel Map. (Development Title Section 9-608.060)

Informational Notes:

(i.) At the time the parcels are developed, the developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards.

(ii.) Any construction activity that results in the disturbance of at least one (1) acre of soil shall require a State NPDES construction permit. Dischargers whose projects disturb 1 or more acres of soil or whose projects disturb less than 1 acre of soil and is not part of a larger common plan of development, are required to obtain coverage under the current General Permit for Discharges of Storm Water Associated with Construction Activity.

(iii.) This property is subject to the requirements of San Joaquin County Mosquito & Vector Control District (209-982-4675) and the California Health and Safety Code for the prevention of mosquitoes. Best Management Practices (BMP) guidelines for stormwater devices, ponds and wetlands are available.

SR:GM:FS

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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: Alisa Goulart

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

RE: **PA-2400337 (MS), Early Consultation, SU-2400250**
5677 E. Peltier Rd., Acampo

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

1. A qualified environmental professional shall prepare a surface and subsurface contamination report, identifying any potential source of surface or subsurface contamination caused by past or current land uses. The report shall include evaluation of non-point source of hazardous materials, including agricultural chemical residues, as well as potential point sources, such as fuel storage tanks, septic systems, or chemical storage areas. If the report indicates there is contamination, corrective action shall be taken, as recommended in the report and concurred with by Environmental Health Department prior to recordation of Parcel Map (San Joaquin County Development Title, Section 9-502.070(a)(c)).

   Note: EHD has reviewed and approved a surface subsurface contamination report for this minor subdivision dated August, 2024 (SU-2400159).

2. A soil suitability and nitrate loading study incorporating proposed onsite waste water treatment system (OWTS) 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 approval of parcel map. (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. Prior to Parcel Map approval, applicant shall stake leach lines and property line to determine compliance with the San Joaquin County Sewage Standards. This shall be completed under a consultation permit and inspection with the Environmental Health Department. The fee will be based on the current schedule at the time of payment. (San Joaquin County Development Title, Section 9-872.4).

4. 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**

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Suitability/ Nitrate Loading Study findings (San Joaquin County Development Title, Section 9-605.010).

5. 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 recordation of the Parcel Map. Samples are to be taken and analyzed by a State-approved laboratory (San Joaquin County Development Title, Section 9-601.020(j)).
6. Construct an individual domestic water well on proposed parcel 2 under permit and inspection by the Environmental Health Department prior to recordation of parcel map (San Joaquin County Development Title, Section 9-601.020(k)).
7. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).

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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: February 11, 2025

Local Jurisdiction Project Title: PA-2400337 (MS, LA)

Assessor Parcel Number(s): 005-180-33

Local Jurisdiction Project Number: PA-2400337 (MS, LA)

Total Acres to be converted from Open Space Use: Unknown

Habitat Types to be Disturbed: Multi-Purpose Open Space Habitat Land

Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Ms. Goulart:

SJCOG, Inc. has reviewed the application referral for PA-2400337 (MS, LA). This project consists of a Minor Subdivision and Lot Line Adjustment application involving 2 lots; one 49.65 acres in size and one 0.34 acres in size. The lot line adjustment will increase the size of the 0.34 acre parcel to 5 acres, resulting in Parcel 2. The subdivision will subdivide the remaining parcel into Parcel 1, containing 40 acres, and Parcel 3, containing 5 acres. All 3 resulting lots will have access from E. Peltier Road and will utilize on site wells, septic systems, and natural drainage. The project site is on the north side of E. Peltier Road, 3,450 feet east of N. State Route 99 E. Frontage Road, Acampo (APN/Address: 005-180-33 / 5677 E. Peltier Road, Acampo).

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.

At this time, the applicant is requesting a Minor Subdivision with no ground disturbance. Any future ground disturbing activities (e.g. roads, curb, gutter, electrical, water, etc.) or any physical structures that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP before ANY ground disturbance occurs and should be resubmitted to this agency. Current or future owners of this-or subdivided properties should be made aware of the conditions that are placed by the SJMSCP on future development on the created parcels.

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:

- 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 would 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, Inc.

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

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SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department, Public Works 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.
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.

Project Title: PA-2400337 (MS, LA)

Landowner/Applicant: Ramandeep Singh

Assessor Parcel #s: 005-180-33

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.

Attachment C
Environmental Document - Notice of Exemption

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SAN JOAQUIN COUNTY
Community Development Department

Community Development Department
Planning · Building · Code Enforcement · Fire Prevention

Jennifer Jolley, Director

Eric Merlo, Assistant Director
Tim Burns, Code Enforcement Chief
Corinne King, Deputy Director of Planning
Jeff Niemeyer, Deputy Director of Building Inspection

NOTICE OF EXEMPTION

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

☒ County Clerk, County of San Joaquin

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

Project Title: Minor Subdivision and Lot Line Adjustment No. PA-2400337 and Williamson Act Contract Cancellation No. PA-2400082

Project Location - Specific: On the north side of East Acampo Road, 0.6 miles east of State Route 99, Acampo (APN/Address: 005-180-32, -33 / 5677 E. Peltier Rd., Acampo) (Supervisorial District: 4)

Project Location – City: Acampo

Project Location – County: San Joaquin County

Project Description: This project involves the cancellation of a portion of Williamson Act Contract No. WA-76-C1-0143 to remove 9.65 acres of parcels number 005-180-32 and -33, which total 50 acres, from contract. The cancellation is necessary to facilitate Lot Line Adjustment and Minor Subdivision No. PA-2400337. The proposed Lot Line Adjustment will reconfigure the 2 parcels into one 5-acre parcel and one 45-acre parcel. The resulting 45-acre parcel will then be subdivided into 2 parcels: one 5-acre parcel and one 40-acre parcel.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

Project Proponent(s): Ramandeep Singh / Shoup Land Surveying

Name of Public Agency Approving Project: San Joaquin County Board of Supervisors

Name of Person or Agency Carrying Out Project: Alisa Goulart, Associate Planner
San Joaquin County Community Development Department

Exemption Status:
Categorical Exemption. (Section 15304 and Section 15305)

Exemption Reason:
This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15304, Categorical Exemption Class 4 and Guidelines Section 15305, Categorical Exemption Class 5. The Class 4 exemption states that projects consisting of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes are exempt from CEQA review. The Class 5 exemption includes minor alterations in land use limitations including minor lot line adjustments. Although this project will change the status of the Williamson Act contract and alter existing lot lines, it will not result in more than minor alterations to the land or the land use, therefore is exempt from CEQA.

Lead Agency Contact Person:
Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: alisa.goulart@sjgov.org

Signature: _____ Date: _____
Name: Gerardo Altamirano Title: Deputy County Clerk
Signed by Lead Agency

Date Received for filing at OPR: _____

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

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Attachment D
Findings for Williamson Act Contract Cancellation

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FINDINGS FOR WILLIAMSON ACT CONTRACT CANCELLATION

PA-2400082

1. That the cancellation is consistent with the purposes of the Williamson Act;

   This finding that the cancellation is consistent with the purposes of the Williamson Act can be made in the affirmative as described below in the subfindings.

   a. The cancellation is for land on which a Notice of Nonrenewal has been served pursuant to Section 51245 of the Government Code.

      This subfinding can be made because the landowner has served a Notice of Nonrenewal pursuant to Section 51245 of the Government Code. On March 20, 2024, the property owner submitted Notice of Nonrenewal No. PA-2400081 for the 9.65-acre portion of the parcel (APN: 005-118-33).

   b. The cancellation is not likely to result in the removal of adjacent lands from agricultural use.

      This subfinding can be made because the cancellation is to allow a Lot Line Adjustment. There are not similar projects under Contract in the vicinity so this Application will not promote removal of Contracted land.

   c. The cancellation is for an alternative use which is consistent with the applicable provisions of the County General Plan.

      This subfinding can be made because the alternative uses for the 9.65 acres that are proposed for removal from Williamson Act contact are homesites. This parcel is designated as General Agriculture (A/G) in the 2035 General Plan, and residences are a permitted use on parcels designated as A/G. As a result, the alternative use of the site is consistent with the General Plan.

   d. The cancellation will not result in discontiguous patterns of urban development.

      This subfinding can be made because the zoning of the subject lots (General Agriculture) is consistent with the zoning designations of the surrounding lots and the cancellation will not result in development that is not permitted on surrounding lots. The General Agriculture zoning designation permits a maximum of one single family residence and one accessory dwelling unit. Therefore, the cancellation will not result in discontiguous patterns of urban development.

   e. There is no proximate non-contracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, development of the contracted land would provide more contiguous patterns of urban development than development of proximate non-contracted land.

      This subfinding can be made because the property owner does not own any contracted proximate land that could be used in the Lot Line Adjustment and Minor Subdivision. The purpose of the application is to create 2 parcels suitable for homesites. This application does not promote urban development as homesites are not an urban use and the remainder of the property will continue to be farmed.

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Attachment E
Williamson Act Contract Cancellation
No. PA-2400082

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SAN JOAQUIN COUNTY
Greatness grows here.

COMMUNITY DEVELOPMENT DEPARTMENT
WILLIAMSON ACT CONTRACT CANCELLATION

FILE NUMBER: PA2400082

Owner Information		Applicant Information	
Name: Ramandeep Singh		Name: Dillon & Murphy, c/o Joe Murphy	
Mailing Address: 7621 Spendid Way		Mailing Address: PO Box 2180	
Elk Grove, CA 95758		Lodi, CA 95241	
Phone:	916-897-0000	Phone:	209-334-6613
Email:	jattboy01@hotmail.com	Email:	jmurphy@dillonandmurphy.com
Applicant's Representative Information		**Design Professional Information**	
Name: Shoup Land Surveying, c/o John Shoup		Name: Shoup Land Surveying, c/o John Shoup	
Mailing Address: PO Box 658		Mailing Address: PO 658	
Clements, CA 95227		Clements, CA 95227	
Phone:	209-333-1872	Phone:	209-333-1872
Email: john@shouplandsurveying.com		Email:	john@shouplandsurveying.com

Project Description
(Attach additional sheets as necessary)

Description of the proposed project (proposed alternative use of the property):

The underlying project is a Lot Line Adjustment. One of the parcels will contain 49.66 acres and one will contain 0.34 acres. That project requires some of the property to be removed from the Williamson Act Contract. There will ultimately be a Minor Subdivision Application filed once the Lot Line Adjustment Application is approved.

Existing General Plan Designation: A/G

Is the proposed use consistent with the General Plan Designation? Yes: ☒ No: ☐ Explain:

Is this application tied to another discretionary application?	Yes: ☒ No: ☐	Related Planning Application (PA) number(s):
		Williamson Act Contract Nonrenewal Application filed concurrently

Property Information

Assessor Parcel Number	Property Address	Property Size	Number of Parcels
005-180-32	5633 E. Peltier Acampo, CA 95220	0.34 Ac	One
005-180-33	5677 E. Peltier Road, Acampo, CA 95220	49.65 Ac	One

Williamson Contract Number(s): 76-C1-143 — Date: 1/6/1976

Notice of Non-Renewal filed? Yes: ■ No: ☐ — Date filed: Concurrent

Existing Land Uses
On-Site Uses (Include Ag Crops): Vineyard and rural residential
Uses to the North: Vineyard
Uses to the East: Vineyard
Uses to the South: Vineyard and rural residential
Uses to the West: Vineyard and rural residential

ENVIRONMENTAL INFORMATION

(Fill out this section if the Cancellation is not tied to another Planning Application)

Topography
Describe the project site's topography:
Essentially flat.
Describe any existing drainage courses or eroded areas on or near the project site:
None

Biological Resources
Describe any wildlife habitat or species on-site:
Natural birds and rodents.
Identify any waterways and/or riparian habitat that may be disturbed by the proposed project: (See Chapter 9-1510 of the Development Title for Riparian Habitat Regulations):
None
Identify any Native Oak trees, Heritage Oak trees or Historical trees that may be disturbed by the proposed project: (See Chapter 9-1505 of the Development Title for Tree Regulations):
None

Cultural Resources
Describe any items of historical or archaeological interest on-site:
None

PERFORMANCE STANDARDS

(Fill out this section if the Cancellation is not tied to another Planning Application)

Air Quality
Describe air pollutants that may result from the project including during construction:
The application is tied to another Planning Application.

Noise
Describe on-site sources of noise or vibration that may result from the proposed project:
The application is tied to another Planning Application.
Describe any machinery, equipment, or transportation noise that may result from the proposed project:
The application is tied to another Planning Application.

Light and Glare
Describe any on-site sources of light and/or glare that may result from the proposed project:
The application is tied to another Planning Application.

Odor
Describe any on-site source of odor that may result from the proposed project:
The application is tied to another Planning Application.

SAN JOAQUIN COUNTY
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COMMUNITY DEVELOPMENT DEPARTMENT
WILLIAMSON ACT CONTRACT CANCELLATION

FILE NUMBER: _____

FINDINGS

(In order to grant tentative approval to an application for contract cancellation, the Board of Supervisors must make the applicable findings below. For 10-year contracts, please select Finding No. 1 or Finding No. 2 and the related subfindings, whichever is applicable. For 20-year contracts, please respond to all Findings and related subfindings.)

1. The cancellation is consistent with the purposes of the Williamson Act because:

a. The cancellation is for land on which a Notice of Nonrenewal has been served pursuant to Section 51245 of the Government Code.

A Notice of Nonrewal has bee submitted concurrently with this application.

b. The cancellation is not likely to result in the removal of adjacent lands from agricultural use.

This cancellation is to allow a Lot Line Adjustment. There are no other similar projects under Contract in the vicinity so this Application will not promote removal of Contracted land.

c. The cancellation is for an alternative use which is consistent with the applicable provisions of the County General Plan.

The proposed Lot Line Adjustment is consistent with the County's General Plan.

d. The cancellation will not result in discontiguous patterns of urban development.

There is no urban development existing or proposed in this vicinity.

e. There is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.

This is a unique property and there are no other suitable lands in the vicinity that are owned by the Applicant.

2. The cancellation is in the public interest because:

a. Other public concerns substantially outweigh the objectives of the Williamson Act.

The objectives of the Williamson Act are to promote farming. This property will continue to be farmed consistent with the County's General Plan.

b. There is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.

This is a unique property and there are no other suitable lands in the vicinity that are owned by the Applicant.

3. No beneficial public purpose would be served by the continuation of the contract.
4. The uneconomic nature of the agricultural use is primarily attributable to circumstances beyond the control of the landowner and the local government.
5. The landowner has paid a cancellation fee equal to 25 percent of the cancellation. (Confirm understanding that this fee must be paid prior to the Board of Supervisors hearing for Tentative Cancellation.)

SAN JOAQUIN COUNTY
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COMMUNITY DEVELOPMENT DEPARTMENT
WILLIAMSON ACT CONTRACT CANCELLATION

FILE NUMBER: _____

LEVINE ACT

Effective January 1, 2023, California Political Reform Act of 1974, Government Code § 84308, known as the Levine Act, prohibits any San Joaquin County Board of Supervisor member from participating in any agenda item involving a discretionary land use permit or other entitlements if the Board member has received any political contributions from the owner, applicant, or agent for the owner or applicant totaling more than $250 in the 12 months before the decision (but not before January 1, 2023) and for the 12 months following the decision. The Act also prohibits an owner, applicant, or agent for the owner or applicant from making a contribution of more than $250 to a member of the Board of Supervisors while the item is pending and for the 12 months following the date a final decision is rendered.

I have read and understand that this application is subject to these provisions:

_____ Initial

_____ Date

AUTHORIZATION SIGNATURES

ONLY THE OWNER OF THE PROPERTY OR AN AUTHORIZED AGENT MAY FILE AN APPLICATION

I, the Owner/Applicant/Agent agrees to indemnify, defend (with counsel reasonably approved by County), and hold harmless the County and its officers, officials, employees, agents, boards and commissions (collectively "County") as follows:

1. **INDEMNITY**:

A. From and against any and all claims, demands, actions, proceedings, lawsuits, losses, damages, judgments and/or liabilities arising out of, related to, or in connection with the application and applied for project or to attack, set aside, void, or annul, in whole or in part, an approval of the applied for project by the County, the adoption of environmental review documents related to the applied for project, and any related development approvals or project conditions for the applied for project (hereinafter "Claim");

B. For any and all costs and expenses incurred by the County on account of any Claim, except where such indemnification is prohibited by law, including but not limited to damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, private attorney general fees claimed by or awarded to any party against the County, and the County's costs incurred in preparing an administrative record which are not paid by the petitioner.

C. Except as to the County's sole negligence or willful misconduct.

2. **DEFENSE**:

A. The County may participate or direct the defense of any Claim. The County's actions in defense of any claim shall not relieve me of any obligation to indemnify, defend, and hold harmless the County.

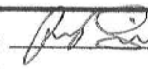
B. In the event of a disagreement between County and me regarding defense of any Claim, the County shall have the authority to control the litigation and make litigation decisions, including, but not limited to, the manner in which the defense is conducted.

C. If the County reasonably determines that having common counsel presents such counsel with a conflict of interest, or if I fail to promptly assume the defense of any Claim or to promptly employ counsel reasonably satisfactory to the County, then County may utilize the Office of the County Counsel or employ separate outside counsel to represent or defend the County, and I shall pay the reasonable attorneys' fees and costs of such counsel.

I, further, certify under penalty of perjury that I am (check one):

☑ Legal property owner (owner includes partner, trustee, trustor, or corporate officer) of the property(s) involved in this application, or

☐ Legal agent (attach proof of the owner's consent to the application of the properties involved in this application) and have been authorized to file on their behalf, and that the foregoing application statements are true and correct.

Print Name:	Ramandeep Singh	Signature:		Date:	3/7/24
Print Name:		Signature:		Date:	
Print Name:		Signature:		Date:	
Print Name:		Signature:		Date:	
Print Name:		Signature:		Date:	

Attachment F
Tentative Certificate of Cancellation

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AFTER RECORDING, RETURN TO:

San Joaquin County Community
Development Dept. 1810 Hazelton Ave.,
Stockton, CA 95205

RECORDING INITIATED BY:

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

TENTATIVE CERTIFICATE OF CANCELLATION

PA-2400082

Pursuant to the provisions of Section 51283.4(b) of the State Government Code, certification is hereby given that the following described property in the County of San Joaquin, State of California, has been granted tentative approval for the cancellation of 9.65 acres of Land Conservation Act Contract No. WA-76-C1-0143 recorded on the property.

CONTRACT NO.: WA-76-C1-0143
ENTERED INTO: January 6, 1976 BOOK: 4075 PAGE: 224

ASSESSOR PARCEL NUMBER: 005-180-32

NAME OF OWNER(S) OF FEE INTEREST IN PROPERTY:
Ramandeep Singh

PROPERTY DESCRIPTION: See Exhibit A

A Final Certificate of Cancellation will be executed when the following conditions have been satisfied:

Payment in full of the amount of the cancellation fee ($56,875). Unless the fee is paid within the time period specified by the County Assessor, said fee shall be computed as of the date of the notice from the landowner that all other conditions and contingencies have been satisfied.

IN WITNESS WHEREOF, the parties hereto have executed the within Contract the day and year first above written.

State of California)
County of San Joaquin)

RACHÉL DeBORD
Clerk of the Board of
Supervisors of the County of
San Joaquin, State of California

By _____
Deputy Clerk

On this _____day of _____, in the year _____, before me, _____, personally appeared _____, personally known to me (or provided to me on the basis of satisfactory evidence) to be the person who executed this instrument as _____ of the San Joaquin County Board of Supervisors and acknowledged to me that San Joaquin County Board of Supervisors executed it. IN WITNESS THEROF, I hereunto set my hand and Official Seal.

_____
NOTARY PUBLIC

Attachment G
Assessor's Valuation

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SAN JOAQUIN COUNTY
Greatness grows here.

Office of the Assessor-Recorder-County Clerk
Steve J. Bestolarides, Assessor-Recorder-County Clerk
Karyn Johnson, *Assistant Assessor-Recorder-County Clerk*

September 8, 2025

Certified Mail # 7000 0520 0019 1679 1356
San Joaquin County Community Development Department
Attention: Alisa Goulart
1810 E. Hazelton Avenue
Stockton, CA 95205

Re: Williamson Act Contract Cancellation Value
Appraisal Unit: South 9.65 acres of APN 005-180-330-000.
Property Owner: Ramandeep Singh

Pursuant to Section 51283(a) of the Government Code, we certify the "Current Market Value" of the subject property noted above, as of July 31, 2025 is:

Current Market Value: $455,000

Applying the 12.5% cancellation rate indicates a cancellation fee of:

Cancellation Fee = $56,875

If I can be of any further assistance, please feel free to contact me at 209-468-0851 or mchelli@sjgov.org.

Respectfully,

Matthew Chelli
Appraiser IV
San Joaquin County Assessor's Office

44 N. San Joaquin Street, Suite 230 | Stockton, California 95202 | T 209 468 2630 | F 209 468 0422

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Attachment H
Minor Subdivision and Lot Line Adjustment No. PA-2400337 Conditions of Approval

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CONDITIONS OF APPROVAL

PA-2400337
RAMANDEEP SINGH / SHOUP LAND SURVEYING

Minor Subdivision and Lot Line Adjustment No. PA-2400337 was approved by the Board of Supervisors on _____. The effective date of approval is _____. This approval will expire on _____, which is 36 months from the effective date of approval, unless (1) all Conditions of Approval have been complied with and (2) a Parcel Map has been filed with and accepted by the County Surveyor.

Unless otherwise specified, all Conditions of Approval and ordinance requirements shall be fulfilled prior to approval of the Parcel Map. Those Conditions followed by a Section Number have been identified as ordinance requirements pertinent to the application. Ordinance requirements cannot be modified and other ordinance requirements may apply.

1. COMMUNITY DEVELOPMENT DEPARTMENT (Staff Contact: (209) 468-3121)

   a. **TENTATIVE MAP**: The Final Map shall substantially conform to the approved tentative map dated March 20, 2024.

   b. **LOT LINE ADJUSTMENT:** Included in this approval is a Lot Line Adjustment between 2 parcels as shown on the Site Plan dated March 20, 2024.

   c. **RIGHT TO FARM:** Pursuant to San Joaquin County Code Section 6-9004(b), the following note shall be placed on the (Parcel Map) (Final Map) and recorded as a separate instrument:

      All persons purchasing parcels within the boundaries of this approved map should be prepared to accept the inconveniences or discomforts associated with agricultural operations or activities, such as noise, odors, insects, dust or fumes. San Joaquin County has determined that such inconveniencies or discomforts shall not be considered to be a nuisance.

   d. **NOTICE OF LOT LINE ADJUSTMENT**: A "Notice of Lot Line Adjustment" shall be recorded prior to conveyance of property through deeds by the owner. Legal descriptions of the resultant properties shall be submitted to the Surveyor's Division for review and forwarding to the Community Development Department. The legal descriptions shall be prepared, stamped and signed by a Registered Civil Engineer, qualified to practice Land Surveying per Section 8731 of the Land Surveyors' Act, or a Licensed Land Surveyor. (Development Title Section 9-872.4)

   e. **LOT SIZE AND WIDTH:** The following lot size and width regulations shall apply to the map:

      1. Parcels 2 and 3 shall be five acres each in size and shall align with the area identified in Williamson Act Notice of Nonrenewal No. PA-2400081 and Williamson Act Contract Cancellation No. PA-2400082.

      2. Parcel 1 shall have a width of less than 330 feet (Development Title Section 9-203.030[a][1][D])

   f. **PLANNING APPLICATION No. PA-2500082**: The Final Approval for Williamson Act Contract Cancellation No. PA-2400082 shall be recorded prior to the recordation of the "Notice of Lot Line Adjustment" for Lot Line Adjustment No. PA-2400377.

2. COUNTY COUNSEL

   a. **HOLD HARMLESS PROVISION:** Pursuant to Section 66474.9 of the Government Code, the subdivider shall defend, indemnify, and hold harmless the local agency or its agents, officers, and

employees from any claim, action, or proceeding against the local agency or its agents, officers, or employees to attack, set aside, void, or annul an approval of the local agency, advisory agency, appeal board, or legislative body concerning a subdivision, which action is brought within the time provided for in Section 66499.37 of the Government Code.

3. DEPARTMENT OF PUBLIC WORKS (Contact: [209] 468-3000)

   a. A Parcel Map is required. (Development Title Section 9-501.030)

   b. All easements of record shall be shown on the Parcel Map. (Development Title Section 9-505.080)

   c. An Irrevocable Offer to Dedicate Road to result in a 42-foot-wide right-of-way from the centerline of Peltier Road to the property line shall be required across the frontage of Parcel 1 and the westerly boundary of Parcel 3 to Parcel 1. The Irrevocable Offer of Dedication shall be made on the Parcel Map. (Development Title Section 9-608.060)

      Informational Notes:

      i) At the time the parcels are developed, the developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards.
      ii) Any construction activity that results in the disturbance of at least one (1) acre of soil shall require a State NPDES construction permit. Dischargers whose projects disturb 1 or more acres of soil or whose projects disturb less than 1 acre of soil and is not part of a larger common plan of development, are required to obtain coverage under the current General Permit for Discharges of Storm Water Associated with Construction Activity.
      iii) This property is subject to the requirements of San Joaquin County Mosquito & Vector Control District (209-982-4675) and the California Health and Safety Code for the prevention of mosquitoes. Best Management Practices (BMP) guidelines for storm water devices, ponds, and wetlands are available.

4. ENVIRONMENTAL HEALTH DEPARTMENT (Contact: [209] 468-3420)

   1. A qualified environmental professional shall prepare a surface and subsurface contamination report, identifying any potential source of surface or subsurface contamination caused by past or current land uses. The report shall include evaluation of non-point source of hazardous materials, including agricultural chemical residues, as well as potential point sources, such as fuel storage tanks, septic systems, or chemical storage areas. If the report indicates there is contamination, corrective action shall be taken, as recommended in the report and concurred with by Environmental Health Department prior to recordation of Parcel Map (San Joaquin County Development Title, Section 9-502.070(a)(c)).

      Note: EHD has reviewed and approved a surface subsurface contamination report for this minor subdivision dated August, 2024, (SU-2400159).

   2. A soil suitability and nitrate loading study incorporating proposed onsite wastewater treatment system (OWTS) 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 approval of parcel map. (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. Prior to Parcel Map approval, applicant shall stake leach lines and property lines to determine compliance with the San Joaquin County Sewage Standards. This shall be completed under a consultation permit and inspection with the Environmental Health Department. The fee will be

based on the current schedule at the time of payment. (San Joaquin County Development Title, Section 9-872.4).

4. 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).

5. 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 recordation of the Parcel Map. Samples are to be taken and analyzed by a State-approved laboratory (San Joaquin County Development Title, Section 9-601.020(j)).

6. Construct an individual domestic water well on proposed parcel 2 under permit and inspection by the Environmental Health Department prior to recordation of parcel map (San Joaquin County Development Title, Section 9-601.020(k)).

7. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).

5. SJ COUNCIL OF GOVERNMENTS (Contact: [209] 235-0574)

1. This project is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) only for future ground disturbing activities or any physical structures that require ground disturbance and must provide a Certificate of Payment at that time prior to issuance of any grading or building permits.

NOTES AND INFORMATION ONLY:

APN: 005-170-32 is under Williamson Act Contract No. WA-76-C1-0143. The proposed project is only consistent with Government Code Section 51257 if a Final Certificate of Cancellation is approved and recorded for Williamson Act Contract Cancellation No. PA-2400082.

Planning Commission Staff Report
Item # 2, November 6, 2025
Williamson Act Contract Cancellation No. PA-2500173
Lot Line Adjustment No. PA-2400534
Prepared by: Alisa Goulart

PROJECT SUMMARY

Applicant Information
Property Owner: Barbara and Robert Costigliolo Enterprises, LLC
Project Applicant: DL Builders (c/o Michael Degroot)

Project Site Information
Project Address: 18860 East Comstock Road, Linden
Project Location: On the south side of East Comstock Road, 970 feet west of North Cox Road, Linden.

Parcel Number (APNs):	091-240-06(A) & (B)	**Water Supply:**	Private
General Plan Designation:	A/G	**Sewage Disposal:**	Private
Zoning Designation:	AG-40	**Storm Drainage:**	Private
Project Size:	20.0 acres	**100-Year Flood:**	No (x)
Parcel Size:	20.0 acres	**Williamson Act:**	Yes
Community:	None	**Supervisorial District:**	4

Environmental Review Information
CEQA Determination: Notice of Exemption (Attachment C)

Project Description

This project involves a Lot Line Adjustment between a 3-acre parcel and a 17-acre parcel to create a 2-acre and an 18-acre parcel. Both parcels are currently under Williamson Act Contract No. WA-71-C1-0295, which prohibits a Lot Line Adjustment that would result in a parcel less than 10 acres in size. Therefore, the applicant has also filed a Williamson Act Contract Cancellation to remove 2 acres of parcel number 091-240-06 from contract to facilitate the Lot Line Adjustment. To comply with cancellation requirements, a Notice of Nonrenewal (PA-2500174) has been recorded for the 2-acre portion proposed for removal from contract.

Recommendation

1. Forward the County Assessor Valuation letter for the cancellation fee amount of $26,500 to the Board of Supervisors with a recommendation to certify the fee to the County Auditor (Attachment G);

2. Forward the Finding No. 1 and the related sub findings for Williamson Act Contract Cancellation to the Board of Supervisors with a recommendation to adopt (Attachment D);

3. Forward Williamson Act Contract Cancellation No. PA-2500173 to the Board of Supervisors with a recommendation to approve the Tentative Certificate of Cancellation (Attachment F);

4. Forward Lot Line Adjustment No. PA-2400534 to the Board of Supervisors with a recommendation to approve with the recommended Conditions of Approval (Attachment H).

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NOTIFICATION & RESPONSES

(See Attachment B, Response Letters)

Public Hearing Notices
Legal ad for the public hearing published in the Stockton Record: October 17, 2025
Number of Public Hearing notices: 220
Date of Public Hearing notice mailing: October 17, 2025.

Referrals and Responses

- **Early Referral Date:** April 30, 2024
- **Project Referral with Environmental Determination Date:** August 27, 2025
- **Negative Declaration Posting Date:** N/A
- **OPR State Clearinghouse #:** N/A

Agency Referrals	Response Date – Early Consultation	Response - Date Referral
County Departments		
Assessor		
Ag Commissioner		
Community Development		
Building Division		
Fire Prevention Bureau		
Public Works	5/15/2025	
SJ Surveyor		
Environmental Health		9/3/2025
Sheriff's Office		
Supervisor: District 4		
State Agencies		
Fish & Wildlife, Division: 2		
Dept of Conservation		
Federal Agencies		
Local Agencies		
Linden-Peters Fire District		
Linden Unified School District		

Agency Referrals	Response Date – Early Consultation	Response - Date Referral
Local Agencies		
Stockton East Water District		
S.J.C.O.G.		9/2/2025
Air Pollution Control District		
Miscellaneous		
P.G.&E.		8/29/2025 9/17/2025
Farm Bureau		
Sierra Club		

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ANALYSIS

Background

On September 1, 1982, the Development Committee approved Parcel Map No. PM-83-0008, subdividing an existing 20-acre parcel into a 3-acre parcel and a 17-acre parcel. As a condition of approval, the 17-acre parcel was restricted from being used as a residential building site. At the time, the entire 20-acre parcel was enrolled in Williamson Act Contract No. WA-71-C1-0295, and both newly created parcels remained under the contract following the subdivision.

On July 2, 1992, the Planning Commission approved Revisions of Approved Action No. RA-92-0011, removing the condition prohibiting residential development on the 17-acre parcel.

On December 13, 2024, the applicant submitted Lot Line Adjustment No. PA-2400534 to reduce the 3-acre parcel to 2 acres. However, because the 3-acre parcel is under Williamson Act contract, a Lot Line Adjustment resulting in parcels below 10 acres in size is not permitted. To resolve this, on June 19, 2025, the application filed Williamson Act Contract Cancellation No. PA-2500173 to remove the 2 acres from contract. Williamson Act Notice of Nonrenewal No. PA-2500174 was filed concurrently as required and was processed immediately according to procedure[1].

Williamson Act

On April 13, 1971, the Board of Supervisors approved Williamson Act Contract No. WA-71-C1-0295 on APN: 091-240-06, which included the project site. The Williamson Act program, also known as the California Land Conservation Act, was established in 1965 and is a contract between a private landowner and the County that restricts land to agricultural or open space uses. Parcels under contract are assessed for property tax purposes at a rate consistent with their actual use, rather than their potential market value. The minimum initial term of the contract is 10 years and the contract automatically renews each year for an additional year unless a "Notice of Nonrenewal" is filed which begins the 10-year termination process. Property owners can also submit a Williamson Act Contract Cancellation to request an immediate termination of the contract and must submit a Notice of Nonrenewal concurrently. Notice of Nonrenewal applications are processed at staff level, while Williamson Act Contract Cancellation applications may only be granted by the Board of Supervisors.

Lot Line Adjustment

The Williamson Act regulates Lot Line Adjustments involving parcels under a Williamson Act Contract.[2] Among the regulations is the requirement that the parcels subject to contract must be large enough to sustain their agricultural use after the Lot Line Adjustment, which is defined as a minimum of 10 acres of prime farmland or 40 acres of non-prime farmland.[3] The project site is designated as Prime Farmland by the Department of Conservation Farmland Mapping and Monitoring Program.

Approval of Lot Line Adjustment No. PA-2400534 will result in the creation of a 2-acre parcel, which does not meet the minimum parcel size requirements under a Williamson Act Contract for land designated as prime farmland. Although the existing parcel is currently only 3 acres, the proposed Lot Line Adjustment triggers the applicability of the minimum size standards. To facilitate the Lot Line Adjustment, the applicant has submitted a request to cancel the Williamson Act contract on the resulting 2-acre portion.

Cancellation

Pursuant to Government Code Section 51282(a) and Development Title Section 9-702.090, the Board of Supervisors may grant tentative approval for cancellation of a Williamson Act contract only if the Board of

[1] Government Code Section 51245

[2] Government Code Section 51257

[3] Government Code Section 51222

Supervisors makes at least 1 of 2 findings found in Government Code Section 51282(a) and summarized below:

1. The cancellation is consistent with the purposes of the Williamson Act; and/or
2. The cancellation is in the public interest.

The applicant provided the bases to make Finding No. 1, that the cancellation is consistent with the purposes of the Williamson Act, and has provided analysis based on the required subfindings. (Attachment D) Staff recommends that this finding can be made in the affirmative.

Cancellation Value and Cancellation Fees

If the Planning Commission recommends approval of the cancellation to the Board of Supervisors, the Board of Supervisors will either deny the request or approve a Tentative Certificate of Cancellation with conditions and contingencies, including a cancellation fee calculated by the County Assessor. Before the Board can execute a Final Certificate of Cancellation, the landowner must pay the cancellation fee and satisfy any additional conditions and/or contingencies imposed by the Board.

The County Assessor is responsible for computing the cancellation fee for the subject property based on 12.5% of the current market value. (Attachment G) Prior to approving a Tentative Certificate of Cancellation, the Board of Supervisors must certify the amount of the cancellation fee to the County Auditor. The fee calculation by the County Assessor is provided below:

APN: 091-240-06:

As-is Current Market Value	$212,000
12.5% Cancellation Rate	x .125
Cancellation Fee	$ 26,500

CEQA Exemption

The Community Development Department determined that the proposed Williamson Act Contract Cancellation and Lot Line Adjustment are exempt from CEQA under Categorical Exemption Class 4 (CEQA Guidelines Section 15304) and Class 5 (CEQA Guidelines Section 15305). The Class 4 exemption states that projects consisting of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes are exempt from CEQA review. The Class 5 exemption includes minor alterations in land use limitations including minor lot line adjustments. Although this project will change the status of the Williamson Act contract and alter existing lot lines, it will not result in more than minor alterations to the land or the land use, therefore is exempt from CEQA.

If the application is approved, a Notice of Exemption will be filed following approval of the Final Certificate of Cancellation. (Attachment C)

RECOMMENDATION

It is recommended that the Planning Commission:

1. Forward the County Assessor Valuation letter for the cancellation fee amount of $26,500 to the Board of Supervisors with a recommendation to certify the fee to the County Auditor (Attachment G);

2. Forward the Finding No. 1 and the related subfindings for Williamson Act Contract Cancellation to the Board of Supervisors with a recommendation to adopt (Attachment D);

3. Forward Williamson Act Contract Cancellation No. PA-2500173 to the Board of Supervisors with a recommendation to approve the Tentative Certificate of Cancellation (Attachment F);

4. Forward Lot Line Adjustment No. PA-2400534 to the Board of Supervisors with a recommendation to approve with the recommended Conditions of Approval (Attachment H).

Attachments:

Attachment A – Site Plan and Map
Attachment B – Agency Response Letters
Attachment C – Environmental Document – Notice of Exemption
Attachment D – Findings for Williamson Act Contract Cancellation
Attachment E – Williamson Act Contract Cancellation No. PA-2500173
Attachment F – Tentative Certificate of Cancellation
Attachment G – Assessor's Valuation
Attachment H – Lot Line Adjustment No. PA-2400534 Conditions of Approval

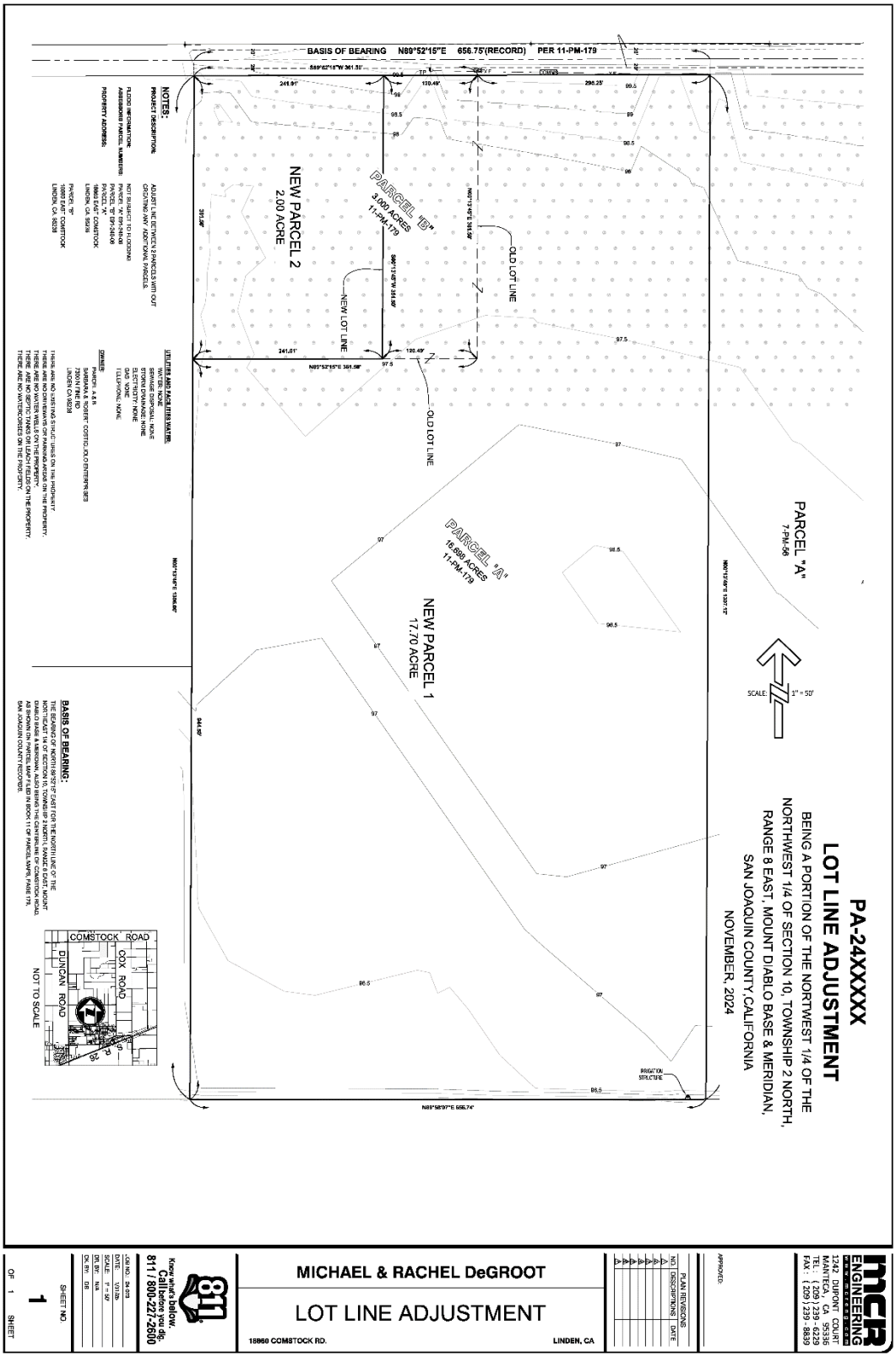
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Attachment A
Site Plan and Map

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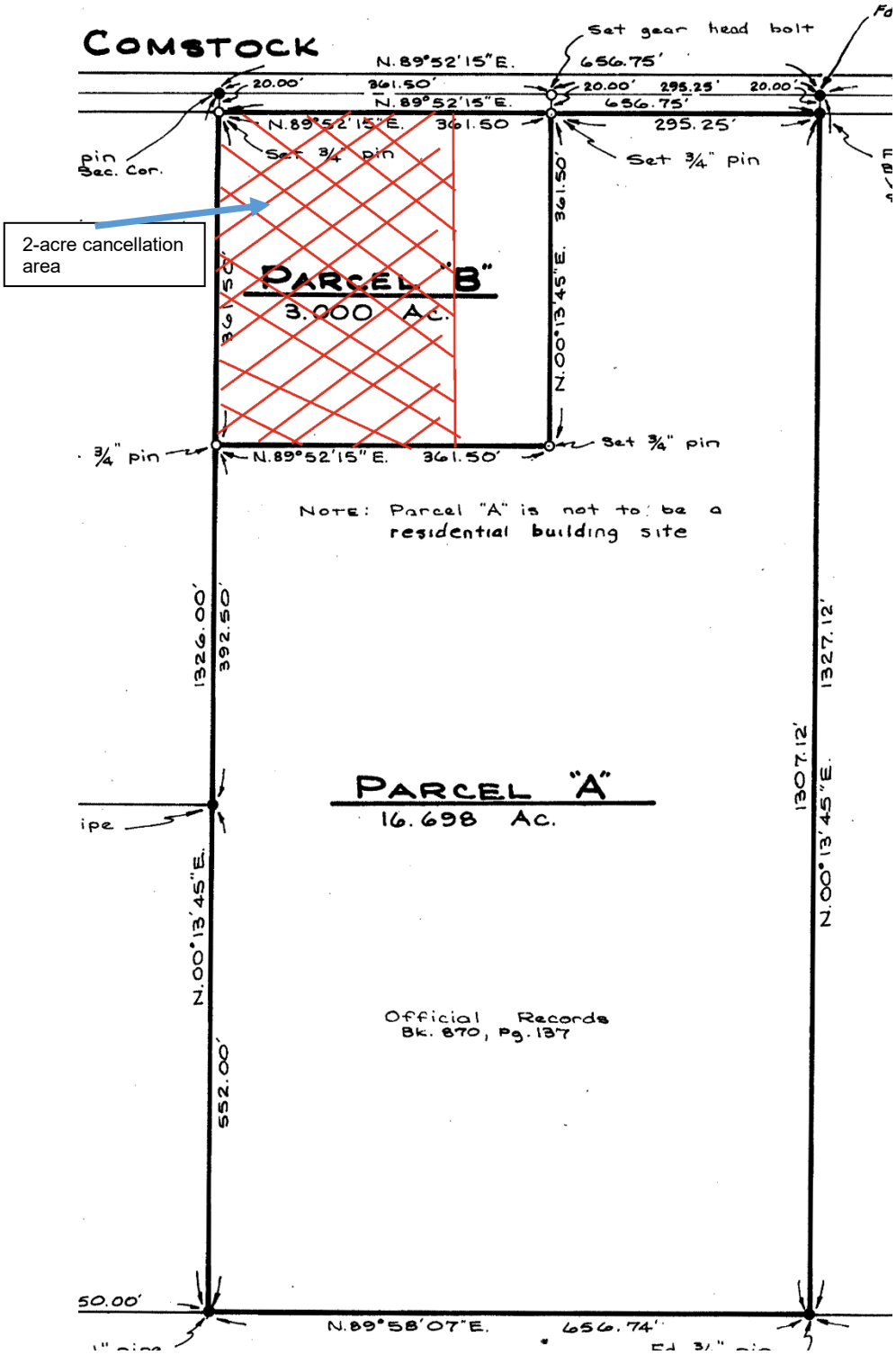
SITE PLAN

Lot Line Adjustment No. PA-2400534



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WILLIAMSON ACT CANCELLATION DETAIL



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Attachment B
Agency Response Letters

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SAN JOAQUIN COUNTY
Greatness grows here.

PUBLIC WORKS
San Joaquin County
Working for YOU

Department of Public Works

Fritz Buchman, Director
Alex Chetley, Deputy Director - Development
Kristi Rhea, Deputy Director - Administration
David Tolliver, Deputy Director - Operations
Najee Zarif, Deputy Director - Engineering

May 15, 2025

M E M O R A N D U M

TO: Community Development Department
CONTACT PERSON: Jessica Leal

FROM: George Montross, Development Services Engineer GM
Development Services Division

SUBJECT: PA-2400534 (LA); A Lot Line Adjustment application between two parcels. Parcel 1 to contain 17.7 acres. Parcel 2 to contain 2 acres. Both parcels will be accessed from East Comstock Road. Both parcels are under Williamson Act Contract; located on the South side of East Comstock Road, 633 feet West of North Cox Road. (Supervisorial District 4)

OWNERS: Barbara & Robert Costigliolo APPLICANT: Michael Degroot

ADDRESS: 18860 E Comstock Road, Linden APN: 091-240-06, -07

INFORMATION:

The site is not currently located within a Federal Emergency Management Agency Designated Flood Hazard Area.

Comstock Road has an existing right-of-way width of 40 feet and a planned right-of-way width of 50 feet.

RECOMMENDATIONS:

1) A Recorded Deed is allowed, but if points or lines are set, a Record of Survey is required to be filed with the County Surveyor. (New legal description shall be submitted to Surveyor's office for review.) (Development Title Section 9-511)

2) New description must reflect correct distance with qualifiers to avoid overlap or gap.

SR:GM

1810 East Hazelton Avenue | Stockton, California 95205 | T 209 468 3000 | F 209 468 2999
Follow us on Facebook @ PublicWorksSJC Visit our website: www.sjgov.org/pubworks

SAN JOAQUIN COUNTY
Greatness grows here.

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

September 3, 2025

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

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

RE: **PA-2400534 (LA) & PA-2500173 (WC), Referral, SU-2500396 & SU2500706**
18660 E. Comstock Road, Linden

The Environmental Health Department has the following comment: All Onsite Wastewater Treatment Systems (OWTS) must comply with San Joaquin County Local Agency Management Program (LAMP) and current OWTS standards.

1868 E. Hazelton Avenue | Stockton, California 95205 | **T** 209 468-3420 | **F** 209 464-0138 | www.sjgov.org/ehd

From: Laurel Boyd <boyd@sjcog.org>
Sent: Tuesday, September 2, 2025 7:25 AM
To: Altamirano, Gerardo [CDD] <galtamirano@sjgov.org>
Subject: RE: PA-2500173 (WC): Neighborhood Referral

Good morning Gerry,

Since this project does not contain ground disturbance activities, SJCOG, Inc. staff will not be responding to this project application.

Sincerely,

Laurel K. Boyd
Associate Habitat Planner

Phone 209-235-0574
Email boyd@sjcog.org
Web www.sjcog.org

555 East Weber Avenue
Stockton, CA 95202

Please note, SJCOG offices are closed to the public on Monday's and Friday's. SJCOG, Inc. staff works from home on Monday's and Friday's.

Pacific Gas and Electric Company

Plan Review Team
Land Management

PGEPlanReview@pge.com

August 29, 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-2500173 (WC)** 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 851filing 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

Pacific Gas and Electric Company

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° +/- 15°). 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.

Pacific Gas and Electric Company

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&'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.

Pacific Gas and Electric Company
PGEPlanReview@pge.com
Land Management
300 Lakeside Drive
Oakland, CA 94612

September 17, 2025

Re: Gas and Electric Transmission and Distribution

Dear Gerry Altamirano,

Thank you for providing PG&E the opportunity to review your proposed plans for PA-2500173 (WC). 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).

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 (877) 259-8314 or pgeplanreview@pge.com

Sincerely,

PG&E Plan Review Team
Land Management

Attachment C
Environmental Document - Notice of Exemption

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SAN JOAQUIN COUNTY
Community Development Department

Community Development Department
Planning · Building · Code Enforcement · Fire Prevention

Jennifer Jolley, Director

Eric Merlo, Assistant Director
Tim Burns, Code Enforcement Chief
Corinne King, Deputy Director of Planning
Jeff Niemeyer, Deputy Director of Building Inspection

NOTICE OF EXEMPTION

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

☒ County Clerk, County of San Joaquin

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

Project Title: Lot Line Adjustment No. PA-2400534 and Williamson Act Contract Cancellation No. PA-2500173

Project Location - Specific: On the south side of East Comstock Road, 970 feet west of North Cox Road, Linden. (APN/Address: 091-240-06 / 18860 E. Comstock Rd., Linden) (Supervisorial District: 4)

Project Location – City: Linden

Project Location – County: San Joaquin County

Project Description: This project involves the cancellation of a portion of Williamson Act Contract No. WA-71-C1-0295 to remove 2 acres of parcel number 091-240-06 from contract to facilitate a Lot Line Adjustment between 2 parcels resulting in a 2-acre parcel and an 18-acre parcel. Both parcels are currently under Williamson Act Contract No. WA-71-C1-0295, which prohibits a Lot Line Adjustment that would result in a parcel less than 10 acres in size. To comply with cancellation requirements, a Notice of Nonrenewal (PA-2500174) has been recorded for the 2-acre portion proposed for removal from contract. The applicant intends to utilize the parcel as a homesite.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

Project Proponent(s): Barbara and Robert Costigliolo Enterprises, LLC / DL Builders (c/o Michael Degroot)

Name of Public Agency Approving Project: San Joaquin County Board of Supervisors

Name of Person or Agency Carrying Out Project: Alisa Goulart, Associate Planner
San Joaquin County Community Development Department

Exemption Status:
Categorical Exemption. (Section 15304)

Exemption Reason:
This project involves the cancellation of a portion of Williamson Act Contract No. WA-76-C1-0143 to remove 9.65 acres of parcels number 005-180-32 and -33, which total 50 acres, from contract. The cancellation is necessary to facilitate Lot Line Adjustment and Minor Subdivision No. PA-2400337. The proposed Lot Line Adjustment will reconfigure the 2 parcels into one 5-acre parcel and one 45-acre parcel. The resulting 45-acre parcel will then be subdivided into 2 parcels: one 5-acre parcel and one 40-acre parcel.

Lead Agency Contact Person:
Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: alisa.goulart@sjgov.org

Signature: _____ Date: _____

Name: Gerardo Altamirano Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

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Attachment D
Findings for Williamson Act Contract Cancellation

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FINDINGS FOR WILLIAMSON ACT CONTRACT CANCELLATION

PA-2500173

1. That the cancellation is consistent with the purposes of the Williamson Act;

   This finding that the cancellation is consistent with the purposes of the Williamson Act can be made in the affirmative as described below in the subfindings.

   a. The cancellation is for land on which a Notice of Nonrenewal has been served pursuant to Section 51245 of the Government Code.

      This subfinding can be made because the landowner has served a Notice of Nonrenewal pursuant to Section 51245 of the Government Code. On June 19, 2025, the property owner submitted Notice of Nonrenewal No. PA-2500174 for the 2.0-acre portion of the parcel (APN: 091-240-06).

   b. The cancellation is not likely to result in the removal of adjacent lands from agricultural use.

      This subfinding can be made because the cancellation will not result in removal of adjacent lands from agricultural use. A portion of parcel B will be used for a homesite. The remaining area of parcel B will continue to be agricultural use.

   c. The cancellation is for an alternative use which is consistent with the applicable provisions of the County General Plan.

      This subfinding can be made because the alternative use for the 2.0 acres that are proposed for removal from Williamson Act contact is a homesite. This parcel is designated as General Agriculture (A/G) in the 2035 General Plan, and residences are a permitted use on parcels designated as A/G. As a result, the alternative use of the site is consistent with the General Plan.

   d. The cancellation will not result in discontiguous patterns of urban development.

      This subfinding can be made because the zoning of the subject lots (General Agriculture) is consistent with the zoning designations of the surrounding lots and the cancellation will not result in development that is not permitted on surrounding lots. The General Agriculture zoning designation permits a maximum of one single family residence and one accessory dwelling unit. Therefore, the cancellation will not result in discontiguous patterns of urban development.

   e. There is no proximate non-contracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, development of the contracted land would provide more contiguous patterns of urban development than development of proximate non-contracted land.

      This subfinding can be made because the property owners do not own any contracted proximate land that could be used in the Lot Line Adjustment. The purpose of the application is to create a parcel suitable for a homesite. This application does not promote urban development as rural homesites are not an urban use and the remainder of he property will continue to be farmed.

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Attachment E
Williamson Act Contract Cancellation
No. PA-2500173

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SAN JOAQUIN COUNTY
Greatness grows here.

Community Development Department
Planning · Building · Code Enforcement · Fire Prevention
Jennifer Jolley, Director
Eric Merlo, Assistant Director
Tim Burns, Code Enforcement Chief
Corinne King, Deputy Director of Planning
Jeff Niemeyer, Deputy Director of Building Inspection

Planning - Application Summary Report

Record ID: PA-2500173

Status: Closed - Final

Application Type: Conservation

Applicant Name: Robert Costigliolo

Description/Scope of Work:
We have an LLA PA- 2400534 in progress to reduce the existing parcel B(3 acres) to 2 acres, granting parcel A, 1 additional acre for a total of 18 acres. We are also requesting to cancel the Williamson act for the 2 acre parcel. The 18 acre parcel would remain under Williamson Act contract

Custom Fields	
COUNTY INFORMATION	
County Project Description	A Williamson Act Contract Cancellation for 2 acres. This project consists of 2 applications. Lot Line Adjustment No. PA-2400534 to adjust the property line between 2 parcels. Parcel 1 to contain 18.0 acres and Parcel 2 to contain 2.0 acres. Both parcels are under Williamson Act contract. Because lots must meet the minimum size of 10 acres following a Lot Line Adjustment, this Williamson Act Contract Cancellation has been filed to remove the 2 acres that will constitute Parcel 2 from Williamson Act Contract No. WA-71-C1-0295. Both parcels are accessed from E. Comstock Road. Both parcels will utilize onsite wells, septic systems, and natural drainage of storm water. A Notice of Nonrenewal has been recorded for the 2 acres proposed for cancellation.
County Property Location	On the south side of E. Comstock Road, 1,000 feet west of N. Cox Road, Linden.
County Property History	PA-2400534(LA); PA-2500174(WN)
PROPOSAL	
Type of Application	Williamson Act/Farmland Security Zone Contract Cancellation
Total Number of Acres	20
Total Number of Parcels	2

Description of the proposed project	We have an LLA PA- 2400534 in progress to reduce the existing parcel B(3 acres) to 2 acres, granting parcel A, 1 additional acre for a total of 18 acres. We are also requesting to cancel the Williamson act for the 2 acre parcel. The 18 acre parcel would remain under Williamson act contract
Describe the proposed alternative use of the property	The 2 acre parcel will be a future home site for a single family residence. The parcel will remain to be farmed and the only reduction in ag use would be to remove the trees to build the home.
Is the proposed use consistent with the General Plan Designation	Yes
If No then please provide explanation	BLANK
Notice of Non-Renewal filed	Yes
Date Filed	06/19/2025
Prime Farm Land	Yes
Ordinance Number	BLANK
Complete Ordinance Number with Year	BLANK
Notice Covers the Entire Contract	No
Portion Only	Yes
MOUNTAIN HOUSE	
Is this considered a Mountain House application	No
P&V DESC - EXISTING LAND USES.	
On-Site Uses	Ag, walnut orchard
Uses to the North	AG, with home site
Uses to the East	Ag
Uses to the South	AG
Uses to the West	AG
WATER DRAINAGE AND FLOODING	
Describe any areas subject to flooding	NA
Describe the current depth of the ground water and depth to potable water	150'
Describe any existing drainage courses or eroded areas on or near the project site	NA
LAND LAND USE AND BIOTA	
Describe the site's topography	Flat land, slight slope to the south.
Describe agricultural land that will be lost as a result of the project	Roughly 8000 sf of ag land will be lost to the home site
Describe any wildlife habitat on-site and species that are or may be present	NA
Describe any vegetation on-site by type and extent	No
AIR QUALITY	
Describe air pollutants that may result from the project	NA

OTHER	
Describe any items of historical or archaeological interest on-site	NA
Describe any on-site or off-site sources of noise or vibration	NA
Describe any on-site or off-site sources of light of glare	NA
Describe any on-site or off-site source of odor	NA
Describe any displacement of people that will be caused by the project	NA

Custom Lists

	ADDITIONAL PARCELS	
0	Parcel Number	BLANK
	PROJECT REFERRALS	
0	Comments	BLANK
	Manual Referral Address	BLANK
	Manual Referral Email	BLANK
	Type of Referral	BLANK
1	Referral Name	CA Dept. Of Conservation - Division Of Land Resource Protection
2	Manual Referral Name	SJC AG COMMISSIONER
3	Referral Name	Assessor
4	Manual Referral Name	BOARD OF SUPERVISORS
5	Manual Referral Name	PUBLIC WORKS
	Referral Name	San Joaquin Air, Inc.
6	Manual Referral Name	EHD
7	Referral Name	San Joaquin Council Of Governments
8	Referral Name	Farm Bureau Federation
9	Referral Name	Sierra Club
	TYPE OF CROPS	
0	Crops	BLANK
	Estimated Value of Crops	BLANK
1	Acres	20
	Estimated Value of Crops or other ag use	$80,000
	Types of crops of other ag use	Walnut Orchard

SAN JOAQUIN COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT
WILLIAMSON ACT CONTRACT CANCELLATION

FILE NUMBER: PA- 2500173

FINDINGS

(In order to grant tentative approval to an application for contract cancellation, the Board of Supervisors must make the applicable findings below. For 10-year contracts, please select Finding No. 1 or Finding No. 2 and the related subfindings, whichever is applicable. For 20-year contracts, please respond to all Findings and related subfindings.)

1. The cancellation is consistent with the purposes of the Williamson Act because:
a. The cancellation is for land on which a Notice of Nonrenewal has been served pursuant to Section 51245 of the Government Code.
As the owners of the property we have served a Notice of Nonrenewal (per PA 2500174) in conjunction with Request for
Cancellation (per PA 2500173) for Parcel 091-240-06- Parcel B. This parcel is currently under 10 acres and in not within compliance
with the laws of the Williamson Act.
b. The cancellation is not likely to result in the removal of adjacent lands from agricultural use.
Thie cancellation will not result in remova of adjecent lands from Agricultural use. A portion of parcel B will be used for a home site.
The remaining area of parcel B will continue to be Agricultural use.
c. The cancellation is for an alternative use which is consistent with the applicable provisions of the County General Plan.
A portion of parcel B will be used for a home site. The remaining area of parcel B will continue to be agricultural use. This is
consistent with the general plan use of San Joaquin County.
d. The cancellation will not result in discontiguous patterns of urban development.
The cancellation will not result in discontiguous patterns of urban development. It will remain mostly continued Ag use with a single fa
e. There is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.
This is confirmed to be correct.
2. The cancellation is in the public interest because:
a. Other public concerns substantially outweigh the objectives of the Williamson Act.
b. There is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.

3. No beneficial public purpose would be served by the continuation of the contract.
4. The uneconomic nature of the agricultural use is primarily attributable to circumstances beyond the control of the landowner and the local government.
5. The landowner has paid a cancellation fee equal to 25 percent of the cancellation. (Confirm understanding that this fee must be paid prior to the Board of Supervisors hearing for Tentative Cancellation.)

SAN JOAQUIN COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT
WILLIAMSON ACT CONTRACT CANCELLATION

FILE NUMBER: PA- 2500173

LEVINE ACT

Effective January 1, 2023, California Political Reform Act of 1974, Government Code § 84308, known as the Levine Act, prohibits any San Joaquin County Board of Supervisor member from participating in any agenda item involving a discretionary land use permit or other entitlements if the Board member has received any political contributions from the owner, applicant, or agent for the owner or applicant totaling more than $250 in the 12 months before the decision (but not before January 1, 2023) and for the 12 months following the decision. The Act also prohibits an owner, applicant, or agent for the owner or applicant from making a contribution of more than $250 to a member of the Board of Supervisors while the item is pending and for the 12 months following the date a final decision is rendered.

I have read and understand that this application is subject to these provisions:

_____
Initial

_____
Date

AUTHORIZATION SIGNATURES

ONLY THE OWNER OF THE PROPERTY OR AN AUTHORIZED AGENT MAY FILE AN APPLICATION

I, the Owner/Applicant/Agent agrees to indemnify, defend (with counsel reasonably approved by County), and hold harmless the County and its officers, officials, employees, agents, boards and commissions (collectively "County") as follows:

1. **INDEMNITY**:

A. From and against any and all claims, demands, actions, proceedings, lawsuits, losses, damages, judgments and/or liabilities arising out of, related to, or in connection with the application and applied for project or to attack, set aside, void, or annul, in whole or in part, an approval of the applied for project by the County, the adoption of environmental review documents related to the applied for project, and any related development approvals or project conditions for the applied for project (hereinafter "Claim");

B. For any and all costs and expenses incurred by the County on account of any Claim, except where such indemnification is prohibited by law, including but not limited to damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, private attorney general fees claimed by or awarded to any party against the County, and the County's costs incurred in preparing an administrative record which are not paid by the petitioner.

C. Except as to the County's sole negligence or willful misconduct.

2. **DEFENSE**:

A. The County may participate or direct the defense of any Claim. The County's actions in defense of any claim shall not relieve me of any obligation to indemnify, defend, and hold harmless the County.

B. In the event of a disagreement between County and me regarding defense of any Claim, the County shall have the authority to control the litigation and make litigation decisions, including, but not limited to, the manner in which the defense is conducted.

C. If the County reasonably determines that having common counsel presents such counsel with a conflict of interest, or if I fail to promptly assume the defense of any Claim or to promptly employ counsel reasonably satisfactory to the County, then County may utilize the Office of the County Counsel or employ separate outside counsel to represent or defend the County, and I shall pay the reasonable attorneys' fees and costs of such counsel.

I, further, certify under penalty of perjury that I am (check one):

☑ Legal property owner (owner includes partner, trustee, trustor, or corporate officer) of the property(s) involved in this application, or

☐ Legal agent (attach proof of the owner's consent to the application of the properties involved in this application) and have been authorized to file on their behalf, and that the foregoing application statements are true and correct.

Print Name:	ROBERT J. CASTIGLIOLO	Signature:	Robert J. Castiglolo	Date: 7-24-25
Print Name:	Barbara Castiglido	Signature:	Barb Castiglido	Date: 7/24/25
Print Name:		Signature:		Date:
Print Name:		Signature:		Date:
Print Name:		Signature:		Date:

* See Attached CA Acknowledgment

09/12/2023

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Joaquin)

On July 24th, 2025 before me, Michael Rendon, Notary Public
(insert name and title of the officer)

personally appeared Robert J & Barbara Costigli DID,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MICHAEL RENDON
Notary Public - California
San Joaquin County
Commission # 2452327
My Comm. Expires Jul 4, 2027

Signature _____ (Seal)

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Attachment F
Tentative Certificate of Cancellation

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AFTER RECORDING, RETURN TO:

San Joaquin County Community
Development Dept. 1810 Hazelton Ave.,
Stockton, CA 95205

RECORDING INITIATED BY:

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

TENTATIVE CERTIFICATE OF CANCELLATION

PA-2500173

Pursuant to the provisions of Section 51283.4(b) of the State Government Code, certification is hereby given that the following described property in the County of San Joaquin, State of California, has been granted tentative approval for the cancellation of 2.0 acres of Land Conservation Act Contract No. WA-71-C1-0295 recorded on the property.

CONTRACT NO.: WA-71-C1-0295

ENTERED INTO: April 13, 1972 BOOK: 3523 PAGE: 67

ASSESSOR PARCEL NUMBER: 091-240-06

NAME OF OWNER(S) OF FEE INTEREST IN PROPERTY:
Barbara and Robert Costigliolo Enterprises, LLC

PROPERTY DESCRIPTION: See Exhibit A

A Final Certificate of Cancellation will be executed when the following conditions have been satisfied:

Payment in full of the amount of the cancellation fee ($26,500). Unless the fee is paid within the time period specified by the County Assessor, said fee shall be computed as of the date of the notice from the landowner that all other conditions and contingencies have been satisfied.

IN WITNESS WHEREOF, the parties hereto have executed the within Contract the day and year first above written.

State of California)
County of San Joaquin)

RACHÉL DeBORD
Clerk of the Board of
Supervisors of the County of
San Joaquin, State of California

By _____
Deputy Clerk

On this _____day of _____, in the year _____, before me, _____, personally appeared _____, personally known to me (or provided to me on the basis of satisfactory evidence) to be the person who executed this instrument as _____ of the San Joaquin County Board of Supervisors and acknowledged to me that San Joaquin County Board of Supervisors executed it. IN WITNESS THEROF, I hereunto set my hand and Official Seal.

_____
NOTARY PUBLIC

Attachment G
Assessor's Valuation

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SAN JOAQUIN COUNTY
Greatness grows here.

Office of the Assessor-Recorder-County Clerk
Steve J. Bestolarides, Assessor-Recorder-County Clerk
Karyn Johnson, *Assistant Assessor-Recorder-County Clerk*

September 12, 2025

Certified Mail # 7000 0520 0019 1679 1370
San Joaquin County Community Development Department
Attention: Alisa Goulart
1810 E. Hazelton Avenue
Stockton, CA 95205

Re: Williamson Act Contract Cancellation Value
Appraisal Unit: Northwest 2 acres of APN 091-240-060-000.
Property Owner: Barbara & Robert Costigliolo Enterprises

Pursuant to Section 51283(a) of the Government Code, we certify the "Current Market Value" of the subject property noted above, as of August 29, 2025 is:

Current Market Value: $212,000

Applying the 12.5% cancellation rate indicates a cancellation fee of:

Cancellation Fee = $26,500

If I can be of any further assistance, please feel free to contact me at 209-468-0851 or mchelli@sjgov.org.

Respectfully,

Matthew Chelli
Appraiser IV
San Joaquin County Assessor's Office

44 N. San Joaquin Street, Suite 230 | Stockton, California 95202 | T 209 468 2630 | F 209 468 0422

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Attachment H
Lot Line Adjustment
No. PA-2400534
Conditions of Approval

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CONDITIONS OF APPROVAL

PA-2400534
BARBARA AND ROBERT COSTIGLIOLO ENTERPRISES, LLC / DL BUILDERS

Lot Line Adjustment No. PA-2400534 was approved by the Board of Supervisors on _____, which is the effective date of approval. This approval will expire on _____, which is ___ months from the effective date of approval, unless a Notice of Lot Line Adjustment has been recorded and a Record of Survey has been filed, if required by the Land Surveyors' Act.

Unless otherwise specified, all Ordinance Requirements shall be complied with prior to recordation of a Notice of Lot Line Adjustment.

1. COMMUNITY DEVELOPMENT DEPARTMENT (Staff Contact: (209) 468-3121)

   a. **APPROVAL**: This approval is for a Lot Line Adjustment between 2 parcels as shown on the Site Plan dated January 31, 2025.

   b. **NOTICE OF LOT LINE ADJUSTMENT**: A "Notice of Lot Line Adjustment" shall be recorded prior to conveyance of property through deeds by the owner. Legal descriptions of the resultant properties shall be submitted to the Surveyor's Division for review and forwarding to the Community Development Department. The legal descriptions shall be prepared, stamped and signed by a Registered Civil Engineer, qualified to practice Land Surveying per Section 8731 of the Land Surveyors' Act, or a Licensed Land Surveyor. (Development Title Section 9-872.4)

   c. **LOT SIZE:** Parcel 2 shall be two acres in size and align with the area identified in Notice of Nonrenewal No. PA-2500174 and Cancellation No. PA-2500173.

   d. **PLANNING APPLICATION No. PA-2500173**: The Final Approval for Williamson Act Contract Cancellation No. PA-2500173 shall be recorded prior to the recordation of the "Notice of Lot Line Adjustment" for Lot Line Adjustment No. PA-2400534.

2. DEPARTMENT OF PUBLIC WORKS (Contact: [209] 468-3000, see memo dated May 15, 2025.)

3. ENVIRONMENTAL HEALTH DEPARTMENT (Contact: [209] 468-3420, see memo dated September 3, 2025.)

NOTES AND INFORMATION ONLY:

See SJ Council of Governments memo dated September 2, 2025.

See Pacific Gas and Electric Company letters dated August 29, 2025 and September 17, 2025.

APN: 091-240-06 is under Williamson Act Contract No. WA-71-C1-0295. The proposed project is only consistent with Government Code Section 51257 if a Final Certificate of Cancellation is approved and recorded for Williamson Act Contract Cancellation No. PA-2500173.

Planning Commission Staff Report
Item # 3, November 6, 2025
Text Amendment No. PA-2500265
Prepared by: Megan Aguirre

PROJECT SUMMARY

Applicant Information
Project Applicant: San Joaquin County Community Development Department

Project Site Information
Project Location: Countywide
Supervisorial District: All

Environmental Review Information
CEQA Determination: Notice of Exemption (Attachment A, Environmental Review)

Project Description

This project is a Text Amendment for minor updates to the General Plan and Development Title. Topics addressed include the following:

General Plan (Goals LU-7 and IS-7)

- Agricultural mitigation for County projects
- Requirements and alternatives for stormwater drainage in Urban Communities and Industrial Areas Outside of Communities

Development Title (Series 200, 400, 500, 600, 700, 800, and 900)

- Clarification of use types and definitions
- Permitting requirements for Communications Facility – Building-Related
- Security lighting and cameras as structures allowed above standard height limits
- Parking requirements for residences
- Surfacing requirements for truck uses
- Limitations on Home Occupations and Cottage Food Operations
- Water, wastewater, and storm drainage infrastructure requirements
- Exemption to agricultural mitigation requirements for County projects on County-owned land
- Various other typos, errors, omissions, and inconsistencies, including references to incorrect sections or application types

Recommendation

1. Forward to the Board of Supervisors with a recommendation to adopt the Findings for General Plan Text Amendment (Attachment C),

2. Forward to the Board of Supervisors with a recommendation to adopt the Findings for Development Title Text Amendment (Attachment C), and

3. Forward to the Board of Supervisors with a recommendation to approve General Plan and Development Title Text Amendment No. PA-2500265 relating to various sections of the General Plan and Development Title (Attachment B).

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NOTIFICATION & RESPONSES

Public Hearing Notices
Legal ad for the public hearing published in the Stockton Record: October 17, 2025
Number of Public Hearing notices: 50
Date of Public Hearing notice mailing: October 17, 2025.

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ANALYSIS

Background

On December 13, 2016, the Board of Supervisors adopted the 2035 General Plan, which was a comprehensive update to the San Joaquin County General Plan providing guidance for the physical development of the County. Because California Planning and Zoning Law requires that the adopted zoning ordinance be consistent with the General Plan, the Board of Supervisors also adopted a comprehensive update to the Development Title (Title 9 or 2022 Development Title) on November 29, 2022, along with some minor corrections and updates to the 2035 General Plan. The updated Development Title became effective on December 29, 2022.

Since approval of the 2022 Development Title, staff has identified a number of items throughout the document that needed to be addressed to meet the intent of departmental policies and practices and provide better clarification and direction on implementation. The Board of Supervisors has approved several Development Title Text Amendments proposed by staff to correct errors and provide clarification on a variety of subjects. This project is the fourth Text Amendment proposed by staff for general clean-ups to the Development Title and includes several General Plan changes for consistency with the Development Title updates.

Text Amendments

The proposed Text Amendments include correcting various typographical errors, formatting issues, omitted information, and incorrect references or application types, as well as the changes summarized below.

2035 General Plan

Updates were made to text and tables within Goals LU-7 and IS-7:

- **LU-7.10 Agricultural Mitigation Program:** This was updated to allow County projects on County-owned land to be exempt from the agricultural mitigation requirements.
- **IS-7.3 Alternative Stormwater Drainage Systems:** Specific requirements were added for projects that propose alternatives to the County's standard requirements for stormwater drainage.
- **Table IS-3 Stormwater Drainage Supply:** Updates were made for projects located in Urban Communities and Industrial Areas Outside of Communities to allow alternative stormwater drainage systems subject to new Goal IS-7.3.

2022 Development Title

Changes are proposed to text and tables, as summarized below:

- **Series 200:** The use type name for "Waste Facility – Sanitary Landfill" was updated to "Waste Facility – Landfill" in Tables 9-200.020-1, 9-201.020-1, 9-202.020-1, 9-203.020-1, and 9-204.020-1 to clarify that this is the use type for all landfills.

- **Series 400**: This series covers additional use and development regulations. Updates were made to address typos, incorrect references, and the level of required application for various uses. The following has also been clarified:

    - Security lighting and cameras are permitted without height, size, or locational limitations as long as shielding requirements are met for lighting.
    - Required residential parking spaces may be located in the front yard setback.
    - All waste facilities have the same parking requirements.
    - The standard surfacing requirement for truck parking projects is asphalt concrete or Portland cement concrete.
    - Public service requirements for commercial cannabis were corrected to address an error created when the 2022 Development Title was approved.

- Mobile food vendor equipment (trucks, carts, etc.) is not permitted on-site for Home Occupations and must be stored off-site.

- **Series 500:** Minor updates are proposed to clarify the following:
  - Preliminary submittals of Final Maps to the County Surveyor do not require signatures.
  - Lot Line Adjustment applications cannot be appealed.

- **Series 600:** Updates are proposed to allow more flexibility for providing water, wastewater, and stormwater drainage systems for development since current standards effectively make some existing parcels undevelopable. These changes are summarized below:
  - **Water & Wastewater:** Proposed changes would allow projects on existing lots in Urban Communities to utilize on-site systems if there is no public system within a specified distance, requirements of the General Plan and Development Title are met, and the request is approved by the Environmental Health Department.
  - **Stormwater Drainage:** The proposed changes for stormwater drainage would apply to existing lots in Urban and Rural Communities, as well as areas outside of communities, and are also reflected in the proposed General Plan changes. Changes include:
    - **Urban & Rural Communities:** Updates are proposed that result in consistent requirements for development projects on existing lots in both types of communities.
    - **Areas Outside of Communities:** Consistent with the proposed General Plan changes, alternative drainage may be considered in conjunction with a Master Drainage/Special Purpose Plan if the facility can demonstrate that it meets a list of specific requirements.

- **Series 700:** Proposed changes include correcting reference errors and updating "sanitary landfill" to "landfill" for consistency with changes elsewhere in the Development Title. Updates are also proposed to clarify the following:
  - Agricultural mitigation requirements do not apply to County projects on County-owned land, consistent with the update to the General Plan.
  - Natural bank buffers are required for development projects regardless if a Riparian Habitat Mitigation Plan is required.

- **Series 800:** A typo has been corrected.

- **Series 900:** Unnecessary definitions were removed and updates are proposed to the following use types:
  - **Light Fleet-Based Services**: Bus service is included in this use type.
  - **Waste Facility – Sanitary Landfill**: This use type will be updated to "Waste-Facility – Landfill" to include all landfills, sanitary or otherwise, to clarify that this is the correct use type for existing landfill projects.

Notice of Exemption

California Environmental Quality Act (CEQA) Guidelines Section 15061 (b)(3) states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Community Development Department has determined that the proposed General Plan/Development Title Text Amendment has no possibility of causing a direct or indirect physical change in the environment, much less a significant effect on the environment. Accordingly, the Text Amendment is exempt from CEQA.

RECOMMENDATION

It is recommended that the Planning Commission:

1. Forward to the Board of Supervisors with a recommendation to adopt the Findings for General Plan Text Amendment (Attachment C),

2. Forward to the Board of Supervisors with a recommendation to adopt the Findings for Development Title Text Amendment (Attachment C), and

3. Forward to the Board of Supervisors with a recommendation to approve General Plan and Development Title Text Amendment No. PA-2500265 relating to various sections of the General Plan and Development Title (Attachment B).

Attachments:

Attachment A – Environmental Review
Attachment B – Draft Ordinance
Attachment C – Findings

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Attachment A
Environmental Review

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SAN JOAQUIN COUNTY
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Community Development Department
Planning · Building · Code Enforcement · Fire Prevention · GIS

NOTICE OF EXEMPTION

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

☒ County Clerk, County of San Joaquin

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

Project Title: Text Amendment No. PA-2500265

Project Location - Specific: The project site is Countywide. (Supervisorial District: All)

Project Location – County: San Joaquin County

Project Description: A General Plan and Development Title Text Amendment for minor updates to the General Plan and Development Title. Proposed updates to the General Plan include creating an exception to the agricultural mitigation requirements for County projects on County-owned land and adding clarification and flexibility to infrastructure requirements for stormwater drainage. Proposed updates to the Development Title include changes to Series 200, 400, 500, 600, 700, 800, and 900 to amend allowed uses, development regulations, infrastructure standards, definitions/terms, references, and various other changes to address typos and inconsistencies or provide clarification.

Project Proponent(s): San Joaquin County

Name of Public Agency Approving Project: San Joaquin County Board of Supervisors

Name of Person or Agency Carrying Out Project: Megan Aguirre, Principal Planner
San Joaquin County Community Development Department

Exemption Status:
General Exemptions. (Section 15061[b][3])

Exemption Reason:

California Environmental Quality Act (CEQA) Guidelines Section 15061 (b)(3) states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Community Development Department has determined that the proposed Text Amendment has no possibility of causing a direct or indirect physical change in the environment, much less a significant effect on the environment. Accordingly, the Text Amendment is exempt from CEQA.

Lead Agency Contact Person:
Megan Aguirre Phone: (209) 468-3144 FAX: (209) 468-3163 Email: meaguirre@sjgov.org

Signature: _____ Date: _____

Name: Gerry Altamirano Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

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Attachment B
Draft Ordinance

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BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

ORDINANCE NO.

AN ORDINANCE AMENDING TITLE 9 OF THE ORDINANCE CODE OF THE COUNTY OF SAN JOAQUIN RELATING TO VARIOUS SECTIONS OF THE GENERAL PLAN AND DEVELOPMENT TITLE

The Board of Supervisors of the County of San Joaquin ordains as follows:

Section 1. LU-7.10 Agricultural Mitigation Program, page 3.1-63, Goal LU-7, Land Use, Chapter 3.1 Community Development Element, Part 3: Goals and Policies, Policy Document, San Joaquin County 2035 General Plan is hereby amended to read as follows:

LU-7.10 Agricultural Mitigation Program

The County shall continue to require agricultural mitigation for projects that convert agricultural lands to urban uses. This requirement does not apply to County projects on County-owned land. (RDR)

Section 2. IS-7.3 Alternative Stormwater Drainage Systems, page 3.2-41, Infrastructure and Services, Chapter 3.2 Public Facilities and Services Element, Part 3: Goals and Policies, Policy Document, San Joaquin County 2035 General Plan is hereby amended to read as follows:

IS-7.3 Alternative Stormwater Drainage Systems

The County may support an alternative drainage system in conjunction with a Master Drainage/Special Purpose Plan in Urban Communities and Industrial Areas Outside of Communities if such plan can demonstrate that the drainage facilities can:

- manage multiple large storms,
- cause no drainage impacts to neighboring properties,
- meet stormwater quality standards,
- include aesthetic features, and
- manage vector control.

Section 3. Table IS-3 Stormwater Drainage Supply, page 3.2-41, Infrastructure and Services, Chapter 3.2 Public Facilities and Services Element, Part 3: Goals and Policies, Policy Document, San Joaquin County 2035 General Plan is hereby amended to read as follows:

TABLE IS-3 STORMWATER DRAINAGE SUPPLY	
General Plan Area	**Minimum Standards**
Urban Communities	Public drainage system, with terminal drainage. An alternative drainage system may be considered in conjunction with ~~unless~~ a Master Drainage/Special Purpose Plan subject to IS-7.3. ~~permits retention ponds.~~ On-site drainage may be permitted in the Rural Residential and Warehouse Industrial designations if parcels are two acres or greater in size.
Rural Communities	Public drainage system. On-site drainage may be permitted if parcels are two acres or more.
Freeway Service Areas Outside of Communities	Public drainage system with terminal drainage serving at least each side of the freeway.
Industrial Areas Outside of Communities	Public drainage system serving the entire planned area with terminal drainage. An alternative drainage system may be considered for industrial designations in conjunction with a Master Drainage/Special Purpose Plan subject to IS-7.3. On-site drainage may be permitted in the Truck Terminals and Warehouse Industrial designations.
Commercial Recreation Areas Outside of Communities	Public drainage system serving the entire planned area. On-site drainage may be permitted if parcels are two acres or greater in size.
Agricultural Areas	On-site drainage.

Section 4. Table 9-200.020-1: Uses in Residential Zones, Series 200, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-200.020-1: USES IN RESIDENTIAL ZONES

P = Permitted Use (Building Permit may be required); T=Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP Special Purpose Plan required; L# = Numbered limitation at end of table. "-" = Not permitted

Use Types	*R-R*	*R-VL*	*R-L*	*R-M*	*R-MH*	*R-H*	*Additional Regulations*
Non-Residential							
Waste Facility	See subclassifications below						
Agricultural	-	-	-	-	-	-	
Hauling and Transfer	-	-	-	-	-	-	
~~*Sanitary*~~ *Landfill*	-	-	-	-	-	-	

Section 5. Table 9-201.020-1: Uses in Commercial Zones, Series 200, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-201.020-1: USES IN COMMERCIAL ZONES

P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table. "- = Not permitted

Use Types	*C-L*	*C-N*	*C-C*	*C-O*	*C-G*	*C-FS*	*C-RS*	*C-R*	*C-X*	*Additional Regulations*
Residential										
Non-Residential										
Waste Facility	See subclassifications below									9-409.260, Hazardous Waste Facilities
Agricultural	-	-	-	-	-	-	-	-	-	
Hauling and Transfer	-	-	-	-	-	-	-	-	-	
~~*Sanitary*~~ *Landfill*	-	-	-	-	-	-	-	-	-	

Section 6. Table 9-202.020-1: Uses in Industrial Zones, Series 200, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-202.020-1: USES IN INDUSTRIAL ZONES

P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table. "- = Not permitted

Use Types	*I-W*	*I-P*	*I-L*	*I-G*	*I-T*	*Additional Regulations*
Non-Residential						
Waste Facility	See subclassifications below					9-409.260, Hazardous Waste Facilities
Agricultural	-	-	A	A	-	
Hauling and Transfer	-	-	-	C	-	
~~*Sanitary*~~ *Landfill*	-	-	-	-	-	

Section 7. Table 9-203.020-1: Uses in Agricultural Zones, Series 200, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-203.020-1: USES IN AGRICULTURAL ZONES P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table. "- = Not permitted					
Use Types	*AG*	*AI*	*AL*	*AU*	*Additional Regulations*
Non-Residential					
Communication Facility	See Subclassifications below				
Tower	A	A	A	A	Chapter 9-411, Wireless Telecommunications Facility
Building-Related	~~Z~~A	~~Z~~A	~~Z~~A	~~Z~~A	
Co-Location	P	P	P	P	
Waste Facility	See subclassifications below				9-409.260, Hazardous Waste Facilities
Agricultural	C	C	C	-	Only allowed for the recycling of agricultural waste products
Hauling and Transfer	-	-	-	-	
~~*Sanitary*~~ *Landfill*	C	-	-	-	

Section 8. Table 9-204.020-1: Uses in Airport, Mixed Use, and Public Facilities Zones, Series 200, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-204.020-1: USES IN AIRPORT, MIXED USE, AND PUBLIC FACILITIES ZONES P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table. "- = Not permitted				
Use Types	*P-F*	*M-X*	*AP-X*	*Additional Regulations*
Non-Residential				
Waste Facility	See subclassifications below			9-409.260, Hazardous Waste Facilities
Agricultural	-	-	-	
Hauling and Transfer	-	-	-	
~~*Sanitary*~~ *Landfill*	C	-	SPP	

Section 9. Table 9-400.030: Allowed Projections Above Height Limits, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-400.030: ALLOWED PROJECTIONS ABOVE HEIGHT LIMITS		
Structures Allowed Above the Height Limit	**Maximum Vertical Projection Above the Height Limit**	**Size and Locational Limitations**
Skylights	3 feet	None
Solar panels	Subject to the provisions of § 9-400.100	
Other energy production facilities located on a rooftop such as a small wind turbine	5 feet	None
Chimneys Decorative features such as cupolas, pediments, obelisks, and monuments Rooftop open space feature for residents' and tenants' use, such as sun decks, sunshade and windscreen devices, open trellises, and landscaping, excluding detached residential structures	20% of base zone height limit	Limited to a total 25% of roof area, including all structures unless an Administrative Use Permit allows for more rooftop open space for residents' uses
Elevator and stair towers (for multi-unit and non-residential buildings only)	12 feet	Limited to 20% of roof area
Mechanical equipment penthouses	12 feet	Limited to 20% of roof area
Flagpoles	Subject of provisions of Chapter 9-406, Signs.	
Fire escapes, catwalks, and open railings required by law	No restriction	None
Architectural elements, such as spires, bell towers, and domes	20% of base zone height limit	None
Parapets, excluding detached residential structures	4 feet	None
Distribution and transmission towers, lines, and poles; freestanding wind turbines Water tanks Airway beacons	12 feet as an accessory structure; None as a primary use	Limited to 20% of the area of the lot, or 20% of the roof area of all on-site structures, whichever is less; No limit if primary use permitted in the zone
Telecommunications facilities, antennas, and microwave equipment Radio towers	Subjects to provisions of Chapter 9-411	

TABLE 9-400.030: ALLOWED PROJECTIONS ABOVE HEIGHT LIMITS		
Structures Allowed Above the Height Limit	**Maximum Vertical Projection Above the Height Limit**	**Size and Locational Limitations**
Athletic field lighting	Up to a maximum of 80 feet in total height	None
Security lighting and cameras	No restriction if shielding requirements are met	None

Section 10. Section 9-405.050(a)(2), Chapter 9-406, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

(2) If the nonconforming use is conducted wholly or partially within a conforming structure, the structure devoted to the nonconforming use may be enlarged, extended, or remodeled up to ~~50~~25 percent of the existing floor area subject to a Zoning Compliance Review. Additions exceeding ~~50~~25 percent of the existing floor area may be approved, subject to an ~~Zoning Compliance Review~~Administrative Use Permit; and

Section 11. Section 9-406.030 (k), Chapter 9-406, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

(k) **Front Yard Parking.** Parking spaces necessary to meet off-street parking requirements shall ~~not~~ be permitted within the required front yard setback of a residential unit~~, except as allowed by an Administrative Use Permit~~.

Section 12. Table 9-406.040, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-406.040: ESTIMATED PARKING DEMAND BY USE TYPE		
Use Type	*Number of Spaces*	*Per*
Transportation, Communications, and Utility Use Types		
~~Sanitary Landfill~~	~~1~~	~~1,000 gross square feet~~
Waste Facility	1	1,000 gross square feet

Section 13. Section 9-406.080(e), Chapter 9-406, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

(e) **~~Requited~~ Required Setbacks and Screening.**

(1) A minimum 10-foot-wide setback shall be maintained along all interior lot lines. If a residence is located on an adjacent parcel within 100 feet of a truck parking site, the setback distance shall be increased to 20 feet.

(2) A minimum six- to eight-foot-tall fence for screening shall be installed along a property line where truck or trailer parking is located. Screening may consist of a masonry wall or any solid fencing approved by the Zoning Administrator.

Section 14. Section 9-406.060(i) Design Standards, Chapter 9-406, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

(i) **Surfacing.** Except as provided below, all permanent parking lots, including internal circulation and loading areas, in all zones shall be surfaced and permanently maintained with asphalt concrete or Portland cement concrete to provide a durable, dust free surface. Ingress and egress areas that connect to a paved road or highway shall also be surfaced and permanently maintained with asphalt concrete or Portland cement concrete or with pervious pavements, sand-set pavers, and supported turf systems. A combination of surfaces may be used; for example, two track driveways of concrete strips with pervious areas between the strips and on the edges. Bumper guards and/or wheel stops shall be provided when necessary to protect adjacent structures or properties.

(1) **Exemptions.** The following uses have specific provisions for surfacing requirements in the sections cited:

(A) Truck parking pursuant to Section ~~9-203.020(b)(2)~~9-203.020(e)(10); and

(B) Produce stands and Agricultural Stores pursuant to Section 9-409.360.

Section 15. Section 9-406.080(g) Design Standards, Chapter 9-406, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

(g) **Design Standards.** Design of required spaces, driveways and maneuvering areas shall be as follows:

(1) Spaces shall be a minimum 25 feet in length and 15 feet in width and shall have minimum height clearance of 14 feet.

(2) Spaces shall be provided and maintained on the same lot as the commercial or industrial use they serve.

(3) Spaces shall not interfere with vehicular circulation or parking or with pedestrian circulation.

(4) On-site driveways and maneuvering areas may be used in lieu of one of the off-street loading spaces required by this Section as long as maneuvering areas for delivery vehicles are provided.

(5) All maneuvering areas shall be surfaced with asphalt concrete or Portland cement concrete to provide a durable, dust free surface.~~with all- weather material as defined and approved by the San Joaquin County Fire Chief's Association. Storage areas for trucks and trailers may be surfaced with gravel or higher classification of surfacing.~~

~~(6) The first 20 feet of any driveway and major circulation drive lanes shall be surfaced with pavement or Portland cement concrete to ensure public roadways will be free from debris.~~

Section 16. Table 9-408.070(c), Chapter 9-408, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-408.070(c): MAXIMUM PERMITTED SIGN AREA AND NUMBER BY CLASSIFICATION					
Sign Classification	**Attached Signs**		**Freestanding Signs**		
	Maximum Sign Area	**Number Permitted**	**Maximum Sign Area**	**Maximum Height**	**Number Permitted**
Group A	See ~~9-408.070(e) (e)~~9-408.080(d) Special Sign Regulations for Residential Zones				
Group B	40 square feet	1	60 square feet	8 feet	1
Group C	80 square feet combined [1]	Multiple not to exceed combined maximum size	60 square feet (pole)/ 80 square feet (monument)	45 feet	1/lot frontage
Group D	60 square feet combined [1]	Multiple not to exceed combined maximum size	50 square feet (pole)/ 60 square feet (monument)	25 feet	1/lot frontage
Group E	10% wall coverage combined [1]	Multiple not to exceed combined maximum size	60 square feet (pole)/ 80 square feet (monument)	45 feet	1/lot frontage
Group F	10% wall coverage combined [1]	Multiple not to exceed combined maximum size	60 square feet (pole)/ 80 square feet (monument)	45 feet	1/lot frontage
Group G	25 square feet	1	25 square feet (pole)/ 30 square feet (monument)	45 feet	1/lot frontage
Group H	50 square feet	1	50 square feet (pole)/ 60 square feet (monument)	45 feet	1/lot frontage
Group I	50 square feet [1]	1	50 square feet (pole)/ 60 square feet (monument)	45 feet	1/lot frontage
Additional sign area may be allowed for development with multiple tenants. See Section 9-480.080(c)(1) for regulations.					

Section 17. Section 9-409.140(b)(4), Chapter 9-409, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

(4) **Public Services.** ~~All c~~Commercial cannabis cultivation facilities located in the I-G, I-L, or I-P zones shall be served by a public wastewater disposal system, public water system, public stormwater drainage system and provide sanitary disposal of process water, except that cannabis cultivation may be permitted ~~in an approved Cannabis Business Park in a PD Zone~~ to use an on-site wastewater disposal system, on-site water system, and private stormwater drainage system and sanitary disposal of process water with an approved Special Purpose Plan for a Cannabis Business Park~~Conditional Use Permit,~~ when these service arrangements are shown to be protective of public health and safety and the environment.

Section 18. Section 9-409.160(f), Chapter 9-409, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

(f) **Plan of Operation.** Cottage Food Operations must have a plan of operation, including but not limited to, food production and safety, hours of operation, litter control, and noise attenuation, which must be submitted with the application for a~~n Administrative Use Permit~~business license.

Section 19. Section 9-409.160(g), Chapter 9-409, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

(g) **Building and Fire Safety Regulations.** Evidence of compliance with all Building and Fire Safety regulations and with California Health and Safety Code requirements and any other measures necessary and appropriate to ensure compatibility of the proposed use with the surrounding area is required as part of the ~~Administrative Use Permit~~business license application.

Section 20. Section 9-409.270 (l), Chapter 9-409, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

(l) **Use of Commercial Vehicles.** The home occupation may involve the use of a commercial vehicle, not to exceed 11,000 pounds gross vehicle weight rating, as defined in the California Vehicle Code. The following types of vehicles shall be stored off-site and are expressly prohibited on the site of a home occupation:

(1) Limousines or taxicabs;

(2) Dump trucks;

(3) Tow trucks;

(4) Pick-up trucks with the bed converted into a hauling compartment designed to hold materials and equipment that exceed the height of the existing sides of the truck; construction vehicles (e.g., front-end loaders, backhoes);

(5) Tractors and trailers (e.g., construction trailers, chipper trailers, and semi-trailers); ~~and~~

(6) Construction equipment (e.g., cement mixers, chippers)~~.~~; and

(7) Mobile Food Vendor equipment (i.e. truck, cart, or similar).

Section 21. Section 9-409.270 (m), Chapter 9-409, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

(m) **Advertising.** There shall be no public advertising which calls attention to the fact that the home is being used for business purposes. Telephone listings shall not contain the address of the home occupation business.

Section 22. Section 9-410.100 (f), Chapter 9-410, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

(f) **Outdoor Amplified Sound.** Outdoor amplified sound may be conditionally permitted with an approved land ~~Temporary U~~use ~~P~~permit at Marketing Events,

Large-scale Accessory Winery Events, Wine Release Events and Industry Events subject to the following standards:

Section 23. Section 9-505.020 Preliminary Submittal for County Approval, Chapter 9-505, Series 500, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-505.020 – Preliminary Submittal for County Approval

Prior to the expiration of the Tentative Map or the Vesting Tentative Map of an approved major subdivision application, the subdivider shall submit two prints of the Final Map to the County Surveyor for checking. ~~The preliminary prints shall bear both the acknowledged signatures of all parties having record title interest in the lands being subdivided and the engineer or surveyor responsible for the survey. The prints shall bear either original signatures or signatures reproduced from the signed original Final Map.~~ The prints shall be accompanied by all of the following data, reports, and documents in a form approved by the County Surveyor and, where applicable, the County Counsel; these plans and reports, and the supporting calculations, may be submitted separately from the maps.

Section 24. Section 9-511.030 Initial Review and Approval Standards, Chapter 9-511, Series 500, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-511.030 – Initial Review and Approval Standards

(a) **Referral for Comment.** Upon determining that an application is complete, the Community Development Department shall refer the application for comments to other public agencies as deemed necessary.

~~(b) **Denial or Approval.** The denial or approval of the application by the Zoning Administrator shall take place no more than 60 days after the application was deemed complete.~~

~~(c)~~(b) **Standards for Review.** The Zoning Administrator shall approve the lot line adjustment if it meets the following standards at the time the filed application is deemed complete.

(1) The lot line adjustment will result in the transfer of property between at least two, but no more than four, existing adjoining legal parcels. Parcels are adjoining only if each of the parcels proposed for adjustment abuts at least one of the other parcels involved;

(2) The lot line adjustment will not create a greater number of parcels than originally existed.

(3) The lot line adjustment should not increase the number of parcels that do not meet the minimum parcel size for their zone. Parcels that equal or exceed the minimum parcel size established by the applicable zone shall not be reduced by the lot line adjustment to below the minimum parcel size unless an equal number

of parcels involved in the lot line adjustment that are (a) located within the same zone and (b) are smaller than such minimum parcel size prior to the lot line adjustment will be increased by the lot line adjustment to exceed the minimum parcel size;

(4) No public utility easement shown on a Final Map or Parcel Map will be adversely affected by the lot line adjustment;

(5) All parcels shall conform to the zone minimum of the parcel area before and after adjustment or at least not increase the number of existing, non-conforming parcels, unless compliance with such requirements is waived by variance in conjunction with the approval of the lot line adjustment. Nonconforming parcels shall not be transferred from one zone classification to another zone classification.

(6) If the parcel(s) or a portion of the parcel(s) to be adjusted are under a Williamson Act Contract or Farmland Security Zone Contract, the property owner shall apply to rescind the current contracts and enter into new contracts prior to recording the Notice of Lot Line Adjustment. Lot line adjustments involving parcels that are all wholly under the same Williamson Act Contract or Farmland Security Zone Contract are exempt from this requirement.

(A) The Notice of Lot Line Adjustment shall not be recorded until the Williamson Act Contract or Farmland Security Contract has been deemed complete for processing. Filing fees are required for this application. This requirement is pursuant to Government Code Section 51257.

Section 25. Section 9-602.030 Water Systems in Urban Communities, Chapter 9-606, Series 600, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-602.030 - WATER SYSTEMS IN URBAN COMMUNITIES

Within urban communities identified in the General Plan, required public water systems shall be provided by an existing public agency or district or, where there is no public agency or district providing water in the community, by a new agency or district. For Rural Residential uses within urban communities, individual private wells may be permitted, subject to the approval of the Environmental Health Department, provided the lots are two acres or larger; no public water system exists; and groundwater is of a sufficient quantity and quality, as determined by the Environmental Health Department.

(a) **Subdivisions With Parcels Less Than Two Acres.** Subdivisions with parcels less than two acres shall be served by a public water system.

(b) **Subdivisions With Parcels Two Acres or Larger.** Subdivisions with parcels two acres or larger shall be served by a public water system, except for Rural Residential subdivisions if there is no public water system within 700 feet, the Rural Residential subdivision may be approved with an on-site well system, subject to the approval of the Environmental Health Department.

(c) **Development Projects on Existing Parcels.** Development projects on existing parcels shall be served by a public water system. If there is no public water system within 700 feet, Eexceptions ~~for parcels over two acres in size~~ may be granted, subject to the general requirements of the General Plan and Development Title and the approval of the Environmental Health Department. ~~No reduction in size shall be allowed for parcels served by public drainage or sewer systems.~~

Section 26. Section 9-604.020 Wastewater Disposal in Urban Communities, Chapter 9-606, Series 600, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-604.020 - WASTEWATER DISPOSAL IN URBAN COMMUNITIES

Within urban communities identified in the General Plan, required public wastewater disposal systems shall be provided by an existing public agency or district or, where there is no public agency providing wastewater disposal services in the community, by a new agency or district.

(a) **Development Projects.** Development projects within urban communities shall be served by a public wastewater disposal system, except within the following General Plan map designations on-site wastewater treatment and disposal may be used subject to the provisions of Section 9-601.020: Rural Residential (R-R), Commercial (C-N, C-C, C-O, and C-G) adjacent to Rural Residential (R-R), and Warehouse Industrial (I-W) zones.

(b) **Development Projects on Existing Vacant Parcels.** Development projects on existing vacant parcels shall be served by a public wastewater disposal system. If there is no wastewater disposal system within 200 feet, Eexceptions ~~for parcels over two acres in size and parcels less than two acres in size, where the waste discharge will be limited to domestic waste only,~~ may be granted subject to the general requirements of ~~Section 9-604.010~~ the General Plan and Development Title and the approval of the Environmental Health Department.

Section 27. Section 9-606.020 Drainage in Urban Communities, Chapter 9-606, Series 600, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-606.020 - DRAINAGE IN URBAN COMMUNITIES

Within an urban community, development projects shall be served by an existing public agency or district providing drainage services as follows:

(a) **Subdivisions.** Subdivision drainage facilities shall discharge into a terminal drain, except that an agency retention basin may be an acceptable alternative where permitted by a Master Plan, a Special Purpose Plan, or Specific Plan, or a private on-site retention basin may be allowed in Rural Residential zones if parcels are two acres or greater and:

(1) There are no terminal drainage facilities on-site or within 200 feet; and

(2) The site conditions of soil permeability and groundwater level allow a retention basin design to meet the County's Improvement Standards.

(3) Subdividers shall provide a deposit to finance their proportionate share of the estimated cost of the storm drainage system.

(b) **Development Projects on Existing Lots.** Development projects on existing lots shall discharge into a public terminal drain if one is within 200 feet of the nearest property line. ~~If the existing parcel is not within 200 feet of such drain, a~~A private on-site retention basin may be an ~~allowed if~~acceptable alternative for non-residential parcels or residential parcels that are two acres or greater~~,~~ in size where:

(1) There are no terminal drainage facilities within 200 feet,

(2) the site conditions of soil permeability and ground water level allow a retention basin to meet the County's Improvement Standards, and

(3) the tributary watershed area to the retention basin is less than 20 acres.

Section 28. Section 9-606.030 Drainage in Rural Communities, Chapter 9-606, Series 600, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-606.030 - DRAINAGE IN RURAL COMMUNITIES

Subdivisions and development projects on existing vacant parcels in rural communities shall be served by a public drainage system or a private on-site retention basin as follows:

(a) **Subdivisions with Parcels Less than Two Acres.** For subdivisions with any lots less than two acres in size, the subdivision shall be served by public drainage facilities that discharge into a terminal drain, except that a public agency retention basin may be allowed where there are no terminal drainage facilities within 1,000 feet.

(b) **Subdivisions with Parcels Two Acres and Larger.** For subdivisions with all lots two acres or larger in size, the subdivision shall be served by an agency retention basin. Private on-site retention basins may be allowed where there are no terminal drainage facilities within 200 feet, and the site conditions of soil permeability and groundwater level allow a private retention basin design to meet the County's Improvement Standards.

(c) **Development Projects on Existing Vacant Lots.** For development projects on existing vacant lots, the development project shall be served by a public drainage system that discharges into a ~~terminal drain~~public drainage system, except that a private on-site retention basin may be allowed for non-residential parcels or residential parcels that are~~on lots~~ two acres or ~~larger~~ greater in size where:

(1) There are no terminal drainage facilities within 200 feet, and;

(2) The site conditions of soil permeability and groundwater level allow a retention basin design to meet the County's Improvement Standards.

Section 29. Section 9-606.040 Drainage in Areas Outside of Urban Communities, Chapter 9-606, Series 600, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-606.040 - DRAINAGE IN AREAS OUTSIDE OF URBAN COMMUNITIES

(a) **I-L, I-P, and I-G Industrial Zones.** Development within the Limited Industrial (I-L), Industrial Park (I-P), and General Industrial (I-G) zones outside of urban communities shall be served by a public drainage system planned for the entire industrial area, which discharges into a terminal drain. An alternative drainage system may be considered in conjunction with a Master Drainage/Special Purpose Plan that demonstrates that the drainage facilities:

(1) Can manage multiple large storms,

(2) Cause no drainage impacts to neighboring properties,

(3) Meet stormwater quality standards,

(4) Include aesthetic features,

(5) Manage vector control, and

(6) Are designed to meet County Improvement Standards.

(b) **Warehouse and Truck Terminal Zones.** Development within Warehouse (I-W) and Truck Terminal (I-T) zones may be served by a private on-site retention basin if the following exist:

(1) There are no terminal drainage facilities within 1,000 feet; and

(2) The site conditions of soil permeability and groundwater level allow a retention basin design to meet the County's Improvement Standards. Otherwise, projects must meet the requirements of Section 9-606.040(a).

(c) **Freeway Service Commercial Zone.** Development within Freeway Service Commercial (C-FS) zones outside of an urban community shall be served by a public drainage system planned for at least each side of the freeway that discharges into a terminal drain.

(d) **Commercial Recreation Zone.** Development within a Commercial Recreation (C-R) Zone that are outside of urban communities shall be served by a public drainage system planned to serve the entire commercial recreation area.

Section 30. Section 9-701.010 Purpose and Intent, Chapter 9-701, Series 700, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-701.010 - PURPOSE AND INTENT

The purpose of this Chapter is to implement the conservation policies contained in the General Plan related to permanently protecting agricultural land within the County and requiring agricultural mitigation for projects that convert through development agricultural land to urban uses. County projects on County-owned land are exempt from this Chapter. More specifically, this Chapter is intended to accomplish the following:

Section 31. Section 9-703.080 Evacuation Plan, Chapter 9-703, Series 700, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-703.080 Flood Variance

A Flood Variance may be granted in accordance with the provisions of Chapter ~~9-848~~ 9-811 of this Title.

Section 32. Section 9-704.020(b)(5) Exemptions, Chapter 9-704, Series 700, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

(4) Grading in accordance with the plan incorporated in an approved Quarry Excavation Permit per Chapter 9-813, Quarry Excavation Permits, an approved Agricultural Excavation Permit per Section 9-809, or an approved Conditional Use Permit for a ~~sanitary~~ landfill per Section 9-804, Use Permits.

Section 33. Section 9-707.020 Applicability, Chapter 9-707, Series 700, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-707.020 - APPLICABILITY

The requirement of this Chapter shall apply to all development projects requiring discretionary approval that may directly or indirectly affect riparian habitat or mineral resources designated for Resource Conservation in the General Plan. ~~Riparian habitat areas adjacent to waterways also are subject to Chapter 9-707, Waterways and Wetlands.~~

Section 34. Section 9-707.030 Riparian Habitat, Chapter 9-707, Series 700, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-707.030- RIPARIAN HABITAT

(a) **Determinations Needed for Proposed Loss.** An action that, in the opinion of the Zoning Administrator, has the potential to destroy, eliminate, or degrade riparian habitats shall not be permitted, unless the Zoning Administrator determines that:

(1) the potential loss is in the public interest, or

(2) potential destruction, elimination, or degradation of the riparian habitat would be mitigated through a Riparian Habitat Mitigation Plan, which would be part of the conditions of project approval.

(b) **Riparian Habitat Mitigation Plan.** The Riparian Habitat Mitigation Plan shall include specific actions to protect existing riparian habitat or a plan to replace, preserve, or develop new habitat, or a combination thereof. The Plan shall be prepared by a qualified biologist approved by the Zoning Administrator and shall be subject to the following provisions:

(1) **On-Site Riparian Habitat.** The Plan shall show the location and extent of existing riparian habitat on the site of the proposed project and shall indicate the riparian habitat that may be destroyed, eliminated, or degraded as a result of the project as well as the riparian habitat that is to be retained and protected, with methods for ensuring protection.

~~(2) **Natural Bank Buffer.** Parallel to any natural bank of a waterway, a natural open space for riparian habitat and waterway protection shall be maintained to provide nesting and foraging habitat and the protection of waterway quality. The minimum width of this open space shall be 100 feet, measured from the mean high-water level of the natural bank or 50 feet back from the existing riparian habitat, whichever is greater. Water-dependent uses may be permitted in this buffer.~~

(3) **Mitigation Sites.** The Plan shall indicate sites that are to be developed or preserved to serve as mitigation for loss of riparian habitat resulting from the proposed project. To the extent practicable, mitigation sites shall be in San Joaquin County and shall facilitate maintenance or enhancement of riparian corridors.

(4) **Contribution to Existing Off-Site Habitat Site.** In lieu of establishing and maintaining riparian habitat on the site of the proposed development, the applicant may contribute to the acquisition and maintenance of an existing off-site riparian habitat area or contribute to the establishment and maintenance of a new riparian habitat area. The amount of the contribution shall be based on the cost of establishing and maintaining replacement habitat for a five-year period on site.

(5) **Replacement Vegetation.** Vegetation planted to mitigate the loss of riparian habitat shall generally be native vegetation. The size of the area of replacement vegetation shall be at least two times the size of the area that is to be destroyed, eliminated, or degraded.

(6) **Maintenance.** Specific actions to maintain replacement vegetation for five years shall be incorporated into the Plan.

(7) Conservation Easement. Assurance of habitat preservation shall be by conservation easements approved by County Counsel.

(c) **Natural Bank Buffer.** Parallel to any natural bank of a waterway, a natural open space for riparian habitat and waterway protection shall be maintained to provide nesting and foraging habitat and the protection of waterway quality. The minimum width of this open space shall be 100 feet, measured from the mean high-water level of the natural bank or 50 feet back from the existing riparian habitat, whichever is greater. Water-dependent uses may be permitted in this buffer.

Section 35. Section 9-804.080 (f), Chapter 9-804, Series 800, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

(f) Temporary Uses: Up to Five Years~~s~~. Temporary uses authorized pursuant to this subsection may not exceed an initial approval period of up to five years. Extensions of this approval period may be authorized by the Zoning Administrator in increments of up to five-year periods if the authorized use is consistent with the General Plan and applicable Master Plan, Special Purpose Plan, Specific Plan, or Planned Development zone. More specifically, the following uses may be authorized in a nonresidential zone as temporary uses, subject to securing a Building Permit, if required:

Section 36. Section 9-900.010 Key Terms, Chapter 9-900, Series 900, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

~~Land Disposal Facility~~

~~Sanitary Landfill~~

Section 37. Section 9-900.020 Definitions, Chapter 9-900, Series 900, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

~~**Land Disposal Facility.** A hazardous waste landfill facility where hazardous waste is disposed on or under the land.~~

~~**Sanitary Landfill.** A disposal site employing an engineered method of disposal of solid wastes that minimizes environmental hazards by spreading, compacting to the smallest volume practical, and applying cover material over all exposed wastes.~~

Section 38. Section 9-901.050 Nonresidential Use Types, Chapter 9-901, Series 900, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

Light Fleet-Based Services. Passenger transportation services, local delivery services, medical transport, and other businesses that rely on fleets of vehicles. This classification includes parking, dispatching, and offices for taxicab and limousine operations, bus services, ambulance services, non-emergency medical transport, local messenger and document delivery services, home cleaning services, and similar businesses. This classification does not include towing operations (see Automobile Sales and Service, Towing and Impound) or taxi or delivery services with two or fewer fleet vehicles on-site (see Retail Sales and Services - Business Services).

Waste Facility. Collection, disposal, or processing of materials or items. The following are the categories of this use type.

Agricultural. The storage, stockpiling, sacking, and sale of waste products and by-products from plant crops and animals, and organic materials, including composting operations, but excludes tallow rendering and similar uses requiring additional processing. Typical uses include establishments selling chicken manure, cattle manure, compost from urban yard refuse, or removed grapevines.

Hauling and Transfer. Facilities operated by private companies doing waste hauling and transfer, including storing, sorting and/or processing of solid and liquid waste and recyclable materials.

~~**Sanitary** **Landfill.** A disposal site employing an engineered method of disposal of solid wastes that minimizes environmental hazards by spreading, compacting to the smallest volume practical, and applying cover material over all exposed wastes. Typical uses include sanitary landfills and land disposal facilities for hazardous wastes.~~

Section 39. This Ordinance shall take effect and be in force thirty (30) days after its adoption, and prior to the expiration of fifteen (15) days from the passage thereof, shall be published once (1) in the Record, a newspaper of general circulation published in the County of San Joaquin, State of California, with the names of the members of the Board of Supervisors voting for and against the same.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of San Joaquin, State of California, on this _of ____ to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
PAUL CANEPA
Chairman, Board of Supervisors
County of San Joaquin
State of California

ATTEST: RACHÉL DeBORD
Clerk of the Board of Supervisors
County of San Joaquin
State of California

By: _____
Deputy Clerk

Attachment C
Findings

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Findings

General Plan & Development Title Text Amendment No. PA-2500265 (TA)

Basis for General Plan Text Amendment

1. The proposed amendment will contribute to the public health, safety, and general welfare or will be of benefit to the public.

    - The General Plan Text Amendments to Goals LU-7 and IS-7 are a benefit to the public because the amendments are proposed to provide better clarification and flexibility for developing projects. The update to Goal LU-7 concerning agricultural mitigation would create an exception to meeting the mitigation requirements for County projects on County-owned land, which are a benefit the public. The changes to Goal LU-7 allow for alternative stormwater drainage systems while ensuring such systems meet minimum standards to maintain public health, safety, and general welfare.

2. The proposed amendment is consistent with the General Plan goals, unless the goals themselves are proposed to be amended.

    - A minor amendment is proposed to Goal LU-7 Agricultural Mitigation Program to allow County projects on County-owned land to be exempt from agricultural mitigation requirements. This change is consistent with the remainder of the General Plan as it does not remove this requirement from applying to other projects in the County that convert agricultural land to non-agricultural uses.

    - New subgoal Goal IS-7.3 contains standards for alternative stormwater drainage facilities, and supplements the existing primary goal, Goal IS-7, which states that the County will manage stormwater from existing and future development using methods that reduce potential flooding, maintain natural water quality, enhance percolation for groundwater recharge, and provide opportunities for reuse.

3. The proposed amendment retains the internal consistency of the General Plan and is consistent with other adopted plans, unless a concurrent amendment to those plans is also proposed and will result in consistency.

    - As noted above, the proposed changes retain the internal consistency of the General Plan. Additionally, related updates are concurrently proposed to the Development Title for consistency between the documents.

4. The proposed amendment has been reviewed in compliance with the requirements of the California Environmental Quality Act.

    - California Environmental Quality Act (CEQA) Guidelines Section 15061 (b)(3) states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Community Development Department has determined that the proposed General Plan/Development Title Text Amendment has no possibility of causing a direct or indirect physical change in the environment, much less a significant effect on the environment. Accordingly, the Text Amendment is exempt from CEQA.

Basis for Development Title Text Amendment

1. The proposed amendment is consistent with the General Plan and any applicable Master Plan.

    - This project includes minor updates to both the General Plan and Development Title. Proposed updates to the General Plan include creating an exception to the agricultural mitigation requirements for County projects on County-owned land and adding clarification to infrastructure requirements for stormwater drainage. Proposed updates to the Development Title include

changes to Series 200, 400, 500, 600, 700, 800, and 900 to amend allowed uses, development regulations, infrastructure standards, definitions/terms, references, and various other changes to address typos and inconsistencies or provide clarification. Among the Development Title updates are changes for consistency with the General Plan updates to agricultural mitigation and stormwater drainage requirements. There are no applicable Master Plans.

2. The proposed amendment is necessary for public health, safety, and general welfare or will be of benefit to the public.

    - The Development Title Text Amendments are a benefit to the public because the amendments are proposed to provide better clarification and address typos, errors, omissions and inconsistencies. Proposed changes also include updates to allow more flexibility for development while also ensuring minimum standards are met to maintain public health, safety and general welfare, while also benefitting the public.

3. The proposed amendment has been reviewed in compliance with the requirements of the California Environmental Quality Act.

    - California Environmental Quality Act (CEQA) Guidelines Section 15061 (b)(3) states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Community Development Department has determined that the proposed General Plan/Development Title Text Amendment has no possibility of causing a direct or indirect physical change in the environment, much less a significant effect on the environment. Accordingly, the Text Amendment is exempt from CEQA.

Planning Commission Staff Report
Item # 4, November 6, 2025
Conditional Use Permit No. PA-2400377
Prepared by: Alisa Goulart

PROJECT SUMMARY

Applicant Information
Property Owner: Camp Gold Star LLC
Project Applicant: Captain Frank Morgan

Project Site Information
Project Address: 4103 N. Zuckerman Road, Stockton
Project Location: At the northeastern corner of McDonald Island, near the confluence of Stockton Deepwater Channel and Headreach Cut-off, Stockton.

Parcel Number (APNs):	129-080-54	**Water Supply:**	Private (Well)
General Plan Designation:	OS/RC	**Sewage Disposal:**	Private (Septic System)
Zoning Designation:	AG-80	**Storm Drainage:**	Private (Underground Retention System)
Project Size:	3.2 acres	**100-Year Flood:**	Yes, AE
Parcel Size:	10.0 acres	**Williamson Act:**	No
Community:	None	**Supervisorial District:**	3

Environmental Review Information
CEQA Determination: Mitigated Negative Declaration (Attachment D)

Project Description

A Conditional Use Permit for development of a private resort and marina to include the following amenities:

- Lodging:
  - Twenty-five private cabins (called “lodges”) with bathroom and kitchenette, maximum 400 square feet
    - Four cabins to be ADA-accessible
- Marina:
  - 6,160-square-foot dock with a maximum capacity of 44 boats
  - 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
  - Attached 1,440-square-foot garage for storage
- 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)

The project will utilize a private well, septic system, and underground storm water retention system.

Recommendation

1. Accept the Mitigated Negative Declaration (Attachment D);

2. Adopt the Mitigation Monitoring and Reporting Program (Attachment E);

3. Adopt the Findings for Use Permit (Attachment F);

4. Approve Conditional Use Permit No. PA-2400377 with the attached recommended Conditions of Approval. (Attachment G).

NOTIFICATION & RESPONSES

(See Attachment B, Response Letters)

Public Hearing Notices
Legal ad for the public hearing published in the Stockton Record: October 17, 2025.
Number of Public Hearing notices: 42
Date of Public Hearing notice mailing: October 17, 2025.

Referrals and Responses
Early Referral Date: November 15, 2024

Negative Declaration Posting Date: August 4, 2025

Project Referral with Environmental Determination Date: August 5, 2025,

OPR State Clearinghouse #: 2025080302

Agency Referrals	Response Date - Early Consultation	Public Hearing
County Departments		
Assessor		
Agricultural Commissioner		10/22/2025
Community Development		
Fire Prevention Bureau		
Building Division		
Public Works		2/19/2025
Environmental Health	12/9/2024	8/5/2025
Parks and Recreation		
Sheriff's Office		
Mosquito & Vector Control		
Resource Conservation District		
Supervisor: District 3		
State Agencies		
Fish & Wildlife, Division: 3	12/13/2024	
State Lands Commission		10/7/2025
Department of Conservation		8/26/2025
Native American Heritage Commission		
Federal Agencies		
F.E.M.A.		
U.S. Fish & Wildlife		
U.S. Army Corp of Engineers		

Agency Referrals	Response Date - Early Consultation	Public Hearing
Local Agencies		
Lodi Unified School District		
Reclamation District #2030		8/26/2025
S.J.C.O.G.	11/19/2024	8/25/2025
Central Valley Flood Protection Board		8/15/2025
Air Pollution Control District	12/17/2024	
C.V.R.W.Q.C.B.		9/5/2025
Miscellaneous		
P.G.&E.	11/15/2024 12/9/2024	8/7/2025 8/13/2025
Precissi Flying Service		
CA Tribal TANF Partnership		
United Auburn Indian Community		
CA Valley Miwok Tribe		
CA North Valley Yokuts Tribe		8/11/2025
Buena Vista Tribe Rancheria		
Sierra Club	12/13/2024	
Delta Protection Commission		
Delta Keeper		
Farm Bureau		

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ANALYSIS

Background

On February 2, 1978, the San Joaquin County Board of Supervisors approved Parcel Map No. PM-78-0118, which subdivided McDonald Island into 2 parcels, a 2,190-acre parcel and a separate 10-acre parcel, which is the site of the proposed project.

The 10-acre project parcel is currently undeveloped, consisting of open space and natural vegetation and is currently uninhabited.

Operations

Camp Gold Star is planned to be a private resort and marina dedicated to honoring our nation's fallen heroes and retired and active-duty heroes. Each accommodation, known as a "Hero Lodge", will be individually sponsored in memory of a fallen hero, serving as a lasting tribute to their legacy. Access will be exclusive to guests with lodge or dock reservations.

The proposed resort will occupy 3.2 acres of the 10-acre parcel. The remaining 6.8 acres will remain undeveloped. In addition, the dock and marina extending from the site will occupy approximately 0.14 acres over water.

At maximum capacity, the resort can accommodate up to 150 guests in the on-site lodges. An additional 100 guests could reside on private boats docked at the proposed marina. Depending on the season, it is estimated that 9 to 16 employees would be present on-site at any given time.

Access and Circulation

Vehicular access to McDonald Island is limited. The island is reached via a dirt levee road extending from the McDonald River Bridge off Roberts Island in the southeast corner of McDonald Island. North Zuckerman Road, a private road, serves as the island's primary roadway and runs along its perimeter.

Due to limited vehicular access, resort guests, and most employees, will travel to the resort via a water taxi from the King Island Marina parking area. A parking agreement between the project proponent and King Island Marina allows for a maximum of 40 vehicle parking spaces at the existing parking lot located at 11530 W. Eight Mile Road.

Vehicular access to the proposed resort would be limited to certain staff vehicles, and delivery and service vehicles. Two gated vehicle entrances off N. Zuckerman Road would provide controlled access to the resort. A four-foot-high fence is proposed to be installed along the southern boundary of the resort to prevent unauthorized entry.

On-site circulation would be facilitated by a 12-foot-wide gravel access road and a pedestrian pathway encircling the resort and connecting all lodges, amenities, and the dock gangway. The applicant requested a modification to the Development Title requirement, which mandates a minimum 16-foot-wide road for one-way traffic, to allow for the narrower 12-foot-wide gravel road. In addition, a request was made to permit gravel surfacing instead of the required concrete or asphalt surfacing for the road. The Community Development Department approved both modification requests due to special circumstances, as the internal road will have limited use, almost exclusively by staff, service, and delivery vehicles. Due to the limited access to McDonald island, emergency responders from the Sheriff's Department and Woodbridge Fire will arrive by boat and will have a dedicated dock space for this purpose. In addition, the levee road can be used as a landing site for medical helicopters when necessary.

Environmental Review

The proposed project was subject to review under the California Environmental Quality Act (CEQA). Given the project's location in the sensitive San Joaquin Delta and its proximity to wetlands, an external environmental consultant was obtained by the applicant to perform the environmental review. The applicant

engaged the environmental firm, Helix Environmental Planning, to perform the environmental review and prepare the Initial Study. Based on the findings of the Initial Study, which found that all potential impacts from the proposed project can be reduced to less-than-significant level with mitigation, a Mitigated Negative Declaration was filed on August 4, 2025, with The Governor's Office of Land Use and Climate Innovation (LCI).

Both the Initial Study and the Mitigation Monitoring Reporting Program are attached to this Staff Report. (Attachment D)

California State Lands Commission

In an email dated September 3, 2025, the California State Lands Commission indicated that portions of the project may be located within state-owned sovereign land that is under the jurisdiction of the California State Lands Commission. The Commission is currently investigating this matter. Subsequently, in a follow-up letter dated October 7, 2025, the Commission stated that, if any part of the project is determined to be located on sovereign land, the applicant must obtain a lease from the Commission prior to initiating construction or operations on that portion of the site.

This requirement has been included in the project's recommended Conditions of Approval.

Tribal Cultural Resources

On August 11, 2025, the Northern Valley Yokut Tribe submitted an email noting the project's location along a waterway with a high potential for tribal cultural resource discovery. The Tribe recommended the presence of a Native American Monitor during all ground-disturbing activities and that cultural awareness training be provided for construction personnel.

These recommendations have been incorporated into the recommended Conditions of Approval.

Sierra Club

The Community Development Department received a comment letter dated December 13, 2024, prior to the environmental review, from a member of the Sierra Club. The letter listed concerns and requirements related to the potential presence of endangered species at the project site. This topic was addressed in the subsequent Initial Study that was posted for public review. No further correspondence was received from this party following publication of the Initial Study.

Other Agency Permits Required

Due to the project scope and location, additional permits are required to be obtained prior to ground disturbance, including the U.S. Army Corps of Engineers, the Central Valley Flood Protection Board, the Central Valley Regional Water Quality Control Board, the California State Lands Commission, the California Department of Fish and Wildlife, and Reclamation District 2030.

Letters of Support

More than 80 emails and letters offering support for the project have been received by the Community Development Department and are included in this Staff Report. (Attachment C)

RECOMMENDATION

It is recommended that the Planning Commission:

Recommendation

1. Accept the Mitigated Negative Declaration (Attachment D);

2. Adopt the Mitigation Monitoring and Reporting Program (Attachment E);

3. Adopt the Findings for Use Permit (Attachment F);

4. Approve Conditional Use Permit No. PA-2400377 with the attached recommended Conditions of Approval. (Attachment G).

Attachments:

Attachment A – Site Plan
Attachment B – Agency Response Letters
Attachment C – Letters of Support
Attachment D – Environmental Document
Attachment E – Mitigation Monitoring and Reporting Program
Attachment F – Findings for Use Permit
Attachment G – Conditions of Approval for PA-2400377

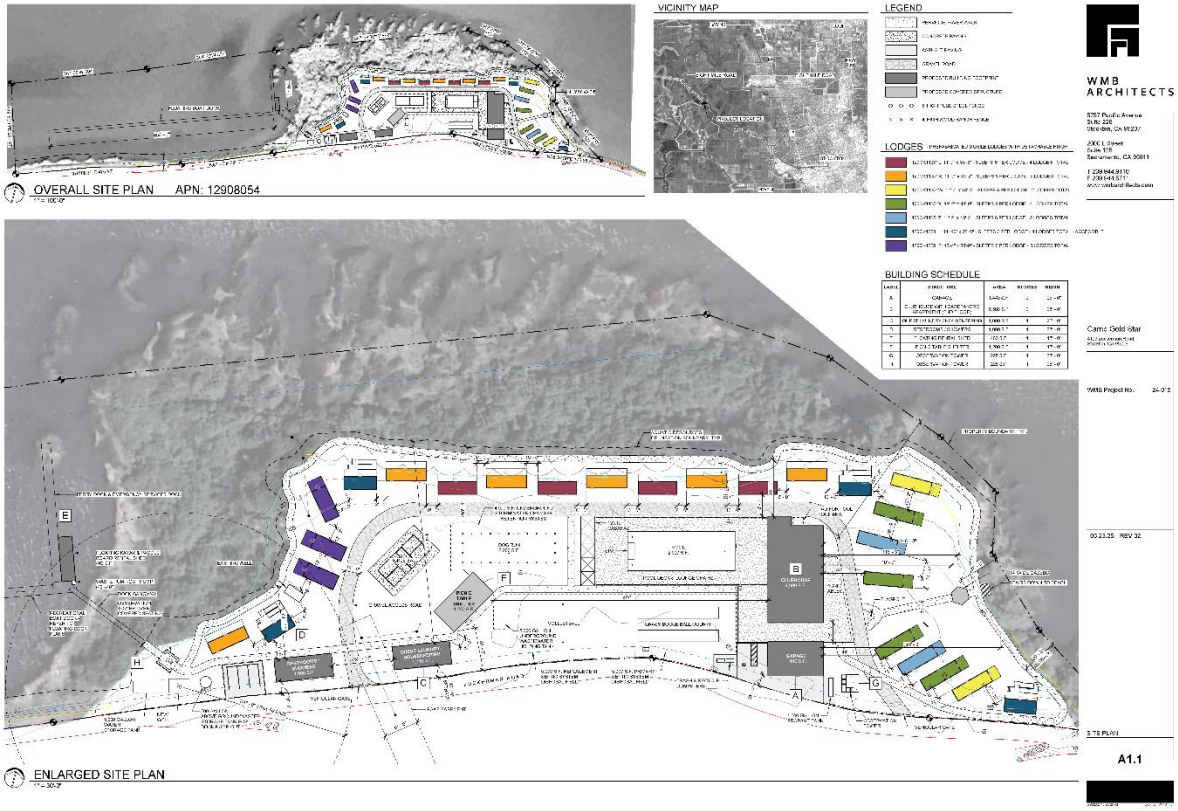
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Attachment A
Site Plan

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SITE PLAN

PA-2400377



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Attachment B
Agency Response Letters

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Received 10/22/2025

Kelle Schroeder
Assistant Agricultural Commissioner/Sealer
San Joaquin County
kschroeder@sjgov.org

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

NOTICE: Agricultural Area

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.

We appreciate your understanding and cooperation.

SAN JOAQUIN COUNTY
Greatness grows here.

PUBLIC WORKS
San Joaquin County
Working for YOU

Department of Public Works

Fritz Buchman, Director
Alex Chetley, Deputy Director - Development
Kristi Rhea, Deputy Director - Administration
David Tolliver, Deputy Director - Operations
Najee Zarif, Deputy Director - Engineering

February 19, 2025

M E M O R A N D U M

TO: Community Development Department
CONTACT PERSON: Alisa Goulart

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.
(Supervisorial 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)

1810 East Hazelton Avenue | Stockton, California 95205 | T 209 468 3000 | F 209 468 2999
Follow us on Facebook @ PublicWorksSJC Visit our website: www.sjgov.org/pubworks

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

SAN JOAQUIN COUNTY
Greatness grows here.

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
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.

1868 E. Hazelton Avenue | Stockton, California 95205 | **T** 209 468-3420 | **F** 209 464-0138 | www.sjgov.org/ehd

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**

SAN JOAQUIN COUNTY
Greatness grows here.

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

August 5, 2025

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

From: Aaron Gooderham (209) 616-3062
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.

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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.)

        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

Docusign Envelope ID: CF4ED50C-1F41-4D43-8255-8BC42F5BDF26

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 section1723.5 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	

CALIFORNIA STATE LANDS COMMISSION

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

STATE OF CALIFORNIA
GAVIN NEWSOM, *Governor*

MATTHEW DUMLAO, 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.

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

Sincerely,



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 lilaeopsis, 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 CNNDB 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 (CNDDB) 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 (*Onchorhynchus 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 lasiocarpos* var. *occidentalis*), 1B.2
- Suisun marsh aster (*Symphyotrichum lentum*), 1B.2
- Mason's lilaeopsis (*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

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)

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.sjcog.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.

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S J C O G, Inc.

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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   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.

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:

- Schedule a SJMSCP Biologist to perform a pre-construction survey ***prior to any ground disturbance***
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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.

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S J C O G, Inc.

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 Coutny Office of Emergency services web site at https://www.sjgov.org/department/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.

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]
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

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_201805.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/

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

San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING™

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 (PM2.5) 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 PM2.5 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)
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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 PM2.5 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 PM2.5 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 update 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

Pacific Gas and Electric Company

Plan Review Team
Land Management

PGEPlanReview@pge.com

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 851filing 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

Pacific Gas and Electric Company

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° +/- 15°). 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.

Pacific Gas and Electric Company

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&'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.

Pacific Gas and Electric Company

Plan Review Team
Land Management

PGEPlanReview@pge.com

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

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

Pacific Gas and Electric Company

Plan Review Team
Land Management

PGEPlanReview@pge.com

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 851filing 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

Pacific Gas and Electric Company

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° +/- 15°). 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.

Pacific Gas and Electric Company

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&'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.

Pacific Gas and Electric Company
Vince Fazzi
Land Management

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).

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

SIERRA CLUB
DELTA-SIERRA GROUP
MOTHER LODE CHAPTER

December 13, 2024

Via e-mail to:

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

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Attachment C
Letters of Support

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BETHEL HARBOR LTD.

P.O. BOX 70
3405 HARBOR ROAD • BETHEL ISLAND, CALIFORNIA 94511-0070
TELEPHONE: (925) 684-2141
FAX: (925) 684-0450

Date: November 18, 2024

Dear Sirs/ Madams,

We are excited to support Captain Frank Morgan's vision of a new, quality resort and marina in the California Delta. We are familiar with Captain Morgan's past successful projects. He is vision-forward with extraordinary energy and attention to detail. His projects always incorporate a common sense approach yet use creative ideas. He is dedicated and pragmatic. His focus is on health, happiness, community, family and the outdoors. He believes in the positive outcomes derived from spending time in sunshine and fresh air.

It's no secret that the delta has lost many businesses (marinas, resorts and restaurants) in the past few years. The delta has struggled finding new businesses to fill the void left by these losses. How wonderful to be looking forward to a new project that is destined to become a popular destination for many.

We appreciate your consideration and support of Camp Gold Star.

Sincerely,

Jamie Bolt

Jamie Bolt
Harbormaster/ Partner
Bethel Harbor, Ltd.
jbolt@bethelharbor.com

From: Sue Arkwright <suearkwright@gmail.com>
Sent: Monday, November 18, 2024 6:33 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Frank Morgan <deltagman@yahoo.com>
Subject: Letter of Support - Application #: PA-2400377

Dear Mr. Jobrack,

I am writing this letter to express my support for Frank Morgan with his project Camp Gold Star on the Delta in San Joaquin County (Application Number PA-2400377). This is proposed to be a first-class getaway in honor of our first responders and military Veterans and their families for fun and relaxation in a safe environment.

I support Frank, his architect and all of the planners who have worked so diligently on this endeavor, in hopes that it will be approved in an expedient manner so that construction can begin as soon as possible.

Thank you for taking the time to read this letter of support!

Sincerely,

Sue Arkwright

--
Sue Arkwright

(925) 784-7250

From: LEIGHANN GRAFFENSTATTE <lagraffenstatte@comcast.net>
Sent: Monday, November 18, 2024 9:28 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Deltagman@yahoo.com <Deltagman@yahoo.com>
Subject: CAMP GOLD STATR PROJECT

Dear Mr. Jobrack, this is regarding the Camp Gold Star Project, applicant number PA-2400377. My wife and I feel this is a very heartfelt and beneficial endeavor. The benefits to all involved will be enormous. It will be a place of healing for those that need it the most. We have never met more sincere and genuine people than Frank and Melinda Morgan. Thank you for your time, Trace & Leigh Ann Graffenstatte.

From: Judy Bittner <judybit@aol.com>
Sent: Monday, November 18, 2024 11:59 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Captain Morgan <deltagman@yahoo.com>
Subject: Camp Gold Star - Application # PA-2400377

Dear Mr. Jobrack

This letter is directed as an endorsement for the project CAMP GOLD STAR application number PA-2400377.

Mr. Frank Morgan has shared all the details of this proposed project and I am so excited to have had the privilage of following the idea through all the many processes that have begun to make this idea a reality. It is a definite tribute to all first responders but especially our military veterans. I only wish my father, unclle and cousin could see what an incredible project this is. I intend to purchase one of the stones in honor of my father to recognize his commitment and dedication to service that he displayed.

I am in total support of this project and am hopeful that it is completely approved for development. The concept behind it is incredible and I thank Frank Morgan for his dedication and respect for all our "heros" that have put America First!

Sincerely,

Judy Bittner
925-200-1837 cell/text
judybit@aol.com

From: cathy hull <cathy4cb@yahoo.com>
Sent: Monday, November 18, 2024 12:06 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Deltagman@yahoo.com <deltagman@yahoo.com>
Subject: Applicant Number = PA-2400377 -Support for Camp Gold Star Resort and Marina

Dear Mr Jobrack,
I am writing to express my enthusiastic support for the new resort and marina project designed for rest, relaxation and bonding among Gold Star families and first responders.
This initiative offers a unique and vital opportunity for these groups to connect in a serene environment, allowing them to find solace and foster meaningful relationships with others who share similar experiences. Creating a space where Gold Star families and first responders can unwind and share their stories is invaluable in promoting healing and community.
I believe that this retreat will not only provide a much-needed escape from everyday stresses but also strengthen the bonds within our community. It's an excellent way to honor the sacrifices of both Gold Star families and our dedicated first responders.

I look forward to seeing how this project develops.

Jeff and Cathy Hull
CB Construction & Design
CB's Pontoon Boat Rentals/Cruises
http://www.cbspontoonboatrentals.com
Delta Soap Works

From: michael@brodskylaw.net michael@brodskylaw.net <michael@brodskylaw.net>
Sent: Monday, November 18, 2024 2:04 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: deltagman@yahoo.com <deltagman@yahoo.com>
Subject: Application No. PA-2400377 Camp Gold Star

Dear Mr. Jobrack,

I am writing to express my support for the Camp Gold Star Project. I am writing in my personal capacity as a Delta resident and do not represent any client with respect to Camp Gold Star. Camp Gold Star is an excellent project that will further achievement of the co-equal goals for the Delta. In addition to its important support for our armed forces, Camp Gold Star brings an important step forward in developing tourism in the Delta. Located on an agricultural island and providing recreational and cultural resources, Camp Gold Star solidly advances the objective to "Protect and enhance the unique cultural, recreational, and agricultural values of the California Delta as an evolving place." (Wat. Code § 85020(b).)

Captain Morgan has a long history of educating the public about our precious Delta and thereby garnering important public support for the values of the Delta. I have no doubt that Camp Gold Star will continue this tradition.

Thank you in advance for your consideration of this important project.

Best Regards,
Michael Brodsky
Law Offices of Michael A. Brodsky
14850 Highway 4
Suite A-320
Discovery Bay, CA 94505
831-469-3514
michael@brodskylaw.net

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From: Ryan Nowacki <ryan.nowacki@gmail.com>
Sent: Tuesday, November 19, 2024 8:13 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Subject: Applicant Number = PA-2400377

Mr. Jobrack

Camp Gold Star is an excellent opportunity to support our Veterans and enrich the Delta. With so many establishments leaving the Delta or just being left to degrade, here is a group of folks willing to invest in the area we know and love. The project will bring jobs, tourism, and provide an area for folks to stay and enjoy all the beauty the Delta has to offer. Projects like this need to be supported and encouraged to sustain local businesses and enhance what this area has to offer.

I encourage and support those in positions of influence to take action in support of Camp Gold Star.

Sincerely

Ryan Nowacki
5411 Beaver Ln
Discovery Bay, CA 94505
(650) 906-6791

From: Ed Scheib <edscheib@yahoo.com>
Sent: Tuesday, November 19, 2024 7:36 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Subject: PA-2400377

I am writing to you to let you know I'm in support of this project. And I am hoping you will take great consideration in moving this project forward.

Thank you
Edward Scheib

Yahoo Mail: Search, Organize, Conquer

From: Terry Silva <tsilva32mm@yahoo.com>
Sent: Monday, November 18, 2024 4:15 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: deltagman <deltagman@yahoo.com>
Subject: Camp gold star PA-2400377

Sent from my iPhone

Hello Mr Jobrack,

I am writing to you to let you know my wife and I totally support the construction and implementation of Camp Goldstar. This is a very important venture for Gold Star military families. I myself am a veteran, serving my time in the US Navy on a Submarine during Vietnam. I was deployed for many months away from my wife and family and saw the stress and worry on them. This will be a top notch development that will greatly improve the lives of Gold Star families.
Thank you
Terry and Sue Silva
925/305-7573

From: Dianne Layfield <gsmdianne@gmail.com>
Sent: Monday, November 18, 2024 5:03 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Frank (Capt.) Morgan <deltagman@yahoo.com>
Subject: Camp Gold Star

Hello Mr. Jobrack, let me introduce myself. My name is Dianne Layfield, I'm the Proud Mother of my Son Marine LCpl Travis Layfield.
My Son Travis was Killed in Action in Ramadi, Iraq April 6th ,2004', he was just 19 yrs. young.

I'm writing a note, with gratitude and support, for all that Frank Morgan is doing, to keep our Loved ones Legacies, and memories alive. Every Gold Star Parents, worst nightmare that they will be forgotten. They signed on the blank check to defend and protect this great Country, we all Love and enjoy.

This GS Camp will truly do just this, that they will Never Be Forgotten. It's so easy for people to say, but it takes some real dedicated, passionate people, to step up and do something.

Frank has just that Love and compassion to do this, with his vision, of this Camp # PA-2400377

I've nominated my Son Travis for 1 of the Marine Lodges, it would mean the world to me, and his family to see it come to reality, along with all the other Lodges in another Heroes name. I have a lot of money to get donated, but I've been working on that. I too have the drive and passion to get it done.

Thank you so much for all your doing to get this all approved and making it happen.
This Gold Star Camp is going to be like nothing else. A wonderful place, of Peace to reflect on all our American Heroes. who have Served and Sacrificed, everything for us all.

So very Grateful for Frank Morgan for his Vision, and the incredible work and heart he has put into this project.

Thank you so much

Warmly GSM Dianne Layfield

--

*New Email Address! Please update your address books!
GSMDianne@gmail.com

GSM Dianne Layfield
Proud Mother of LCpl Travis Layfield
KIA April 6, 2004
My Fallen Warrior
http://tinyurl.com/nk99sw

From: Kim Scott <kim331@yahoo.com>
Sent: Monday, November 18, 2024 2:09 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Frank Morgan <deltagman@yahoo.com>
Subject: Support for Camp Gold Star Resort & Marina Project

Applicant Number = PA-2400377

Dear Mr. Jobrack,
I hope this message finds you well. My name is Kimberlee Scott, and I am writing to express my strong support for the proposed Camp Gold Star (CGS) Resort & Marina project.
This project holds significant importance as it is dedicated to recognizing and honoring our military and first responder heroes—both those who are with us and those who have passed. Creating a space that celebrates their sacrifices and contributions to our community is a meaningful way to show gratitude and ensure their legacies are remembered for generations to come.
I believe the CGS Resort & Marina will not only serve as a beautiful tribute to these heroes but also provide a valuable resource for the community, fostering unity, appreciation, and shared experiences. It is a project that reflects the values we all hold dear and deserves support throughout the application process.
Thank you for your time and efforts in reviewing this application. I deeply appreciate your consideration and hope that Camp Gold Star will soon become a reality to honor the brave individuals who protect and serve us.
Please feel free to reach out if additional information or perspectives are needed.
Best regards,

Respectfully,

Kim Scott
Direct: (925) 457-3119
kim331@yahoo.com
Kim Scott LinkedIn

From: Pati Gonsalves <pati@gopati.com>
Sent: Monday, November 18, 2024 2:50 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Frank Morgan <deltagman@yahoo.com>
Subject: Support for Camp Gold Star Resort & Marina Project (Applicant Number: PA-2400377)

Dear Mr. Jobrack,

I am writing to express my enthusiastic support for the proposed Camp Gold Star (CGS) Resort & Marina project (Applicant Number: PA-2400377). This unique development will provide a vital and meaningful space dedicated to honoring our military and first responder heroes, both living and passed.

The Camp Gold Star project embodies an incredible opportunity to create a community-focused destination that celebrates the service and sacrifice of these heroes while offering recreational and social benefits. Its thoughtful design and mission align with the values of our community, and I believe it will positively impact San Joaquin County by fostering a sense of pride and unity.

I strongly urge you and the Community Development Department to support the approval of this project as it moves through the Conditional Use Permit process. Camp Gold Star is a vision worth realizing, and your efforts in advancing this important project are greatly appreciated.

Thank you for your time and consideration.

Best regards,

Pati Gonsalves
GoPati Media & Marketing
209.292.1660

From: TONY FASO <tony@deltamarinesales.com>
Sent: Monday, November 18, 2024 3:58 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Unknown <deltagman@yahoo.com>
Subject: PA-2400377

Hey Sol,

Hope you are doing well. I keep meaning to come by and say hello, but life keeps getting in the way!

I am writing to express my enthusiastic support for "Camp Gold Star," an exceptional initiative spearheaded by Frank Morgan. This project is not only a testament to Frank's deep commitment to honoring the service and sacrifice of our nation's military families, but also a vital resource for those who have experienced the profound loss of a loved one in service to our country.
"Camp Gold Star" is a unique program designed to offer healing, connection, and community for Gold Star families—those who have lost a loved one in military service. In a world that often overlooks the personal toll of military sacrifice, this camp serves as a beacon of support and understanding. Through its structured programs, emotional support, and recreational activities, it offers participants an opportunity to process grief in a compassionate and inclusive environment.
I have had the privilege of working closely with Frank Morgan in various capacities, and I can speak firsthand to his exceptional character and unwavering dedication to this cause. His leadership, combined with his personal connection to the military community, has driven him to create a space where those who families have experienced the ultimate sacrifice can find solace, strength, and solidarity with others who understand their pain.
The potential impact of "Camp Gold Star" cannot be overstated. Beyond its immediate therapeutic benefits, the camp will help create a lasting community of resilience and support for military families. Frank's vision for the project is both thoughtful and comprehensive, and I have no doubt that "Camp Gold Star" will be an invaluable resource for many years to come, both for the California Delta and the people that will enjoy it.
I wholeheartedly support Frank Morgan and the "Camp Gold Star" initiative. His passion, integrity, and leadership make him an ideal developer for this project, and I look forward to seeing the positive impact it will have on the families it serves. Please do not hesitate to contact me if you would like to discuss this great project. 209-481-6820 c
Thank you for your time and consideration.
Sincerely,
Tony Faso
President
Delta Marine Services Inc.
1302 W. Fremont St.
Stockton, Ca
95203

209-463-0384 office
209-463-0387 fax

From: Frank Ergas <feeratek@gmail.com>
Sent: Tuesday, November 19, 2024 10:13 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Deltaman@yahoo.com
Subject: Applicant Number = PA-2400377 Camp Gold Star (CGS)

To the attention of Sol Jobrack or whom it may concern

Dear Sir/Madam,

I am delighted that the Camp Gold Star (CGS) project has come to my attention.

First and foremost, I want to thank Captain Morgan for his foresight and dedication, put forth, in imagining and promoting a recreation facility dedicated to the Gold Star families in the Delta area.

Just as many similar projects have over time taken root and grown to become the backbone of the public's endeavour to remember our fallen soldiers and support their families and loved ones, I am convinced that CGS will be a success and become the pride of many of us.

I could not think of another project that would be more deserving of the general public's backing. And it is why I bring my full support to this project.

I thank you for your work and all the support you may bring in making CGS a reality.

Respectfully,

Frank Ergas

From: Jim <jmattison@sbcglobal.net>
Sent: Tuesday, November 19, 2024 2:42 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Captain Morgan <deltagman@yahoo.com>
Subject: PA-2400377- Camp Gold Star (CGS) project

Hello Mr. Jobrack,
I am writing today to express my optimism with the San Joaquin County planning departments approval of Camp Gold Star.
As president of the Discovery Bay Community Foundation, I work with many entities in our community to enrich the lives of many.
Camp Gold Star is a prime example of the same enjoyment that can be shared with many in San Joaquin County and so many others around the USA.
We are looking forward to sharing Franks vision and DBCF may have several fund raising activities at CGS not only to help veterans but many others that are in need.
With the beautiful delta waterways and the additional marina, there is no doubt it will be a great addition to San Joaquin County.

Thanks,

Jim Mattison
Discovery Bay Community Foundation
925.698.1590

From: Heather Cusumano <heathercusumano@gmail.com>
Sent: Tuesday, November 19, 2024 2:15 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Dad <deltagman@yahoo.com>
Subject: PA-2400377 Camp Gold Star Resort & Marina

Dear Mr. Jobrack,

My name is Heather Cusumano and I have known Frank Morgan, organizer and project leader of Camp Gold Star Resort & Marina, for forty years; I am his daughter.

My purpose in writing you today is to share with you my full support for Camp Gold Star (CGS) and encourage you to not only move forward with the application approval process, but to join us and be a part of a project that serves and impacts those who have selflessly served, some with their life, people like you and me.

While I have not served in the military, I do have military in my family. My grandfathers on my father, mother, and stepfather's sides have all served. My stepmother is a retired veteran from the Army and my cousin from the Marines. I have several friends and co-workers who settled back into civilian life, but not without the memories that follow. I remember one co-worker who served in the Vietnam War said to me one day, "I don't want to talk about that [the war]. I saw a lot of bad stuff. It's too much."

Likewise, while visiting my maternal grandfather a few years before he passed, he recounted a dream he had several times. He was building something but he couldn't quite make out what he was building. One night he had the dream again and realized he wasn't building anything at all. Rather, he was putting pieces of his friend back together after a bomb had gone off.

There are countless stories like these that you and I will never know or that will one day be forgotten. However, that's the wonderful thing about CGS. That those who have fought, and even died, for our country have a place to be remembered. A community to come to as they live their life now as a civilian. A community built to serve the families who lost a part of themselves on the battlefield. A community in which to belong.

Thank you for taking the time to read this email. I appreciate your consideration of approval as you evaluate Camp Gold Star Resort & Marina, and I encourage you to join us with your support.

What an opportunity you and I have to be a part of something like this!

Sincerely,
Heather Cusumano

From: Samantha Grace <samantha.maschmeyer@yahoo.com>
Sent: Tuesday, November 19, 2024 1:29 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Deltagman@yahoo.com <Deltagman@yahoo.com>
Subject: In Support of Applicant Number = PA-2400377

Dear Mr. Jobrack,
I hope this message finds you well. I wanted to take a moment to share my thoughts as you consider the application for The Camp Gold Star (CGS) project.
As a proud member of the community, a boating enthusiast, and the mother of an Army Veteran, I feel deeply honored to support this meaningful initiative. This project represents not only a valuable resource for all residents but also a heartfelt tribute to the dedication and sacrifices of our military and first responders.
Additionally, transforming this unused area of our community into a productive and vibrant space will further enhance the Delta and its resources, benefiting both current and future generations.
I truly appreciate the efforts of everyone involved in bringing this vision to life, as well as your leadership in supporting this important project. Thank you for your time and thoughtful consideration in moving it forward.
Sincerely,
Samantha Maschmeyer
408-761-4464
Discovery Bay, CA

From: Carlos <carlos.velasquez8518@gmail.com>
Sent: Thursday, November 21, 2024 8:47 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Subject: Support for project PA-2400377

Good morning Mr.Jobrack,

My name is Charles Velasquez as a Desert Storm Army Veteran , I am writing this email in strong support of Camp Gold Star (CGS) project on McDonald Island in San Joaquin County application PA-2400377 which I am certain will bring positive much needed towards improving the mental health outcomes and help improve the quality of life for veterans like myself and Gold Star communities while honoring of our fallen heroes and our military families.

As for myself I am still healing and coming to terms with my battle with PTSD and the damage that has taken on my and all families within the military communities. This vital project is not just for our fallen and their families but the lives left behind and those going through multiple physical and mental health issues and our own immediate families which these issues greatly affect as well.

I am in strong support of this important and critical Camp Gold project headed by Mr. Frank Morgan which I am certain would bring much value to those it will serve such as myself and many others. I ask you to please help us with this noble and worthy project.

Thank you very much for your consideration,
Charles Velasquez
Desert Storm Campaign Veteran

From: Carlos <carlos.velasquez8518@gmail.com>
Sent: Thursday, November 21, 2024 8:47 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Subject: Support for project PA-2400377

Good morning Mr.Jobrack,

My name is Charles Velasquez as a Desert Storm Army Veteran , I am writing this email in strong support of Camp Gold Star (CGS) project on McDonald Island in San Joaquin County application PA-2400377 which I am certain will bring positive much needed towards improving the mental health outcomes and help improve the quality of life for veterans like myself and Gold Star communities while honoring of our fallen heroes and our military families.

As for myself I am still healing and coming to terms with my battle with PTSD and the damage that has taken on my and all families within the military communities. This vital project is not just for our fallen and their families but the lives left behind and those going through multiple physical and mental health issues and our own immediate families which these issues greatly affect as well.

I am in strong support of this important and critical Camp Gold project headed by Mr. Frank Morgan which I am certain would bring much value to those it will serve such as myself and many others. I ask you to please help us with this noble and worthy project.

Thank you very much for your consideration,
Charles Velasquez
Desert Storm Campaign Veteran

From: Peter Hills <phills@teladata.com>
Sent: Thursday, November 21, 2024 6:27 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Deltagman@yahoo.com <Deltagman@yahoo.com>
Subject: Applicant Number = PA-2400377

Dear Mr. Jobrack,

I am writing to show my support for the Camp Gold Star Resort and Marina Project. The project itself will be a benefit for our veterans and First Responders as a place to go and relax.

The developer and organizer, Frank Morgan, is a well know and respected member of our community. He has tirelessly taken on projects that have benefited the community as a whole. I am sure that upon your approval of the Camp Gold Star Resort and Marina Project Frank will make it successful for the benefit our veterans and the County of San Joaquin.

Peter and LuAnn Hills
5681 Oakmont Ct
Discovery Bay, California

From: Hlgrentalproperties <hlgrentalproperties@gmail.com>
Sent: Wednesday, November 20, 2024 6:33 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Captain Morgan <deltagman@yahoo.com>
Subject: Applicant Number = PA-2400377

Mr. Jobrack:

My husband, Helder Garcia and I want to share our support for Camp Gold Star. It's an amazing program for our fallen and wounded hero's. This is a great addition to our community and will allow more people to share the beautiful Delta and surroundings.

We would be happy to help in anyway we can. Thank you.

Lori and Helder Garcia
Lori Cell 209.602.8580
Helder Cell 209.631.1224

From: Carl Wenske <cww8400@aol.com>
Sent: Wednesday, November 20, 2024 2:02 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Captain Morgan <deltagman@yahoo.com>
Subject: PA-2400377

It has come to my attention that this amazing project is moving along to fruition.
A few words: I have know Frank Morgan for more than thirty years and consider him as one of five critical thinkers that I have come across in my many years on this planet.
He comes up with these great projects, can engineer them, muster up the troops and get er done.
I have gone over all the plans and believe that this would be a great asset to the Delta and put San Joaquin County on the map Nationwide.
What a wonderful and thoughtful and great way to thank the many who made this country great.
Should any would like to contact me:
Carl Wenske
Manager
Bullfrog Marina
17251 Bacon Is. Rd.
Stockton, Ca.
209-465-9610

From: Kevin Graves <jkgraves@comcast.net>
Sent: Wednesday, November 20, 2024 10:34 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: 'Frank Morgan' <deltagman@yahoo.com>; leianne@somegaveall.us <leianne@somegaveall.us>
Subject: Camp Gold Star - Applicant Number PA-2400377

Mr. Jobrack,

I am writing you to express our complete support of Camp Gold Star. This is such a great and exciting opportunity for the Delta area.

First and foremost, it gives us the opportunity to honor our military and first responders. As a Gold Star dad, the thing that we fear the most is that the sacrifice of our loved ones will be forgotten. Projects like this make sure that their names will always be spoken. My son, SPC Joey Graves, was KIA on 25 Jul 06 near Baghdad, Iraq. He was raised here on the delta in Discovery Bay. So, this holds special meaning for our family and friends.

Second, the "Camp" will be a great addition and asset for those that spend time on the delta. It will bring so many recreational opportunities to the area that don't currently exist.

Through our foundation, I am working with Frank and many other Gold Star Families to assure their loved ones are honored. Anything you can do to help make this a reality will be greatly appreciated by all of us.

v/r,

J.Kevin Graves
c. 925.250.8424
jkgraves@comcast.net

Proud father of 'A True American Hero'
SPC Joseph A. Graves
KIA 25 Jul 06 Baghdad, Iraq

WWW.SOMEGAVEALL.US

Like us on Facebook and check us out on Twitter

In peace, sons bury their fathers. In war, fathers bury their sons.
~ Herodotus ~

From: Bruce Hall <brucehall1@gmail.com>
Sent: Wednesday, November 20, 2024 11:42 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Frank Morgan <deltagman@yahoo.com>
Subject: Camp Gold Star Applicant # PA-2400377

Good morning Mr. Jobrack. My name is Bruce Hall and I am writing to you in support of the captioned project.

I am a resident of Discovery Bay, a boater and a Staff Commodore of Discovery Bay Yacht Club, but I am writing to you today in my private capacity.

Camp Gold Star was conceived by Captain Frank Morgan, a fellow boater who I have known for better than 10 years in both a business and personal capacity. While it may not be relevant to your determination of the project, I would like to say that Captain Morgan is highly regarded in the community for his integrity, knowledge and contribution to the betterment of the town.

Camp Gold Star has taken well over a year to reach this point and I have personally been involved in the evolution of the project from the beginning. What you have before you is the result of multiple inputs from engineers, architects, attorneys, Gold Star citizens and the community at large. The project has a great deal of community support as it benefits the families of fallen heros while providing much needed new infrastructure and recreational facilities on the Delta. As a boater, I see too many old and abandoned businesses on the Delta shoreline and Camp Gold Star will be a wonderful and much needed improvement.

I respectfully ask that your department approve the application and move Camp Gold Star to reality.

Sincerely

Bruce hall
42 Edgeview Ct.,
Discovery Bay, CA 94505
(925)787-5277

From: Kathleen Sasville <kathy@sasvilleproperties.com>
Sent: Wednesday, November 20, 2024 12:06 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Captain Morgan <deltagman@yahoo.com>
Subject: PA-2400377

To Whom it May Concern,
I am writing today to show my support for Frank Morgan and the Camp Gold Star project.
Camp Gold Star would offer a unique destination for military families to come together and heal. The camp would create a community that supports families that have given the ultimate sacrifice. The hope is these families will look forward to visiting Camp Gold Star and give them a place to honor their loved ones.
Having known Frank Morgan, in both a business capacity and a personal one, I do believe he is the perfect person to lead this initiative.
Warmest Regards,
Kathleen Sasville

From: Vinny DiNicola <vdinicola@hotmail.com>
Sent: Wednesday, November 20, 2024 9:05 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Deltagman@yahoo.com <Deltagman@yahoo.com>
Subject: Applicant Number = PA-2400377

Dear Mr. Jobrack,

I'm writing in support of Camp Gold Star. I'm hopeful this project will soon receive approval through your office and then on to the construction phase. Military men and women of all ages and first responders across our country have given their lives for freedom. Camp Gold Star, once complete, will be a place for their families to rest and to quietly reflect and revere those sacrifices. It will be a bold statement of assurance that we will never forget them, or their bravery and in appreciation for all they gave in service to make it possible for the rest of us to have freedom.

Please approve this project.

Sincerely yours,
Vinny DiNicola
Palm Coast, Florida

From: Cynthia MacDermott <cynthia.macdermott@compass.com>
Sent: Wednesday, November 20, 2024 7:31 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Frank Morgan <Deltagman@yahoo.com>
Subject: CUP# PA-2400377 - Requesting Approval for Camp Gold Star Project

Dear Mr. Jobrack,
I feel with the loss of nearly a half a dozen waterfront restaurants and community hot spots spread out throughout the Delta over the past few years, we're losing one of the reasons we all frequent the waterways. Besides having only a few overnight places offered while on the water, the excitement of having a new establishment built honoring those who have served, whether with us now or not, is a great deal of pride and appreciation. I can envision a new place for boaters to find their entertainment, all while staying safe by being able to rent space to stay the night. Obviously there's more to why we want this, but this is just a small reason we would welcome this development.

I'm asking you to please Approve the application #PA-2400377 for the Camp Gold Star (CGS) Resort & Marina.

Much appreciated! And Happy Holidays!

~Developing Relationships, One Family at a Time~



Cynthia MacDermott
209.914.3360
www.LivingTheDeltaLife.com
DRE# 01416959

From: **Rich Baltzer** <richbaltzer@gmail.com>
Date: Thu, Nov 21, 2024 at 8:30 PM
Subject: Camp Gold Star, LLC PA-2400377 (C) first draft
To: Frank Morgan <Deltagman@yahoo.com>

To whom it May Concern;

I am writing this letter in support of Camp Gold Star. The concept of a family friendly "camp" facility for our brave vets and first responders and their families is sorely needed. There are a lot of support organizations for wounded vets and first responders, and support for the families of these heros who have given the ultimate sacrifice for our great country. What has seemingly fallen through the cracks are the millions of vets and the first responder heroes who have survived but have been unappreciated for their sacrifice. This camp promises to fulfill that need. I think many of us who live on the Delta would be proud to have such a facility in our community.



Rich Baltzer
Associate Broker, DRE# 00450467
kw KELLER/WILLIAMS
EAST COUNTY
1-650-759-1448

From: Lynn Handelman <lynnshandel@comcast.net>
Sent: Thursday, November 21, 2024 3:20 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Frank Morgan <deltagman@yahoo.com>
Subject: Project =Mr Jobrack. PA-2400377

I am writing to support the proposed CSG Resort and Marina project for # PA-2400377
San Joaquin County, located in Stockton, Calif.

As a resident of Discovery Bay, Ca, it is my pleasure to honor the men and women of our military and first responders, both living and passed. Our town has many men and women who have served our great nation , and Camp Gold Star Resort and Marina, would be a wonderful opportunity to support and show our appreciation. This project is long overdue and a welcome to our community. It is never too late to celebrate our military families and show them our appreciation for their service.

The subject property was acquired by Frank Morgan , a renown philanthropist for Discovery Bay. I am in agreement and respects Frank's passion, to bring our Military families together in a relaxed atmosphere, to spend time with each other in the beautiful country side only Camp Gold Star Resort and Marina can provide.

I hope you will support and approve the building permits and needed applications to make Camp Gold Star a true reality for everyone.

Thank you

Lynn J Handelman

From: Robert Clappier <rclappier@sbcglobal.net>
Sent: Thursday, November 21, 2024 3:30 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Deltagman@yahoo.com <Deltagman@yahoo.com>
Subject: Comments on Application Number PA-2400377

Mr. Jobrack:

It has come to my attention that you will be reviewing the project application for the Gold Star Camp (CGS) project, PA-2400377.

I live in Discovery Bay on the Sacramento Delta and I am pleased to know that this project has been proposed and may soon become a reality. There are fewer and fewer destinations on the Delta, especially since the economic damage from the COVID pandemic. The idea that we may get a new Delta destination is really exciting.

This project will help numerous local economies and the patriotic theme seems to appeal to a lot of people around here. The people that I know around Discovery Bay and Brentwood, who have heard of this project, think it is a timely and wonderful idea.

Please do whatever you can to help get this project speedily approved so that we on the Delta and others from Northern California can start to enjoy the results.

Thank you,
Robert Clappier
912 Lido Circle
Discovery Bay, CA 94505

From: Jessica Neilson <jess@cruiserhaven.com>
Sent: Thursday, November 21, 2024 12:39 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Deltagman@yahoo.com <Deltagman@yahoo.com>; Richard Sellers <richardcsellers@gmail.com>
Subject: Applicant Number: PA-2400377 Letter of Support

Re: Applicant Number: PA-2400377 Letter of Support for CGS

Dear Mr. Jobrack,

Please see the attached letter of support for Camp Gold Star (Applicant PA-2400377) from Richard Sellers, the Owner, and General Manager of Cruiser Haven Marina.

Please let us know if you have any questions.

Kind regards,

Jessica Neilson | Cruiser Haven Marina
Managing Director
E jess@cruiserhaven.com | C (510) 469-4488
www.cruiserhaven.com/ | *Best Location on the Delta*

From: mike conway <msconwaymike@aol.com>
Sent: Thursday, November 21, 2024 5:11 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Subject: PA-2400377

Hello Mr Jobrack

I'm writing to you about the Camp Goldstar project. I've seen the details of this project and I couldn't think of a better way to honor our fallen heroes, military and first responders. I have been around the delta for my entire life and this would be a positive addition and breathe some life in to the declining delta. This project would give our military and first responders a reprieve from the everyday pressures and stressors of life and introduce them to the calming and restorative effects that can only be achieved from being out in nature and the delta.

Sincerely

Mike Conway

From: Michael Guzzardo <mike@guzzardoteam.com>
Sent: Friday, November 22, 2024 10:11 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Frank Morgan (deltagman@yahoo.com) <deltagman@yahoo.com>
Subject: PA-2400377 - Comment in Support

Hello Mr. Jobrack.

As I sit at my office today wondering which deadline I need to jump on first, I feel compelled to write you in support of the Camp Gold Star Project because I feel this project is that important.

A brief introduction first.

I have travelled San Francisco Bay and the Delta for 61 years on dozens of boats and I am a member of SFYC (where I was a lead sailing instructor as a teen for the Jr. Sailing Program where we trained hundreds of youth to sail) and DBYC (where I am a Staff Commodore).
My father was an award winning Landscape Architect who you may even be familiar with - who has done hundreds of planned communities blending a project into the natural landscape, almost a lost art these days.

Locally Anthony M Guzzardo created (among others) the:

- Master Plan for Brookside in Stockton
- Master Plan for Quail Lakes in Stockton

I am a bit of a rare breed being pro environment and pro development (balancing the needs of society with nature).
I guess at times I have even been a delta protectionist having co-formed SFBDF (now STCDA) to fight against the Delta Gates and the Delta Tunnel(s) because I have always felt that the Delta should be a Nationally recognized heritage and saved for generations to enjoy.

I also have unique insight into Captain Frank Morgan and his wife Melinda as well as the location for the project.

Frank is the most organized and thoughtful man I know. He has completed several projects that I've seen implemented. Simply put, his command of detail with his problem solving and management skills are simply amazing.
Melinda is not to be outdone. She has served our country and our community with Frank and they are the most well respected citizens in our area.

Camp Gold Star will be a win-win on several fronts.

1. The Delta greets hundreds of thousands of visitors every year and has been enjoyed by generations of families who get a glimpse of nature in a different way than a state park. It's a bonding experience, a date night on the delta, or a drive along 160 experiencing the charm of Walnut Grove and Locke and towns like them. However many Delta Legacy locations have burnt down, gone out of business, etc.. (marinas, restaurants, businesses).

    1. Camp Gold Star will be a new beacon of light for what once was a vibrant community and has faded a bit so we can share the amazing Delta Lifestyle with new generations.
2. No one deserves to have a weekend away with no care or worry than someone who has served our country or lost a family member in service.
    1. Camp Gold Star will enrich our veterans lives AND give them an appreciation for the natural beaty of the Delta.
3. The project will provide revenue for the county.

The project appears to have little to no impact on anyone in the location across from Delta Yacht Club so it appears to be a win for everyone.

Thank you for giving this project serious consideration, and don't hesitate to reach out to me if you have any questions.

Sincerely,

Mike Guzzardo
Staff Commodore Discovery Bay Yacht Club

From: jeff zanardi <jzanardi@yahoo.com>
Sent: Friday, November 22, 2024 12:12 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Deltagman@yahoo.com <Deltagman@yahoo.com>
Subject: In Regards to : Applicant Number = PA-2400377

Mr. Jobrack,

I am writing today to express my deepest support for the Camp Gold Star project that has been submitted for approval by Captain Frank Morgan.

This project when completed will allow families of our most treasured service and first responders to have a place to visit that will pay honor to their fallen hero. It will serve as a place of pride and solace for these families as others will learn the stories and courageousness of their hero. There really is no other place like what Camp Gold Star will become and represent.

Captain Morgan has proven time and time again to be a community leader. His compassion for our military and first responders has never wavered. Franks ability to commandeer resources and pull people together to rally behind a common cause has resulted in many community advancements. Camp Gold Star, I believe could go down as Franks most prized achievements.

I encourage you to work with Frank and his team to get the project approved. Please to not get "bogged" down in useless bureaucracy and strive to breakdown any issues quickly and in the most common sense way. We will all be better off when this project is complete.

Thanks - jeff zanardi

From: Shari Morlan <smorlan@graniteins.com>
Sent: Friday, November 22, 2024 12:44 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Subject: Camp Gold Star - Application # PA-2400377 (C)

Good afternoon Sol,

Just a quick email to advise you of my support for the above project site for Camp Gold Star. This resort and marina will provide such a positive impact for the community in honor of our Veterans and respective families. Frank Morgan is a highly dedicated, respected, and experienced Business Professional that will be sure to successfully manage every detail of this endeavor and exceed all expectations bringing joy and a venue to instill lifetime memories for the community.

We look forward to seeing this project underway and in business soon.

Sincerely,

Shari Morlan
5735 Cutter Loop
Discovery Bay, CA 94505
925-360-7802

From: Erlyn Lucas <erlyn@andersonair.com>
Sent: Saturday, November 23, 2024 9:05 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>; deltagman@yahoo.com <deltagman@yahoo.com>
Subject: Applicant # PA-2400377

Dear Mr Jobrack,

Please approve the Camp Gold Star project by Captain Frank Morgan. I feel this is the best way to honor our current and fallen heroes and their families with a safe haven get away on the delta. I know my father would have loved this idea and I, as a veteran's daughter, can think of nothing better than remembering him in one of his favorite places.

Captain Frank Morgain is one of the most honorable and talented men I have ever met. He is meticulous in any project he takes on. I know Camp Gold Star will be a shining star on the Delta and hopefully will be copied in other communities. I'm a long time enjoyer of the California Delta. The fishing, skiing and bird watching is some of the best in the country. I know this will bring great rest and healing to the families and members that will get to enjoy it

I really hope you and the Planning Commission will approve the CGS Resort and Marina project and let the dream come true.

Thank you,

Erlyn Lucas
Group Controller
Snowball, Inc.
(479) 325-4627

From: Karen Mann <Karen@mannappraisal.com>
Sent: Saturday, November 23, 2024 9:05 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: deltaman@yahoo.com <deltaman@yahoo.com>
Subject: RE: PA-2400377

Good Day - This is an email to further substantiate the support the community has for the proposed Camp Gold Star. Such a facility will provide an opportunity for Veterans and First Responders to have a location within the Delta to meet and reap the rewards of their unselfish service. A place for recreation for them and their families with other Veterans and/or First Reponders could only be a benefit for the community at large. There are other such "camps" in the United States, but none in the California Delta - this could attract Veterans and First Responders to spend recreation time in San Joaquin County.

Thank you for your consideration.

Calm seas,

Karen J. Mann – ASA-RP
Certified General Appraiser
Mann & Associates- Appraisals & Consulting since 1980
Phone: 925.513.3231
Mobile: 510.612.5122
Email: karen@mannappraisal.com
14850 Highway 4, Suite A326, Discovery Bay, CA 94505

From: Tim Herode <timherode@gmail.com>
Sent: Sunday, November 24, 2024 8:32 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Captain Morgan <Deltagman@yahoo.com>
Subject: Project Plans - PA-2400377

Dear Mr. Jobrack,

Thank you for taking a moment to consider this letter of strong recommendation to approve the project plans for Camp Gold Star Resort & Marina.

Mr. Frank Morgan is to the community like that of a visionary looking at a rusty car in a field of tall weeds; He sees what others do not. The beauty that it once held and how it could be even better.

San Joaquin County and its community, in my opinion, would greatly benefit from this selfless, heartfelt creation for our beloved first responders, veterans and even active duty personnel. Honestly, I could see this growing across the nation as others catch the vision. It's been said that as California goes, so goes the nation. Imagine if that little Apple computer never left it's creator's garage how that would have impacted *the world.*

Mr. Frank Morgan is by no means, a guy that sits around looking to be served. But if he is being served, he's thinking how to make the server's job easier with an invention to help the restaurant run more efficiently.

In conclusion, approving this project will not only add to the already great community of San Joaquin County, but it will add to the expression of empathy and gratitude shown towards those who have served us so well, and who now need to be served in return. It will create a culture of honor throughout the community adding to the already rich character of the region.

Sincerely,

Timothy P. Herode

From: Mike Rounds <msrounds1961@gmail.com>
Sent: Sunday, November 24, 2024 4:32 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: deltagman@yahoo.com <deltagman@yahoo.com>
Subject: Applicant # PA-2400377

Dear Mr Jobrack,

Please approve the Camp Gold Star project by Captain Frank Morgan. I feel this is a great way to honor our current and fallen heroes and their families with a safe place to get away on the delta.

Frank Morgain is one of the most honorable and talented men I have ever met. He is meticulous in any project he takes on. I know Camp Gold Star will be a shining star on the Delta and hopefully will be copied in other communities.

I really hope you and the Planning Commission will approve the CGS Resort and Marina project and let the dream come true.

Thank you,

Mike Rounds
2165 Sand Point Rd
Discovery Bay, CA 94505

From: Karrie Jardim <karriejardim@att.net>
Sent: Sunday, November 24, 2024 1:02 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Deltagman@yahoo.com <Deltagman@yahoo.com>
Subject: PA-2400377

Hello,

I am writing to you to show my support for the Camp Gold Star Project. It would be wonderful to have a location on the CA. Delta to recognize and honor all active-duty military, veterans, and first responders. This is an amazing opportunity to show appreciation for the heroes of our nation! I urge everyone involved to keep this project going strong.

Thank you,

Karrie Jardim
2165 Sand Point Rd
Discovery Bay CA, 94505

From: mward@wardeng.net <mward@wardeng.net>
Sent: Sunday, November 24, 2024 7:04 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: 'Captain Morgan' <deltagman@yahoo.com>
Subject: Letter of Support for Camp Gold Star Applicant Number = PA-2400377

Hello Mr. Jobrack,
My name is Matthew Ward. I have been working with Captain Morgan on bringing to life the Camp Gold Star Project. I would just like to express my support for the project. I think it has a wonderful mission of recognizing and honoring our military and first responder hero's, both living and passed. Please let me know if there is anything that I can do to be helpful with this application process. Thank you.

Thank you.

Matthew Ward, PE
Principal Engineer

WARD ENGINEERING LLC

C | 209.263.1382
www.wardeng.net

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From: Vanitha Cotton <vanitha@dbmarinabarandgrill.com>
Sent: Monday, November 25, 2024 8:17 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Rich Cotton <rich@dbmarinabarandgrill.com>; Deltagman@yahoo.com <Deltagman@yahoo.com>
Subject: In support of Applicant Number = PA-2400377

Dear Mr. Jobrack,
We are writing to express our strong support for the Camp Gold Star (CGS) Resort & Marina project (Application PA-2400377). This proposed development represents a meaningful addition to our community, specifically designed to honor and recognize the invaluable contributions of our military personnel and first responders.
The project's dedication to commemorating both active and fallen heroes aligns perfectly with our community's values. Such a facility would not only serve as a tribute to these brave individuals but would also enhance our local infrastructure and create meaningful opportunities for community engagement.
We believe the CGS Resort & Marina would be a valuable asset to San Joaquin County, providing a unique space for reflection, recreation, and recognition of our heroes' service.
We strongly encourage the approval of this project application.
Thank you for your consideration.
Best regards,
Rich and Vanitha Cotton
Owners at Marina Bar & Grill and Strong Community Members

From: Aloura Lamb <alouralamb@gmail.com>
Sent: Tuesday, November 26, 2024 10:18 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Subject: PA-2400377

Consider this email as my endorsement on Camp Gold Star (CGS).

I am truly excited for this project to support and Honor our Military.

When this idea was presented to me I got very excited! I am looking forward to all this resort has to offer.

If you have any questions, please do not hesitate to contact me.

Aloura Lamb
949-922-9112

From: Ronald Cole <ronaldwmcole@att.net>
Sent: Tuesday, November 26, 2024 11:20 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Morgan Captain <Deltagman@yahoo.com>
Subject: Applicant Number = PA-2400377

Dear Mr. Jobrack,

I would like to add my support in favor of Camp Gold Star to be built in Stockton, Ca.

Those veterans who have served our country, both fallen and living, including first responders have put their lives on the line for our freedom and safety.

Any project, which supports these men, women and their families, I am in support of.

Unfortunately, even with the current benefits our veterans and their families receive, they are greatly underserved.

I do not know if any such facilities, at least locally, that are like CGS, and I think it would be a great asset to those it is intended to support, as well as the general public.

Thank you for your consideration in approving this long overdue project, Captain Frank Morgan is trying to make happen.

Ronald Cole
Discovery Bay, Ca.

From: Bill Wells <commodorewells@msn.com>
Sent: Tuesday, November 26, 2024 11:55 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Deltagman@yahoo.com <Deltagman@yahoo.com>
Subject: PA-2400377 (applicant number)

Dear Mr. Jobrack - the Board of Directors of the California Delta Chambers & Visitor's Bureau supports Captain. Frank Morgan's Camp Gold Star project. This project will be an important asset to the Delta community. It will great for military veterans and first responders to have a spot where they are recognized for their efforts.

I have known Captain Morgan for ten-plus years and worked with him in the past. I have total confidence in his ability to bring the project to fruition for the benefit of the Delta..

Please feel free to contact me via email or phone if you have any questions or would like to discuss the matter.

Best regards,

Bill

Bill Wells
Executive Director
California Delta Chambers & Visitor's Bureau
PO Box 1118
Rio Vista, CA 94571

Phone: 916-777-4041
www.californiadelta.org

www.yachtsmanmagazine.com

https://www.facebook.com/California-Delta-Chambers-and-Visitors-Bureau-166428917257/timeline/

"Battling the water cartels since 1969"

51 years of service to the people and businesses of the California Delta!

From: John Billheimer <jb@masservice.com>
Sent: Tuesday, November 26, 2024 10:15 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Subject: Application Number PA-2400377

Dear Mr. Jobrack:

I'm writing to offer my unequivocal support for the Camp Gold Star project. As a longtime resident of the area and a business owner I've had the privilege of working with several veteran and first responder organizations as a volunteer and as a director and what is being planned with CGS is a remarkable opportunity to honor both past and present heroes and their families. I see it as a legacy project for our community for years to come.

I'm available to discuss further if you wish. My best # is my cell 925-872-5000.

Thank you for your help and consideration.

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John Billheimer
PRESIDENT/CEO

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From: Bob O <bobovittcmt@gmail.com>
Sent: Tuesday, November 26, 2024 6:59 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Captain Morgan <deltagman@yahoo.com>
Subject: Regarding Applicant Number = PA-2400377

I'm writing this to emphasize the importance of this project. As a disabled United States Navy veteran of Desert shield, desert storm, and the gulf war, I feel that it's imperative to share our support for a project as important as this for our fallen brothers and their families.
Please consider the positive impact this will have. I know that this will be an amazing place for veterans, and the families of the fallen that gave everything for this amazing country.

Bob Ovitt
Disabled US NAVY VETERAN
925-260-7408

From: noratestruth1505@gmail.com <noratestruth1505@gmail.com>
Sent: Tuesday, November 26, 2024 9:21 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Deltagman@yahoo.com <Deltagman@yahoo.com>
Subject: Memo in Support of Applicant Number = PA-2400377

Mr. Jobrack,
We are residents of Discovery Bay, CA and are very excited at the prospect of having the Camp Gold Star project in our neighborhood. What a wonderful way to honor our veterans! We have been following the progress of the planning process and really look forward to having it come to fruition.

Although neither my husband nor myself are veterans, both of our fathers served in WWII. My father served on the Battleship Idaho and was at Iwo Jima. He was very proud to have served his country. He used to tell me stories when I was a little girl, and often showed me to piece of the kamikaze plane that did damage to the Idaho. My husband's father was a medic in the Red Arrow Division and received a bronze star. For many years, he and the surviving members of the Red Arrow got together for a yearly dinner. We can't wait to honor both of them with a contribution in their names to the Camp Gold Star Project.

I used to volunteer at the Livermore V.A. and loved talking to some of the residents there about their stories. There was one man there (Mr. DeLatorre) who was disabled and his wife was always there visiting. She told me how they were both stationed at Pearl Harbor during the attack and how her brave husband dove in the flaming water and saved several people. How sad that this man, who was truly a hero, was mostly unknown except to his family, dying in a nursing home. It is people like him who deserve to be honored in a place like Camp Gold Star!

Our service members and first responders give so much of themselves to our safety and freedom, that we can never truly thank them. What a great thing it would be for them to spend a week on this wonderful island with their families, and know it is a tribute to their service! It will serve as an inspiration to generations to come

Our community looks to you to help make sure this project gets the support it needs to be completed in a timely manner. Thank you so much for your consideration!

Nora & Craig TeStruth
3949 Lighthouse Place
Discovery Bay, CA 94505
(925) 785-1505

From: Grace Milne <gracemilne@yahoo.com>
Sent: Tuesday, November 26, 2024 11:36 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Frank Morgan <deltagman@yahoo.com>
Subject: Camp Gold Star Project -Applicant Number= PA-2400377

Dear Sol Jobrack,

We are writing this letter in support of the proposed Camp Gold Star Project.

We have lived on the Delta in Discovery Bay for 32 years and are avid boaters across all of the California Delta waterways. We love the Delta. We also love and honor our Veteran's and first responders. We are so excited about the planning of the proposed Camp Gold Star!
What a treasure this will be to our families and hero's who have given so much to our country and community. The plans are very well thought out and we are sure it will be a wonderful addition to our Delta community.

Once again we would like to express our support for this amazing project and the many blessings it will bring.

Thank you,
Mike and Grace Milne
4410 Driftwood Ct
Discovery Bay Ca 94505

From: Everett Watrous <everett@watrous-associnc.com>
Sent: Wednesday, November 27, 2024 12:09 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Captain Morgan <deltagman@yahoo.com>
Subject: PA-2400377

Mr. Jobrack,

I am writing this letter as a concerned citizen that is in support of Captain (Frank) Morgan's plan to build "Camp Gold Star" in honoring our fallen heroes and living heroes. Building the "Camp Gold Star" project, which will honor the veterans includes all of the United States Military: Army, Marines, Navy, Air Force, Coast Guard, etc., as well as all First Responders: Law Enforcement and Fire Service is one way to help the many who have suffered tremendous loss from their loved ones.

They must never be forgotten!

The "Camp Gold Star" being organized by Captain (Frank) Morgan is extremely important to the families of the heroes who have served and sacrificed. The "Camp Gold Star" project will allow the family members to have something to hold onto and show others what their Father, Mother, Son or Daughter has sacrificed to protect all of us. I know Captain (Frank) Morgan personally and respect his sincere efforts already put forth making this a successful operation. This resort will be a safe place allowing the healing time needed by so many family members.

In closing, I would encourage you to allow this project to move forward and to view this as an opportunity to help the families who will never forget their Heroes.

Thank you.

Best regards,

Everett Watrous
925 383-8501 Cell

This communication (including any attachments) may contain privileged and/or confidential information intended for a specific individual and purpose, and is protected by law. If you have received this transmission in error, please notify us by reply e-mail, at this e-mail address, and destroy the original transmission and its attachments(s) without reading, reproducing or saving them in any form. You are hereby notified that any disclosure, copying, or distribution of this communication (including any attachments), or the taking of any action based on it, is strictly prohibited. Interception of e-mail is a crime under the Electronic Communication Privacy Act, 18 U.S.C. 2510-2521 and 2701-2709. Thank you for your cooperation in this matter.

From: Ryan Danilson <rdanilson@boatsafe-america.com>
Sent: Wednesday, November 27, 2024 6:20 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Captain Morgan <deltagman@yahoo.com>
Subject: Applicant Number = PA-2400377 Camp Gold Star

Hello, Mr. Jobrack
My name is Christopher Ryan Danilson, owner of Boat Safe America. I have spent a majority of my career working for the government in emergency service. I have known Frank Morgan for many years now and I have seen his heart of gold. I am writing to express my utmost support for the Camp Gold Star (CGS) Resort and Marina project. This world needs more projects like CGS which recognize and honor our heroes.

Applicant Number = PA-2400377

Project Planner = Mr. Jobrack

--
Ryan Danilson
Boat Safe America
(916) 337-3460
rdanilson@boatsafe-america.com

From: RICH Dooley <rid57@comcast.net>
Sent: Wednesday, November 27, 2024 9:55 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Deltagman@yahoo.com <Deltagman@yahoo.com>
Subject: Applicant Number = PA-2400377

Dear Mr. Jobrack,
I fully support the Camp Gold Star project application. Camp Gold Star will be dedicated to recognizing and honoring our military and first responder hero's, both living and passed. Please approve this project.

Regards,

Rich Dooley
INTERNATIONAL ORDER OF THE BLUE GAVEL
An Association of Past Commodores
Delta District 19 President 2023-2024
www.iobgdelta19.orgrid57@comcast.net
Director, Delta Bayliner Club
925 998-1476

From: Anthony White <anthony.white831@gmail.com>
Sent: Sunday, December 1, 2024 8:34 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Deltagman@yahoo.com <Deltagman@yahoo.com>
Subject: Applicant Number = PA-2400377

Applicant Number = PA-2400377

Project Planner = Mr. Jobrack

Project Planners Email = shjobrack@sjgov.org

Captain Morgan email = Deltagman@yahoo.com

Good morning Mr. Jobrack!
I am writing in support of the project with the listed applicant number. As a proud retired first responder with 28 years of service I wholeheartedly support this project to support our military veterans and law enforcement. I very much look forward to visiting the completed destination and the surrounding areas! Thank you for your consideration in this endeavor. I know that it will make a positive impact in the lives of the veteran community and the area it will serve.

Respectfully yours,
Sgt. (Ret) Anthony C White

From: kelly cunningham <kjcun@yahoo.com>
Sent: Saturday, November 30, 2024 7:53 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Deltagman@yahoo.com <Deltagman@yahoo.com>
Subject: Camp Gold Star project : Application PA -2400377

Dear Mr. Jobrack

Please accept this document strongly supporting the Camp Gold Star project PA-2400377 that will recognize and honor our nation's military
and first responders. I come from a family of military service with an Army grandfather,30 year career Seabee uncle and was named after a Marine
my father was stationed with in Okinawa. With your law enforcement service back ground I am sure you will agree this project is an excellent
way to provide a location where family and friends can visit to honor military and first responders for generations to come

Thank you for your time and consideration

Kelly Cunningham

From: Ed Loyd <edloyddbyc@gmail.com>
Sent: Friday, November 29, 2024 10:36 AM
To: King, Corinne [CDD] <cking@sjgov.org>; Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Subject: Applicant Number PA-2400377

Ms. King and Mr. Jobrack

I am a USCG Veteran, ex law enforcement from Richmond P.D. and am writing you regarding a recent proposal I learned about in San Joaquin County Delta call Camp Gold Star.

It is my understanding that Captain Frank Morgan is planning on building a camp where we veterans and ex public servants in police and fire may go with our families to relax upon the Delta.

I for one would love to have a retreat for those of us who served both our Country and our Cities and would appreciate your assistance in making this happen. I am a long time Bay Area and Delta lover and can not think of a better place to stay a that actually honors those of us who served.

I sincerely hope to gain your support on making this happen, not only for myself, but for all veterans of Law Enforcement, Fire Service and the military.

Many thanks in advance for your support on this.

Ed Loyd

From: rob@billbrandtford.com <rob@billbrandtford.com>
Sent: Wednesday, November 27, 2024 3:27 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: deltagman@yahoo.com <deltagman@yahoo.com>
Subject: PA-2400377

Mr. Jobrack,

I would like to urge you to help approve the Camp Gold Star Project that Frank Morgan is spearheading on the San Joaquin Delta. In my forty years of boating on the Delta there has been few if any new construction of new resorts. Many restaurants and resorts have been shuddered or have burnt down. Captain Morgan's vision of providing a Resort for Veterans, First Responders and the Public to reserve some time for day and overnight stays with facilities to accommodate small and large groups is ambitious. I have known Frank for 20 plus years and know of his determination in making the Gold Star Resort to succeed. Please consider the benefits the Resort would have for our citizens within our neighboring Counties to enjoy and patronize.

Thank you,

Rob Brandt
Bill Brandt Ford

From: jane bauer <jbauer_us@yahoo.com>
Sent: Sunday, December 1, 2024 1:55 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Captain Morgan <deltagman@yahoo.com>
Subject: Camp Gold Star Project - Applicant Number: PA-2400377

Dear Mr. Jobrack,

I am writing to you in support of the proposed Camp Gold Star Project (CGS). This proposed Resort and Marina will benefit our community and the many families who have lost loved ones who have given their lives for our Country. The pubic will also benefit with having access to experience the Delta. I encourage you to approve this proposal.

Sincerely,

Jane Bauer

From: kenleaders@gmail.com <kenleaders@gmail.com>
Sent: Monday, December 9, 2024 10:11 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Captain Morgan <deltagman@yahoo.com>
Subject: Camp Gold Star

Dear Mr. Jobrack,
I formally request your consideration and support for establishing **Camp Goldstar**, Applicant Number = PA-2400377, a dedicated facility in the Delta region of Northern California, to honor and serve our nation's veterans and first responders.
Camp Goldstar aims to provide a sanctuary where these brave individuals can find peace, joy, and a renewed sense of community. With its serene environment, the Delta offers the perfect backdrop for a location that fosters healing, camaraderie, and personal growth.
Our veterans and first responders have selflessly served our nation, often enduring significant physical and emotional sacrifices. Establishing Camp Goldstar acknowledges their dedication and offers them a space to rest, recover, and rebuild.
Furthermore, Camp Goldstar represents an invaluable opportunity for economic stimulation in the county. This initiative will significantly contribute to the regional economies while serving a noble purpose by attracting visitors, generating employment, and supporting local businesses.
I would like to ask for your approval and support to proceed with this vital project. With your assistance, Camp Goldstar can become a beacon of hope and gratitude for those who have given so much to our communities and country.
Thank you for considering this proposal.
Sincerely,
Ken Leaders

From: Leroy DeTevis <leroyg12detevis@yahoo.com>
Sent: Monday, December 9, 2024 1:34 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Subject: Deltagman@yahoo.com

Dear Mr. Jobrack,

I formally request your consideration and support for establishing Camp Goldstar, Applicant Number = PA-2400377, a dedicated facility in the Delta region of Northern California, to honor and serve our nation's veterans and first responders.
Camp Goldstar aims to provide a sanctuary where these brave individuals can find peace, joy, and a renewed sense of community. With its serene environment, the Delta offers the perfect backdrop for a location that fosters healing, camaraderie, and personal growth.
Our veterans and first responders have selflessly served our nation, often enduring significant physical and emotional sacrifices. Establishing Camp Goldstar acknowledges their dedication and offers them a space to rest, recover, and rebuild.
Furthermore, Camp Goldstar represents an invaluable opportunity for economic stimulation in our state. This initiative will significantly contribute to the regional and state economies while serving a noble purpose by attracting visitors, generating employment, and supporting local businesses.
I request your approval and support to proceed with this vital project. With your assistance, Camp Goldstar can become a beacon of hope and gratitude for those who have given so much to our communities and country.
Thank you for considering this proposal.

Sincerely,
Leroy DeTevis

From: Allan Lamb <allanlamb@sbcglobal.net>
Sent: Tuesday, December 10, 2024 12:50 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: deltagman@yahoo.com <deltagman@yahoo.com>
Subject: Camp Goldstar (Applicant Number : PA-2400377)

Dear Mr. Jobrack,
I am reaching out to request your support and approval for the establishment of Camp Goldstar (Applicant Number: PA-2400377), a dedicated sanctuary in the Delta region of Northern California designed to honor and serve our nation's veterans and first responders.
Camp Goldstar will serve as a refuge where these brave individuals can experience peace, joy, and a renewed sense of purpose. Nestled in the tranquil Delta landscape, this facility will provide an ideal setting for healing, fostering camaraderie, and cultivating personal growth.
Our veterans and first responders have made profound sacrifices, often facing immense physical and emotional challenges in service to our nation. Camp Goldstar is an opportunity to not only recognize their courage and dedication but also to offer them a vital space for rest, recovery, and rebuilding their lives.
Additionally, Camp Goldstar will bring significant economic benefits to our region. By attracting visitors, creating jobs, and boosting local businesses, it will contribute meaningfully to the area's economic vitality while advancing a noble cause. This dual-purpose initiative embodies both community gratitude and economic responsibility.
I respectfully ask for your approval to move this project forward. Your support will be instrumental in transforming Camp Goldstar into a symbol of hope and resilience for those who have given so much to protect and serve.
Thank you for considering this important initiative. I would be honored to discuss further details at your convenience. Please feel free to contact me at allanlamb@sbcglobal.net.
Sincerely,
Allan Lamb

From: John Carolla <jacarolla@sbcglobal.net>
Sent: Tuesday, December 10, 2024 5:45 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Captain Morgan <deltagman@yahoo.com>
Subject: Camp Goldstar Applicant # PA-2400377

Hello Mr. Jobrack,

I am writing you today regarding the development of Camp Goldstar, here in the Delta Region of Northern California, in San Joaquin County. I have been watching this project develop with anticipation for quite some time. I view this project as an opportunity for additional growth here in the Delta with a very solid purpose. That purpose is honoring our military and the many first responders in our community and across our nation.

This project will shine a light on the region in a very positive manner for those who have given of themselves for our local communities, as well as our nation. I am looking forward to seeing the completion of this project and the day that the doors open to welcome all that it will honor.

I hope that we can count on your support, in order to move this project along in a positive direction. It will mean so much, to so many.

Thank you,

John Carolla
1015 Discovery Bay Blvd.
Discovery Bay, CA
(925) 989-4563

From: Charlie Wheeler <wheeler2151@gmail.com>
Sent: Wednesday, December 11, 2024 8:38 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Deltagman@yahoo.com <Deltagman@yahoo.com>
Subject: PA-2400377

This letter is to show my support for Frank Morgan. I have known Frank for quite a number of years. He is one the finest skippers on the delta. He has always had the best interest of the Delta and all the people who ply the waterways of the delta. Some time back when he introduced me to his plan for Camp Gold Star I was immediately on board with his plan. I have been visiting that area for years and the addition of a facility such as CGS in the designated location would be a tremendous benefit to the Delta. With all the times that Frank and I have talked, he has repeatedly informed me of the steps of development of the project. You could not find a more honest man to produce something such as this. I totally support the CGS project and Frank Morgan.

Charlie Wheeler
925-437-2262

From: Ric Campos <ric@camposfamilyvineyards.com>
Sent: Wednesday, December 11, 2024 10:03 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Captain Morgan <deltagman@yahoo.com>
Subject: Camp Gold Star Applicant #- PA-2400377

Sol Jobrack: Frank has shared with me about the plans of building a Camp Gold Star on the Delta. I think this is a wonderful idea and plan!! This project would bless many families and veterans and first responders. I have been boating on the Delta all my life and I have lived on the Delta for many years. The Delta is a special place and to be able to share it with our community and different groups from all around the United States is a good thing. I also believe it would add value to our community and the surrounding area. If you would like to talk to me feel free to respond to this e mail or call me.

Thank you,
Ric Campos | Vineyard Proprietor
Email: ric@camposfamilyvineyards.com
Office: (925)308-7936 | Cell: (510)773-5461

CAMPOS
Family Vineyards

From: Wayne Tunick <wayne.tunick@gmail.com>
Sent: Wednesday, December 11, 2024 11:15 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Deltagman@yahoo.com <Deltagman@yahoo.com>
Subject: PA-2400377 Support for Camp Goldstar Project

TRILOGY AT THE VINEYARDS
VETERANS ASSOCIATION

Sir,

I am the Commander of Trilogy at the Vineyards Veterans Association (TVVA) located in Brentwood, CA. The mission of our organization is to support veterans in need by supporting organizations that help veterans.

The Camp Goldstar Project is an outstanding effort that will help veterans and gold star families. Our organization is fully supportive of this effort and encourages approval and support from the county.

We owe much to our service members, especially the families that have lost loved ones. This project will provide a great location to help those that have given much.

Thank you
Wayne Tunick
CAPT USN ret
TVVA Commander

From: Klooster, Brettin <brettin.klooster@advantest.com>
Sent: Wednesday, December 11, 2024 1:46 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: deltagman@yahoo.com <deltagman@yahoo.com>
Subject: Letter of Support - Application # PA-2400377

Dear Mr. Jobrack,

I am a resident of Discovery Bay and writing to support Captain Frank Morgan's Project called Camp Gold Star (Application # PA-2400377). This facility will be a place for the military veterans, their families, and first responders to visit and relax on the delta in San Joaquin County. Many delta resorts have been destroyed due to fire and the elements with out being rebuilt. This project will be the first new resort (honoring our nations vet's and first responders) considered in many years.

Please support Frank Morgan, his architect, and all the planners who have worked so diligently to make this project happen. I appreciate your consideration and approval to make this project happen.

I, military veterans, and first responders thank you in advance for your support.

Thanks,

Brettin Klooster
Director
Customer Service Business Development
Advantest America, Inc.
Email: brettin.klooster@advantest.com
Phone: (408) 435-5262 (office)
Phone: (925) 998-2264 (mobile)

From: Laurie Lamb <lauriebotello517@gmail.com>
Sent: Wednesday, December 11, 2024 2:07 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: deltagman@yahoo.com <deltagman@yahoo.com>
Subject: Letter of Support - Application # PA-2400377

Dear Mr. Jobrack,

I am writing to support Captain Frank Morgan's Project called Camp Gold Star (Application # PA-2400377). This is proposed to be a first class getaway in honor of our first responders and our military veterans with their families for a relaxing and safe environment. Camp Gold Star aims to provide a sanctuary where these brave individuals can find peace, joy, and a renewed sense of community.

Please support Frank Morgan, his architect, and all the planners who have worked so diligently to make this project a reality I appreciate your consideration and approval to make this project happen.

Thank you for taking this time to read this letter of support.

Sincerely,

Laurie Lamb

From: Lisa <tolisalisa@gmail.com>
Sent: Wednesday, December 11, 2024 11:48 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Captain Morgan <Deltagman@yahoo.com>
Subject: Subject: Support for Camp Gold Star (CGS) Project - Applicant Number PA-2400377

Dear Sol Jobrack,
I am writing to express my strong support for the proposed Camp Gold Star (CGS) project, Applicant Number PA-2400377. This initiative is a meaningful and vital effort to recognize and honor the tremendous sacrifices made by our nation's military and first responders. The establishment of Camp Gold Star will provide a place of reverence, community, and support for these heroes and their families, reflecting the gratitude and respect they have earned through their service.
The Camp Gold Star project aligns with the values of our community by promoting recognition, healing, and connection. It is projects like this that strengthen our collective spirit and offer tangible support to those who dedicate their lives to protecting and serving our country. I believe CGS will also provide a valuable resource for education, reflection, and community engagement, further enriching the fabric of our county.
I urge the Community Development Department and Planning Commission to support and approve this project. The benefits it will bring to our community and its symbolic importance to our nation are immeasurable. Thank you for your attention to this vital matter and for your efforts in facilitating the development of Camp Gold Star.
Please feel free to reach out to me if additional information or further testimony in support of this project is needed.
Sincerely,
Lisa Ray Combs
925-787-9688
CC: Captain Morgan (Deltagman@yahoo.com)

From: CHERYL FLEBUT <ptowncher@comcast.net>
Sent: Wednesday, December 11, 2024 9:44 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: deltagman@yahoo.com <deltagman@yahoo.com>
Subject: PA-2400377

I've known Frank Morgan for 12 years. I have been boating and living on the delta for 50 years. He has always had the best interests of the community and delta in his heart. Anything that he is involved with has always been successful. His latest project, Camp Gold Star, is another example of his love and devotion to the people of the delta. This project benefits Veterans and first responders along with the community. With so many establishments being closed and/or burned down this project is truly a breath of fresh air. It is so nice to envision a future project that honors those who have served or are currently serving. I cannot wait to see the first steps of development and follow the progress.

Thank You,
Cheryl Flebut
925-200-8450

From: Shawn Martin <shawnrobertmartin@yahoo.com>
Sent: Thursday, December 12, 2024 9:23 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Subject: Camp Gold Star (CGS) project

I support this project, we need to remember our fallen heroes.

Please approve.

Applicant Number = PA-2400377
Project Planner = Sol Jobrack
CampGoldStar.com

Very Sincerely,
Shawn R. Martin
Mobile: 925-344-1213

From: Kris Holland <krisholland50@yahoo.com>
Sent: Thursday, December 12, 2024 6:49 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: deltagman@yahoo.org <deltagman@yahoo.org>
Subject: Letter of Support - Application #PA-2400377

Dear Mr. Jobrack,

We are writing this letter in support of Frank Morgan and his project of Camp Gold Star on the Delta in San Joaquin County, Application # PA-2400377.

As we are daughter and son of Military Veteran Fathers who have served in both the U.S. Army and U.S. Air Force, we are honored to support Frank Morgan, county and city planners, and all architects and design teams who have and continue to work together with pride and swift process for Camp Gold Star.

This project will serve as a an incredible and inspirational retreat of relaxation and connection not only for the families of our fallen heroes of our Military and First Responders, but also as an amazing experience for visitors and guests to share in the lives of those who have served with courage and bravery to keep our country free and proud.

Thank you for your time to read this letter and to give Camp Gold Star its reality.

Sincerely,
Rod and Kris Holland
Discovery Bay Residents
925.303.8161

From: Kevin Block <kevin.cpbi@gmail.com>
Sent: Thursday, December 12, 2024 3:39 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Deltagman@yahoo.com <Deltagman@yahoo.com>
Subject: PA-2400377 Camp Gold Star

San Joaquin County Community Development Department, in regards to the Camp Gold Star Project. We Have been living on the delta since 2014 and believe there are few places in the world as beautiful. We have a son that was in the army for 10 years and had 2 deployments to Afghanistan. We feel Anything we can do as a community and individuals to show that we appreciate the people who have sacrificed so much for us is a must do. We are in support of The Camp Gold Star Project.
Thank you
--
Kevin Block
Ph# 408-661-3599

From: Rico Bautista <ricobau@gmail.com>
Sent: Thursday, December 12, 2024 4:58 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Deltagman@yahoo.com <Deltagman@yahoo.com>
Subject: Applicant Number = PA-2400377 - Camp Gold Star Project

Dear Mr. Jobrack,

I wanted to send this email in support of the Camp Gold Star Project. I think this is a great and worthwhile project which should benefit a lot of people and causes. Should you need any additional input from me, please do not hesitate to reach out. I truly hope all involved agencies will give the project a thumbs up.

Thank you and Happy Holidays,

Rico Bautista
C: 650-787-4800

From: Rob Molina <molina.benefitsprotect@gmail.com>
Sent: Friday, December 13, 2024 2:12 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>; Captain Morgan <Deltagman@yahoo.com>
Subject: Applicant # PA-2400377

To whom it may concern,

Re: Applicant # PA-2400377 ,
Project planner, Sol Jobrack.

Please accept this email as my formal support for the proposed Camp Gold Star (CGS).

I have read the Hero Program Summary that is posted on the Campgoldstar.com website and I am in full support of this endeavor. What an incredible way to recognize and honor our nation's military and first responder heroes.

The men and women who have given all for our nation should never be forgotten. This project is a beautiful way to honor and thank them for their service and greatest sacrifice of all.

Sincerely,

Allan Robert Molina
1761 Surfside Place
Discovery Bay, CA 94505

From: NorCal Lifting and Repairs <norcalliftingandrepairs@gmail.com>
Sent: Friday, December 13, 2024 10:32 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Deltagman@yahoo.com <Deltagman@yahoo.com>
Subject: Support for PA-2400377

Hello Sol,

I wanted to take a moment to show my support and appreciation for the efforts and project that will recognize and Honor our nations past, present and future military, first responders and true Heroes that provide individuals like myself the opportunity to live and work in this great nation. This project I believe will provide a great opportunity for all those that have the opportunity to participate and utilize the location to reflect, remember and memorialize those who have and do sacrifice daily for our safety.

Thank You,
Joshua Reeves
President/CEO
Nor-Cal Lifting and Repairs
916-201-4318

From: Paula Davies <paulapohantwo@gmail.com>
Sent: Friday, December 13, 2024 5:25 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Subject: SUPPORT Camp Gold Star, Application #PA-2400377

Dear Mr. Jobrack,

I am writing to you to tell you how excited we in Discovery Bay are about the efforts of our beloved Captain Frank Morgan on the behalf of Veterans and their families via the creation of Camp Gold Star. As the husband of a Veteran, our equally beloved fellow citizen Melinda Lamb Morgan, both of whom are long time fixtures in the community, Frank has an added drive to give Veterans and their families all the support we can as a community. He has put endless hours of research, hard work, and of course heart and soul into making this resort a reality. We have watched him take it from a dream to the drawing board on up to your doorstep in the hopes that you will give your approval, your backing, and your enthusiastic support to his mission.

If I sound a bit emotional about this topic, let me explain that I am the widow of a Veteran and I spent many long weeks at the V.A. Hospital in San Francisco through my husbands' illnesses. I know how important it is to Veterans and their families to be able to have some respite from the cares of issues unique to their situations. Camp Gold Star would provide this and so much more via the diligence and attention to every detail of Frank Morgan. I cannot imagine anyone being more qualified to take on the task and make it a reality.

I hope you will carefully consider and ultimately approve his requests for your support.

Thank you.

Paula A. Davies

From: Robert Schier <jacobschier@gmail.com>
Sent: Friday, December 13, 2024 9:27 PM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Subject: Support for Camp Gold Star Application #PA-2400377

Dear Mr. Jobrack,

I have known Frank Morgan for almost the entire twenty years I have been a resident of Discovery Bay. I can tell you without reservation that he is the man who knows Discovery Bay's waterways and its people as well as if not better than anyone.

Frank's devotion to his project Camp Gold Star has impressed me from the first time I heard him speak about it. He has worked diligently to come up with a workable plan to create a private resort for Military and First Responder Veterans and their families which in my experience is totally unique. I think it would be a great way to honor our heroes as well as providing employment for staff members, and enriching our community simply with their presence. In other words, it would be a huge win-win proposition.

I hope you will support Frank in his endeavor to create something of lasting value in our community, Camp Gold Star.

Sincerely,

Bob Schier

From: Amanda Hall-Dove <amanda@roarca.org>
Sent: Saturday, December 14, 2024 10:01 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Frank Morgan <deltagman@yahoo.com>
Subject: PA-2400377

RE: # PA-2400377
LETTERY OF SUPPORT
CAMP GOLD STAR PROJECT

C/O: SJCCCD, Sol Jobrack, Project Planner

Dear Mr. Jobrack,

It is our pleasure to support the proposed Camp Gold Star Development project.

This is an inspired project which has the support of our organization, ROAR, an aging services multiple-resource 501(c)(3) nonprofit and state-funded community development organization serving the California Delta.

We have reviewed the plans and programs proposed for the Camp Gold Star develooment project and recognize this project to be needed, necessary, and in line with the State's strategic plans and goals. Specifically, those of the State's Department of Aging, CalHHS, CalVET and DVBE, CalVols, Department of Energy, CARB, CAEATFA, Delta Stewardship Council and Sacramento-San Joaquin Delta Conservancy.

We wish for the Camp Gold Star Project the best of success and a swift approvals process in San Joaquin County.

Sincerely,

Amanda Dove
Executive Director
Amanda@ROARCA.org
(925) 775-9326

From: Jan Zanettini <zanettini2@comcast.net>
Sent: Thursday, December 19, 2024 10:57 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Cc: Captain Morgan <deltagman@yahoo.com>
Subject: Letter of Support for Application #PA-2400377

To Whom it may concern:

I am proud to support Frank Morgan's project, Camp Gold Star PA#2400377, located on the California Delta in San Joaquin County.

This initiative was proposed with the goal of providing a peaceful and supportive environment for our Military Veterans, First Responders and their families - offering them a space to relax and create lasting memories in a safe, welcoming setting.

The dedicated team behind this project has worked tirelessly to establish this sanctuary for those that have selflessly served our communities and country.

I hope you'll recognize the significant benefits that this project will bring and the level of commitment Frank Morgan and his team have shown. Their efforts are critical to advancing this project and the support I have provided here will help facilitate the application process so that construction can begin without any longer delays.

Thanking you in advance for your attention to this project.

Sincerely,

Jan Zanettini
zanettini2@comcast..net
5719 Marlin Drive, Discovery Bay, CA 94505
925-303-9745

From: Eileen Zagelow <ezagelow@sbcglobal.net>
Sent: Sunday, December 22, 2024 11:18 AM
To: Jobrack, Sol [CDD] <shjobrack@sjgov.org>
Subject: Fwd: PA-2400377. Camp Gold Star

Try again

Begin forwarded message:

From: Eileen Zagelow <ezagelow@sbcglobal.net>
Date: December 11, 2024 at 3:56:06 PM PST
To: shjobrack@sjgov.org
Cc: Deltagman@yahoo.com
Subject: PA-2400377. Camp Gold Star

Mr. Jobrack,

I am offering my full support for Camp Gold Star. This is a wonderful opportunity for us to have a experiential memorial to the men and women that have served in our Armed Forces and/or as first responders.
So many families will benefit from honoring people they care for. Personally my first husband served in Vietnam. My father and uncles all served in World War II. I think it's wonderful that these people can be remembered and honored locally.

Sincerely,
Eileen Zagelow

From: Bob Stotler <bsuperglides58@gmail.com>
Sent: Tuesday, December 24, 2024 8:26 AM
To: Planning [CDD] <planning@sjgov.org>
Cc: DeltaGman@yahoo.com
Subject: Camp Gold Star

I promote and support the vision to approve and create a new Marina & Resort on the Delta Camp Gold Star project. This fantastic project recognizes and honors our Military and First Responders. This genuine, sincere and great vision is a legitimate tribute to honor our country's Military and First Responders to create a proud legacy for years to come.

Bob Stotler

SAN JOAQUIN COUNTY
Greatness grows here.

Board of Supervisors
Tom Patti, *Third District*
Michael Anderson, *Chief of Staff*

February 16, 2024

To Whom It May Concern:

As the San Joaquin County Supervisor for District 3, which includes communities in Stockton, Manteca, and Lathrop, I am writing to offer my support for the planned (25) Unit Camp Gold Star (CGS) project on Mc Donald Island here in San Joaquin County. This fully worthwhile project will work towards improving mental health outcomes and the quality of life for our veterans and Gold Star communities in honor of our fallen heroes and their families.

Mr. Frank Morgan is committed to being highly engaged in our county, and the San Joaquin Delta recreation communities at the grassroots level, which is exactly what we need for our returning veterans along with the families that have paid a premium sacrifice. Mr. Morgan has proven his commitment as a small business owner of Captain Morgan's Delta Retreat, also Captain Morgan's Delta Adventures.

Many of today's returning veterans have Post Traumatic Health Disorder(s) (PTSD) and/or Traumatic Brain Injury(s) (TBI). Our Gold Star families suffer the tremendous loss of loved one due to conflict abroad. Having the ability to recreate among fellow veterans and families that "walk in each other's shoes" is extremely healing, and a way to assist in re-integrating back into society. I am confident that Mr. Morgan will work closely with our veterans and the families of the fallen, as well as with a diverse array of community stakeholders, to serve our veteran and Gold Star community's needs, and deliver high quality recreation.

With his years of experience and proven commitment to improving the delivery of retreat activities, I support Mr. Morgan's development of Camp Gold Star to provide a safe, healing atmosphere here in San Joaquin County.

Sincerely,

Tom Patti

Tom Patti
Supervisor, District 3

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Attachment D
Environmental Document

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SAN JOAQUIN COUNTY
Greatness grows here.

Community Development Department
Planning · Building · Code Enforcement · Fire Prevention

Jennifer Jolley, Director

Eric Merlo, Assistant Director
Tim Burns, Code Enforcement Chief
Corinne King, Deputy Director of Planning
Jeff Niemeyer, Deputy Director of Building Inspection

MITIGATED NEGATIVE DECLARATION

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

☒ County Clerk, County of San Joaquin

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

PROJECT TITLE: Conditional Use Permit No. PA-2400377 / Camp Gold Star Resort

PROJECT LOCATION: The project site is north of North Zuckerman Road, 17,607 feet north of Zuckerman Bridge, Stockton., San Joaquin County. (APN/Address: 129-080-54 / 4103 N. Zuckerman Rd., Stockton) (Supervisorial District: 3)

PROJECT DESCRIPTION: A Conditional Use Permit application for construction of a private resort with 25, 6-8-person lodges, each with bathroom and kitchenette; and marina with 6,1,60-sf. dock with 33 to 44 boat capacity. Four ADA accessible lodges. Also includes a 6,500-sf, 2-story clubhouse with kitchen and 2nd floor caretaker's unit, a 1,440-sf garage; a 2,500-sf pool and spa; five 144-sf cabanas; grass bocce ball courts, a volleyball court, and a concrete pickle ball court; a 1,200-sf picnic table shelter; a 2,000-sf dog run; a 1,000-sf communal restroom with showers; a 1,000-sf housekeeping and laundry building; a 14-foot wide gazebo; 2 observation towers; and 27 fire pits. Private water, sanitary sewer, and storm drainage provided on site.

The Property is zoned AG-80 (General Agriculture, 80-acre minimum) and the General Plan designation is OS/RC (Resource Conservation).

PROPONENT: Camp Goldstar, LLC / Frank Morgan

This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced to a less than significant level. The Mitigated Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.
This is a Notice of Intent to adopt a Negative Declaration for this project as described. San Joaquin County has determined through the Initial Study that there is no substantial evidence that the project may have a significant effect on the environment. The Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

Date: August 1, 2025

Contact Person:
Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: alisa.goulart@sjgov.org

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Camp Gold Star Project

Conditional Use Permit No. PA-2400377

Initial Study/Mitigated Negative Declaration

August 2025 | 09559.00001.001

Prepared for:

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

Prepared by:

HELIX Environmental Planning, Inc.
1677 Eureka Road, Suite 100
Roseville, CA 95661

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I	Mitigation Monitoring and Reporting Program

ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
AG-80	General Agriculture, 80-acre minimum
amsl	above mean sea level
APN	Assessor's Parcel Number
ARD	Aquatic Resources Delineation
BMPs	Best Management Practices
CAAQS	California Ambient Air Quality Standards
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CalEEMod	California Emissions Estimator Model
CAL FIRE	California Department of Forestry and Fire Protection
CALGreen	California Green Building Standards Code
CalRecycle	California Department of Resources Recycling and Recovery
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
CHL	California Historical Landmarks
CHRIS	California Historical Resources Information Systems
CNDDB	California National Diversity Database
CNPS	California Native Plant Society
CO	carbon monoxide
CO_{2e}	carbon dioxide equivalent
County	San Joaquin County
CRPR	California Native Plant Society Rare Plant Ranking System
CRHR	California Register of Historical Resources
CUP	Conditional Use Permit
CWA	Clean Water Act
dB	decibel
DOC	California Department of Conservation
DPM	diesel particulate matter
DTSC	Department of Toxic Substances Control
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FMMP	Farmland and Monitoring Program
GHG	greenhouse gases
HDG	hot-dip galvanized

ACRONYMS AND ABBREVIATIONS (cont.)

I	Interstate
IPaC	Information for Planning and Consultation
IPCC	International Panel on Climate Change
IS/MND	Initial Study/Mitigated Negative Declaration
L_{dn}	Day-Night Average Level
L_{eq}	average or equivalent continuous sound level
L_{max}	maximum sound level
LED	light emitting diode
LOS	Level of Service
LRA	Local Responsibility Area
MBTA	Migratory Bird Treaty Act
MLD	Most Likely Descendant
MMRP	Mitigation Monitoring and Reporting Program
N_2O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NMFS	National Marine Fisheries Service
NO_x	nitrogen oxide
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
NSLU	noise-sensitive land use
OEHHA	Office of Environmental Health Hazard Assessment
OHP	Office of Historic Preservation
OMR	Office of Mining Reclamation
OS/RC	Resource Conservation Designation
Pb	lead
PFC	perfluorocarbons
PG&E	Pacific Gas and Electric Company
PM_{10}	particulate matter 10 micrometers or less in diameter
$PM_{2.5}$	particulate matter 2.5 micrometers or less in diameter
PRC	California Public Resources Code
PTDF	pressure-treated Douglas fir
PVC	polyvinyl chloride
ROG	reactive organic gas
RTD	Regional Transit District
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board

ACRONYMS AND ABBREVIATIONS (cont.)

SB	Senate Bill
sf	square feet
SLF	Sacred Lands Files
SF_6	sulfur hexafluoride
SJCEHD	San Joaquin County Environmental Health Department
SJMSCP	San Joaquin County Multi-Species Habitat Conservation and Open Space Plan
SJCOES	San Joaquin County Office of Emergency Services
SJCOG	San Joaquin Council of Governments
SJVAB	San Joaquin Valley Air Basin
SJVAPCD	San Joaquin Valley Air Pollution Control District
SMAQMD	Sacramento Metropolitan Air Quality Management District
SO_2	sulfur dioxide
SO_X	sulfur oxides
SR	State Route
SSC	Species of Special Concern
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminant
USACE	U.S. Army Corps of Engineers
USEPA	U.S. Environmental Protection Agency
USGS	U.S. Geological Survey
VMT	vehicle miles traveled

INITIAL STUDY INFORMATION SHEET

1.	Project title:	Camp Gold Star Project Conditional Use Permit No. PA-2400377
2.	Lead agency name and address:	San Joaquin County Community Development Department 1810 East Hazelton Avenue Stockton, CA 95205
3.	Contact person and phone number:	Alisa Goulart, Associate Planner (209) 468-0222
4.	Project location:	4103 N. Zuckerman Road, McDonald Island, in the Sacramento-San Joaquin River Delta
5.	General plan designation:	OS/RC (Resource Conservation)
6.	Zoning:	AG-80 (General Agriculture, 80-acre minimum)

7. Description of project:

The proposed project would include construction of a private resort with 25 prefabricated mobile lodges and amenities, including a marina with an "L"-shaped dock. The proposed dock would be able to accommodate approximately 33 to 44 private boats, depending on the length of the boat. Proposed resort amenities would include a 6,500-square foot (sf) two-story clubhouse with a 2,500-sf caretaker's unit on the second floor; a pool, spa, and cabanas; grass bocce ball courts, a volleyball court, and a pickle ball area; a 2,000-sf dog run; a 1,000-sf communal restroom with showers; a 1,000-sf building for housekeeping and laundry; a 1,440-sf garage; a 14-foot wide gazebo; and a decorative water tower and covered seating would be located near the dock gangway that connects the resort to the "L"-shaped dock. Two observation towers would also be constructed on-site at the two vehicle entrance gates. The project would also include a "U"-shaped gravel internal access road, five on-site parking spaces, and various utilities including a new well and water storage tank, a septic system, stormwater system, propane tank, and an electrical transformer and underground power lines.

During operation of the proposed private resort and marina, up to 250 overnight guests would be on-site at a time. At maximum capacity, it is anticipated that approximately 150 guests would reside in the proposed lodges and approximately 100 guests would reside in private boats that dock at the proposed marina. Depending on the season, it is estimated that approximately nine to 16 employees would be present on-site at a time.

8. Surrounding land uses and setting:

The project site is located in the northeastern corner of McDonald Island, near the confluence of Stockton Deepwater Channel and Headreach Cut-off in the Sacramento-San Joaquin River Delta. The project site is surrounded by the Delta Yacht Club on Tule Island, the SJC Delta Power Squadron boat club in the White Slough, and the St. Francis Yacht Club on Tinsley Island to the north across from the San Joaquin River; agricultural fields and open space to the east across from the San Joaquin River;

agricultural fields and open space immediately to the south; and agricultural fields, open space, and the southern edge of Tule Island to the west across from the San Joaquin River. The San Joaquin River borders the project site to the north, east, and west.

9. Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

    - State Water Resources Control Board (SWRCB)
    - Central Valley Regional Water Quality Control Board (CVRWQCB)
    - San Joaquin County Environmental Health Department (SJCEHD)
    - San Joaquin Council of Governments (SJCOG)
    - U.S. Army Corps of Engineers (USACE)
    - California State Lands Commission (CSLC)
    - Central Valley Flood Protection Board (CVFPB)

10. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code (PRC) Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

The County carried out tribal consultation for the proposed project pursuant to Assembly Bill (AB) 52. Formal invitations to consult under the California Environmental Quality Act (CEQA) were sent by the County to the following tribes on November 15, 2024:

- Buena Vista Rancheria
- North Valley Yokuts Tribe
- United Auburn Indian Community
- CA Valley Miwok Tribe

Each tribe was provided with a brief description of the project and its location, the contact information for the County's authorized representative, and a notification that the tribe has 30 days to request consultation. As of the time this report was written, the County did not receive responses from any of the tribes listed above, and therefore, consultation was closed.

1.0 INTRODUCTION

This Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared by HELIX Environmental Planning, Inc. (HELIX) for the proposed Camp Gold Star Project ("proposed project" or "project") to satisfy the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Section 21000 et seq.) and the CEQA Guidelines (14 California Code of Regulations [CCR] 15000 et seq.). CEQA requires that State and local government agencies consider the environmental consequences of projects over which they have discretionary authority before they approve or implement those projects.

The IS/MND is a public document used by the decision-making Lead Agency to determine whether a project may have a significant effect on the environment. The County of San Joaquin (County) will use this IS/MND to determine whether the proposed project has a significant effect on the environment. This IS/MND relies on CEQA Guidelines Sections 15064 and 15064.4 in its determination of the significance of the environmental impacts. Per Section 15064, the finding as to whether a project may have one or more significant impacts shall be based on substantial evidence in the record, and that controversy alone, without substantial evidence of a significant impact, does not trigger the need for an Environmental Impact Report (EIR).

1.1 REQUIRED APPROVALS

A listing and brief description of the approvals and/or regulatory permits required to implement the proposed project are provided below. This environmental document is intended to address the environmental impacts associated with the following discretionary actions and approvals.

County of San Joaquin

- **Conditional Use Permit**
- **Grading Permit**
- **Building Permit**
- **Consideration of the Environmental Document:** The County of San Joaquin will act as the Lead Agency as defined by CEQA and will have authority to determine if the environmental document is adequate under CEQA and the State CEQA Guidelines.
- **Project Approval:** The County of San Joaquin Planning Commission will consider approval of the project.

Other Agencies

- **San Joaquin County Environmental Health Department (SJCEHD):** Well Permit and Small Public Water System Permit for drilling and operation of the proposed well; Annual Operating Permit for the proposed sewage holding tank system.
- **San Joaquin Council of Governments:** San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) Permit.

- **State Water Resources Control Board, Division of Drinking Water:** Approval of Small Public Water System Permit for the proposed well, in concurrence with SJCEHD.

- **Central Valley Regional Water Quality Control Board:** National Pollutant Discharge Eliminated System (NPDES) Construction General Permit, which requires the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Obtain a Clean Water Act (CWA) Section 401 Water Quality Certification from the Central Valley RWQCB (Region 5).

- **U.S. Army Corps of Engineers (USACE):** Obtain authorization under a CWA Section 404 Permit. Obtain a Section 10 Permit for placement of a structure within a navigable water.

- **California State Lands Commission (CSLC):** Encroachment Permit.

- **Central Valley Flood Protection Board (CVFPB):** Encroachment Permit for work within 100-foot proximity of a non-leveed Regulated Stream listed in California Code of Regulations, Title 23, Water, Division 1, Article 8, Table 8-1.

2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION AND SETTING

The proposed project is located at 4103 N. Zuckerman Road on McDonald Island in the Sacramento-San Joaquin River Delta ("the Delta"), in unincorporated San Joaquin County, California. The project is located in the northeastern corner of McDonald Island, near the confluence of Stockton Deepwater Channel and Headreach Cut-off. McDonald Island is approximately 53 miles south of Sacramento and is bounded on the north and east by San Joaquin River, on the south by the Empire Cut inlet, and on the west by Middle River and Latham Slough. McDonald Island is mainly comprised of open space, agricultural fields, Pacific Gas and Electric (PG&E) facilities, pump stations, and a few labor camp residences and abandoned structures throughout the island. See Figure 1 for a site and vicinity map. The project is situated in Section 18 of Township 2 North and Range 5 East, Mount Diablo Meridian, and is depicted on the U.S. Geological Survey (USGS) *Terminous, CA* 7.5-minute topographic quadrangle map. The approximate center of the project is at latitude 38.025350° and longitude -121.475448°, NAD 83, and is located at an elevation between six and 12 feet above mean sea level (amsl).

The proposed project is located on a 10-acre parcel identified as Assessor's Parcel Number (APN) 129-080-54, the western portion of which is inundated by the San Joaquin River. The 10-acre parcel consists of open space and vegetation and is currently inhabitable. See Figure 2 for an aerial map of the parcel. Of the 10-acre parcel, the proposed resort would encompass approximately 3.2 acres of land, and the proposed marina and dock would encompass approximately 6,160-sf, or 0.14 acre, of the San Joaquin River. The project site would be developed with the 3.2-acre resort and the 0.14-acre marina and dock. The remaining areas of the overall parcel would remain undeveloped. The project site is surrounded by the Delta Yacht Club on Tule Island, the SJC Delta Power Squadron boat club in the White Slough, and the St. Francis Yacht Club on Tinsley Island to the north across from the San Joaquin River; agricultural fields and open space to the east across from the San Joaquin River; agricultural fields and open space immediately to the south; and agricultural fields, open space, and the southern edge of Tule Island to the west across from the San Joaquin River. The San Joaquin River borders the project site to the north, east, and west.

Access to McDonald Island is via a dirt levee road from McDonald River Bridge off of Roberts Island, in the southeastern corner of McDonald Island. N. Zuckerman Road is a private road that serves as the primary roadway on McDonald Island and traverses the perimeter of the island.

The San Joaquin County 2035 General Plan (General Plan) designates the project site as OS/RC (Resource Conservation). The project site is zoned AG-80 (General Agriculture, 80-acre minimum).

2.2 PROJECT COMPONENTS

The proposed project would include construction of a private resort with 25 prefabricated mobile lodges, resort amenities, and a marina with an "L"-shaped dock. The proposed project components are discussed in greater detail below. See Figure 3 for the resort site plan and Figure 4 for the marina and dock plan.

Private Resort and Amenities

The project would include the construction of 25 prefabricated mobile lodges, each with their own bathroom and kitchenette and ranging in size from six- to eight-person lodges. Each lodge would be approximately 400 square feet (sf) or smaller. Four of the proposed lodges would be Americans with Disabilities Act (ADA) accessible. The lodges would be situated along the northern boundary of the resort and oriented towards San Joaquin River. The prefabricated mobile lodges would be transported to the project site and would be fully portable with a tow hitch, dual axles, and wheels. Once at the site, the lodges would be fixed in long-term placement. The mobile lodges are considered recreational vehicles (RVs) due to their size and mobility and would be required to be registered through the State of California.

A 6,500-sf, two-story clubhouse with a kitchen would be constructed on the eastern portion of the resort. The first floor of the clubhouse would be 4,000 sf, and the second floor would include a 2,500-sf caretaker's unit. A 1,440-sf garage would be constructed south of the clubhouse. The second floor of the clubhouse would extend over a breezeway between the clubhouse and the garage. The center of the resort would include a 2,500-sf pool with a spa; five 144-sf cabanas; a pool deck with lounge chairs; grass bocce ball courts, a volleyball court, and a concrete pickle ball court; a 1,200-sf picnic table shelter; and a 2,000-sf dog run. The resort would also include a 1,000-sf communal restroom with showers and a 1,000-sf building for housekeeping and laundry on the southwestern edge of the resort. A 14-foot wide gazebo would be located on the eastern end of the resort. Two observation towers would also be constructed on-site; one 225-sf observation tower would be located at the eastern vehicle entrance gate and one 225-sf observation tower would be located over covered seating adjacent to the dock gangway on the westernmost portion of the resort. Additionally, the project would include a total of 27 fire pits on-site, including one fire pit per lodge and two additional common fire pits.

Marina

The proposed project would include construction of a marina with an "L"-shaped floating dock, gangway, and concrete landing. The proposed dock would be approximately 6,160 sf and would consist of a 650-foot-long and eight-foot-wide main headfloat, which would accommodate resort guests' private boats, and a 120-foot-long and eight-foot-wide secondary headfloat, which would accommodate water taxis and emergency response boats. The main headfloat would have a capacity of approximately 33 to 44 boats, depending on the length of the boat. The main headfloat of the dock would be installed

approximately 100 feet north of and parallel to the McDonald Island shoreline. Under typical tidal conditions, the proposed dock would float at an elevation of approximately four feet amsl. The proposed dock would be constructed with prefabricated sections, pre-cured concrete encapsulated floats, hot-dip galvanized (HDG) steel thru-rods, and pressure-treated Douglas fir (PTDF) whalers. Utilities on the dock would include 22 electrical pedestals with 30 and 50 amps on each side, a water hose bib, night lights on power pedestals, and firefighting hose cabinets/extinguishers with spacing per code. A 460-sf floating kayak and paddle board rental shed and a waste pump-out pump on an 80-sf platform would also be located on the proposed dock.

The proposed dock gangway would include an ADA accessible ramp constructed with marine-grade aluminum. The gangway would be a prefabricated, 80 feet long and four feet wide ramp to provide access from the dock to the shore. A 12-sf reinforced concrete landing would be installed at an elevation of approximately 10.5 feet amsl to anchor the gangway to the shore. As mentioned above, one 225-sf observation tower would be located over covered seating adjacent to the dock gangway.

Access, Circulation, and Parking

Vehicle Access and Circulation

Two gated vehicle entrances off N. Zuckerman Road would provide access to the project site. A 12-foot-wide "U"-shaped gravel internal access road off the two vehicle entrances would provide circulation throughout the proposed resort.

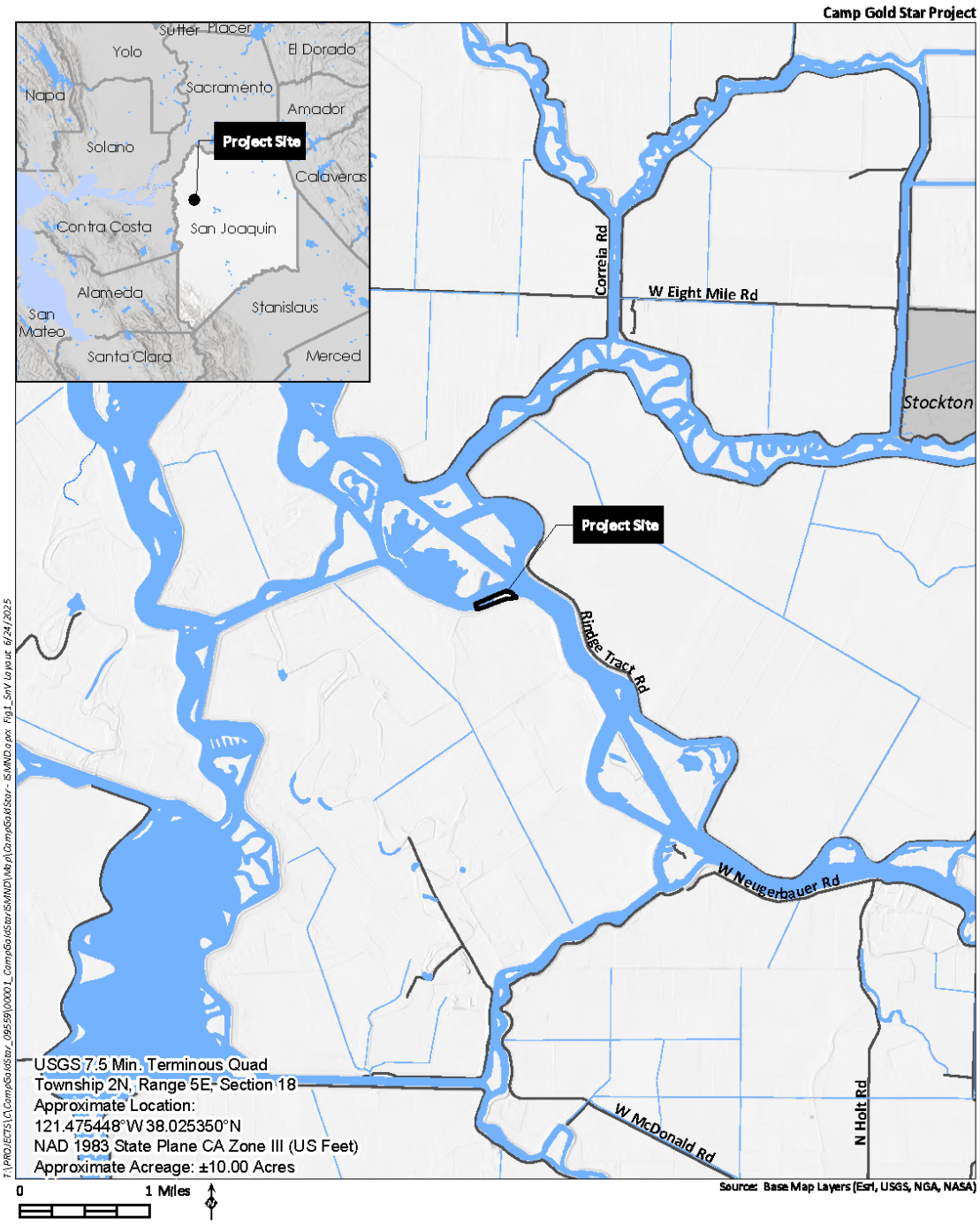
Due to the location of the proposed project and limited vehicular access onto McDonald Island, resort guests and employees would primarily travel to the project site via a water taxi from the King Island Marina parking area. The water taxi would temporarily dock at the proposed marina during guest drop-off and pick-up. Vehicular access to the site would be restricted to emergency vehicles, a few employees, and delivery and service vehicles. Vehicular access to the site would be available from the existing Turner Cut Bridge in the southeastern corner of McDonald Island and N. Zuckerman Road, which is a private road.

Pedestrian Access and Circulation

A pervious pedestrian walkway would be located around the perimeter of the resort to provide access to the mobile lodges, resort amenities, and dock gangway, that further connects to the "L"-shaped dock.

Parking

Through a parking agreement between the project proponent and King Island Marina, King Island Marina would allow for up to 40 guest and employee vehicles to utilize the existing parking lot located at 11530 W. Eight Mile Road in the City of Stockton. The 40 parking spaces would include 25 guest spaces (one space per lodge), 10 employee spaces, and five additional spaces. In addition to the existing parking facilities at King Island Marina, five paved guest parking spaces, including one ADA parking space, would be provided on the project site. Guests that arrive by private boat would utilize the proposed dock and would not require vehicular parking spaces.



HELIX Environmental Planning

Site and Vicinity Map

Figure 1



Aerial Map

Figure 2

Fencing, Lighting, and Signage

A four-foot-high wood ranch fence would be located along the southern boundary of the resort to prevent unauthorized entry. Additionally, the two vehicle entrances off of N. Zuckerman Road would be gated. A five-foot-high tube steel fence would be installed around the perimeter of the proposed pool/pool deck, spa, and cabanas.

The proposed dock would include 22 electrical pedestals with low lighting to provide dock visibility at night. Additional lighting would be installed along the dock gangway for safety purposes. The proposed paved walkway around the perimeter of the resort would have low voltage nighttime lighting, and each proposed mobile lodge would include a porch light, perimeter light, and flag illumination. Additional site lighting would be located at the proposed pool/pool deck, clubhouse, restrooms/showers, housekeeping/laundry building, and along the perimeter of the resort for security purposes. All lighting would be required to adhere to the provisions of Chapter 9-403 of the County Development Title.

"Camp Gold Star" signage is proposed on the observation tower adjacent to the dock gangway and on the clubhouse. "Private Property" and "No Trespassing" signs would be located throughout the perimeter of the resort to prevent unauthorized entry into the site.

Utilities

Water

Per the New Public Water System Technical Report prepared for the project, included as Appendix A to this IS/MND, and based on data from comparable water systems in the project area, the average daily water demand for the proposed project is estimated to be 6,917.9 gallons per day (gpd). Water on-site would be pumped from a new proposed well and stored in a proposed 5,000-gallon water storage tank located in the southwestern corner of the project site. The new proposed water system would supply potable water to a total of 31 service connections for the 25 lodges, clubhouse, caretaker unit, laundry facilities, and pool, as well as 44 water spigots for the dock and two spigots for the dog run. Additionally, there is one existing well on-site, which would be utilized for landscaping, irrigation, and other non-potable uses.

Wastewater

Wastewater utilities for the resort would include a 5,000-gallon underground wastewater holding tank, a 5,000-sf primary septic system disposal field, and a 5,000-sf replacement septic system disposal field. A waste pump on an 80-sf platform on the dock would pump waste from guests' private boats to a proposed 500-gallon aboveground wastewater pump-out holding tank on the resort grounds.

Stormwater

Stormwater collected on-site would be conveyed to a 4,000-sf underground stormwater chamber retention system that would be located under the proposed dog run, which would temporarily detain stormwater to allow sediment and particulates to settle prior to ground infiltration.

Energy/Electricity

Propane would be delivered on-site and stored in a 1,000-gallon propane tank located on a paved pad adjacent to the garage. Electric power on McDonald Island is currently provided by PG&E. It is anticipated that the project would require the installation of a new pole or ground mounted PG&E transformer and underground power lines to provide electricity to the project site.

Trash/Recyclables

Trash dumpsters and recycle containers would be located adjacent to the proposed garage and would be serviced by San Joaquin County Solid Waste.

2.3 CONSTRUCTION

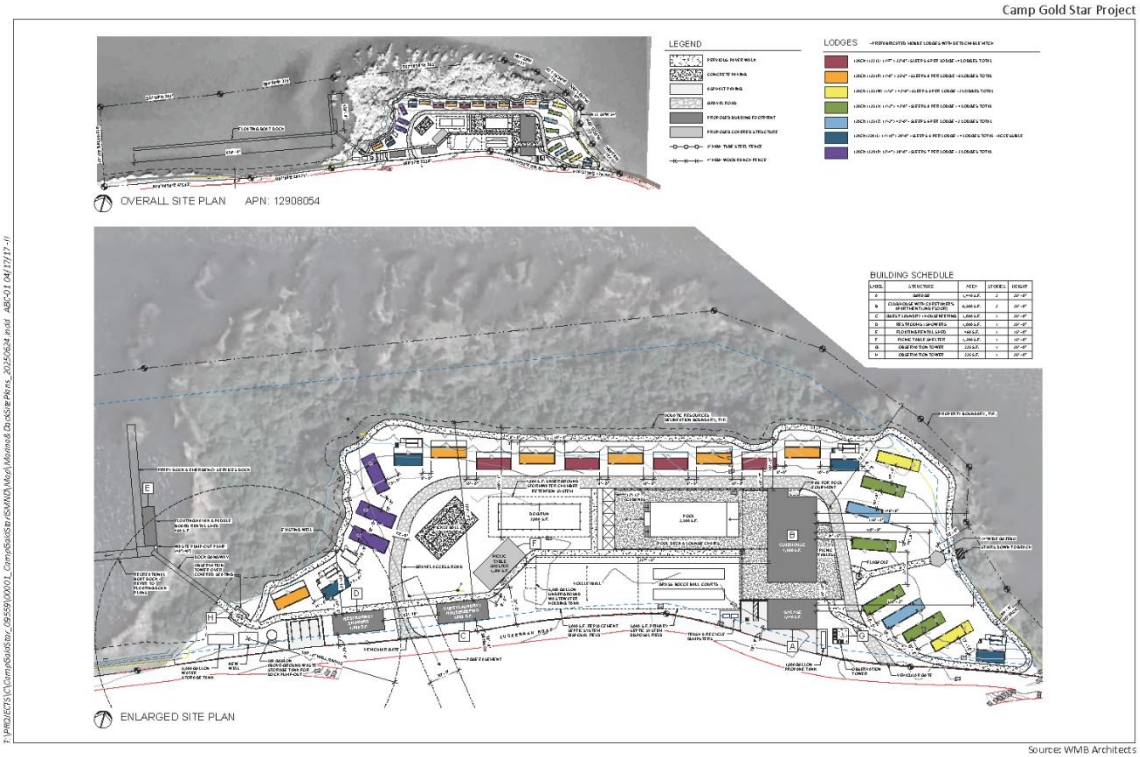
It is anticipated that construction would commence at the earliest in January 2026 and would be completed in November 2026. Construction activities would include site preparation, grading, installation of underground utilities, building construction, paving, and applying architectural coating (i.e. painting). Building construction includes construction of all structures and the proposed dock. Installation of the dock would require pile driving. See Section 5.III, Air Quality, for more information on project construction.

2.4 OPERATION

During operation of the proposed private resort and marina, up to 250 overnight guests would be on-site at a time. At maximum capacity, it is anticipated that approximately 150 guests would reside in the proposed lodges and approximately 100 guests would reside in private boats that dock at the proposed marina. Resort guests would be required to schedule dock and/or lodge reservations in advance. Depending on the season, it is estimated that approximately nine to 16 employees would be present on-site at a time.

Operational activities would be typical of an overnight resort and would include guests staying in the proposed lodges, using the proposed marina for boat docking and recreational purposes, and using the various other on-site amenities.

Camp Gold Star Project



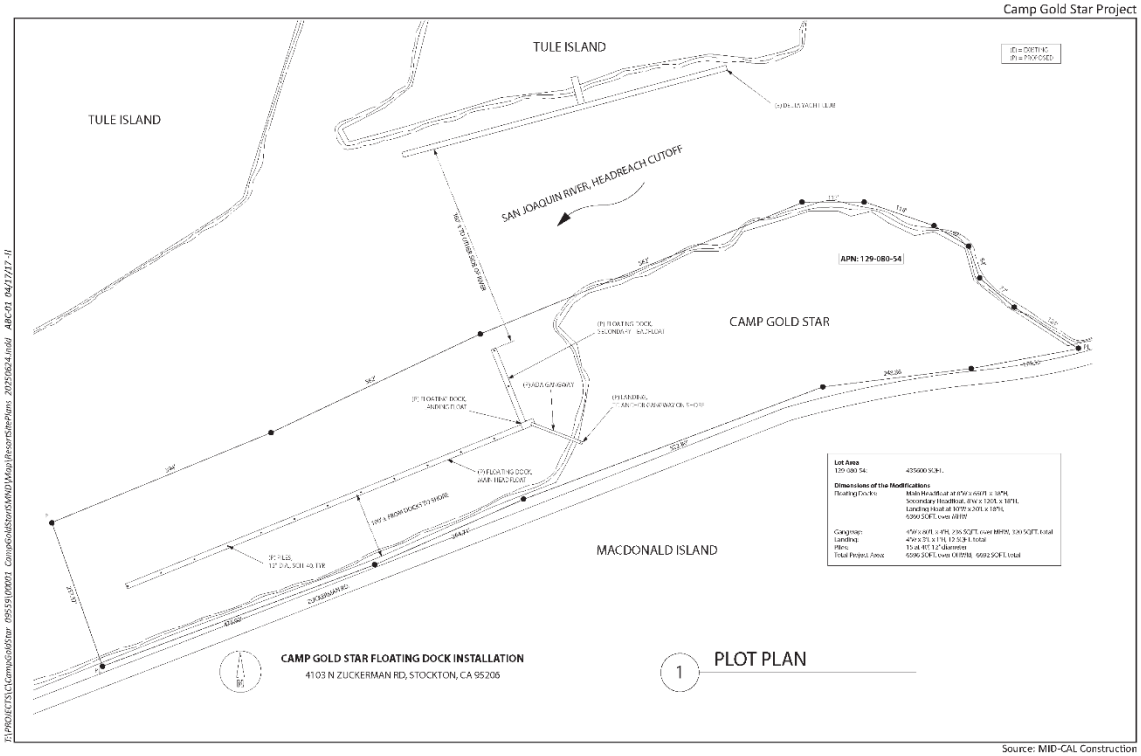
Source: WMB Architects

HELIX Environmental Planning

Resort Site Plan

Figure 3

Camp Gold Star Project



Source: MID-CAL Construction

HELIX Environmental Planning

Marina and Dock Plan

Figure 4

3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☒ Geology and Soils	☐ Greenhouse Gas Emissions	☒ Hazards and Hazardous Materials
☒ Hydrology and Water Quality	☐ Land Use and Planning	☐ Mineral Resources
☐ Noise	☐ Population and Housing	☐ Public Services
☒ Recreation	☐ Transportation	☒ Tribal Cultural Resources
☒ Utilities and Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

4.0 DETERMINATION

On the basis of this initial evaluation:

☐	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
☒	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
☐	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
☐	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect I) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
☐	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature _____ Date _____

Printed Name _____ For _____

5.0 ENVIRONMENTAL INITIAL STUDY CHECKLIST

San Joaquin County, as the Lead Agency, has defined the column headings in the environmental checklist as follows:

A. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

B. "Less than Significant with Mitigation Incorporated" applies where the inclusion of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." All mitigation measures are described, including a brief explanation of how the measures reduce the effect to a less than significant level. Mitigation measures from earlier analyses may be cross-referenced.

C. "Less than Significant Impact" applies where the project does not create an impact that exceeds a stated significance threshold.

D. "No Impact" applies where a project does not create an impact in that category. "No Impact" answers do not require an explanation if they are adequately supported by the information sources cited by the lead agency which show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project specific screening analysis).

The explanation of each issue identifies the significance criteria or threshold used to evaluate each question; and the mitigation measure identified, if any, to reduce the impact to less than significance. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration [CEQA Guidelines Section 15063(c)(3)(D)]. Where appropriate, the discussion identifies the following:

a) Earlier Analyses Used. Identifies where earlier analyses are available for review.

b) Impacts Adequately Addressed. Identifies which effects from the checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and states whether such effects were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Incorporated," describes the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

I. AESTHETICS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Environmental Setting

The project site is situated in an area of the Delta with developed islands primarily used for agricultural and recreational purposes. McDonald Island is mainly comprised of open space, agricultural fields, PG&E facilities, pump stations, and a few labor camp residences and abandoned structures throughout the island. The project site is surrounded by the Delta Yacht Club on Tule Island, the SJC Delta Power Squadron boat club in the White Slough, and the St. Francis Yacht Club on Tinsley Island to the north across from the San Joaquin River; agricultural fields and open space to the east across from the San Joaquin River; agricultural fields and open space immediately to the south; and agricultural fields, open space, and the southern edge of Tule Island to the west across from the San Joaquin River. The San Joaquin River borders the project site to the north, east, and west.

The County has designated 26 local roadways as local scenic routes. County-designated scenic roadways include I-5, State Route (SR) 4, and SR 99 (County 2016). According to the California Department of Transportation (Caltrans) State Scenic Highway Map, SR 160 and I-580 are officially designated as State scenic highways. The nearest State scenic highway to the project site is SR 160, located approximately 15 miles to the west (Caltrans 2025). Additionally, the project site is not located within the corridor of or immediately adjacent to a designated Wild and Scenic River (NWSRS 2025).

The major scenic vistas in San Joaquin County are provided by the east-west travel corridors that provide views of the Sierra Nevada foothills and the Diablo Range. These visual resources within the County are also visible from I-5 and I-580, the two major highways within the County. More “close-in” scenic vistas are also available including viewing lands under agricultural production, vineyards, and orchards. Views of major river corridors are most clearly visible from parklands that adjoin the rivers, as

the motorist often catches only a quick glimpse of the river corridors while crossing bridges (County 2014).

Impact Analysis

a) Have a substantial adverse effect on a scenic vista?

Less than Significant Impact. The proposed project would include construction of a private resort with 25 prefabricated mobile lodges and various other resort amenities, including a marina with an "L"-shaped dock. A four-foot-high wood ranch fence would be located along the southern boundary of the resort to prevent unauthorized entry and a five-foot-high tube steel fence would be installed around the perimeter of the proposed pool/pool deck, spa, and cabanas. Proposed site lighting would include 22 electrical pedestals with low lighting along the dock to provide dock visibility at night. Additional lighting would be located along the dock gangway for safety purposes. Low voltage nighttime lighting would be located along the proposed paved walkway, and lighting would be located at the proposed pool/pool deck, clubhouse, restrooms/showers, housekeeping/laundry building, and along the perimeter of the resort for security purposes. Additionally, each proposed mobile lodge would include a porch light, perimeter light, and flag illumination. "Camp Gold Star" signage is proposed on the observation tower adjacent to the dock gangway and on the clubhouse. "Private Property" and "No Trespassing" signs would be located throughout the perimeter of the resort to prevent unauthorized entry into the site.

A scenic vista is defined as a viewpoint that provides an expansive view of a highly valued landscape for the benefit of the general public. The major scenic vistas in the County include views of the Sierra Nevada foothills, Diablo Range, and viewing lands under agricultural production, vineyards, and orchards (County 2014). Terrain in the project site is relatively flat, with an elevation ranging from approximately six to 12 feet amsl, similar to the surrounding areas. Development of the proposed project would alter the existing visual character of the site; however, the project would not be substantial in size such that it would dominate existing views or result in substantial adverse effects on scenic vistas. Further, the proposed project would be located immediately south of the Delta Yacht Club and would be of similar size and massing. Due to the location and nature of the proposed project, it would not have a substantial adverse effect on scenic vistas in the County. Therefore, the impact would be less than significant.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

No Impact. The project site is located approximately 15 miles east of SR 160, which is the nearest designated State scenic highway to the project site. Due to distance and intervening structures, implementation of the proposed project would not substantially damage scenic resources within a State scenic highway. No impact would occur.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than Significant Impact. Due to the location of the project site, publicly accessible views of the site and its surrounding would primarily be limited to viewers in boats on the San Joaquin River or other surrounding waterways. However, as discussed in question a), the project would not be substantial in

size such that it would substantially degrade the existing visual character or quality of public views of the site and its surroundings. The resort would be largely screened from view from the San Joaquin River and other surrounding waterways by existing vegetation along the northern boundary of the resort. Therefore, the proposed project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings. The impact would be less than significant.

d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Less than Significant Impact. Lighting may be needed during construction activities; however, lighting for project construction would be temporary and short-term and would be required to comply with the California Building Standards Code (CCR, Title 24) and California Green Building Standards Code (CCR, Title 24, Part 11 – CALGreen). Project lighting would include the installation of 22 electrical pedestals with low lighting along the dock to provide dock visibility at night. Additional lighting would be located along the dock gangway for safety purposes. Low voltage nighttime lighting would be located along the proposed paved walkway, and lighting would be located at the proposed pool/pool deck, clubhouse, restrooms/showers, housekeeping/laundry building, and along the perimeter of the resort for security purposes. All on-site lighting would be required to adhere to the provisions of Chapter 9-403 of the County Development Title, which regulates outdoor lighting in order to maintain adequate visibility and safety, conserve energy, and protect against direct glare, light trespass, and excessive lighting. Additionally, all lighting would use low energy, shielded light fixtures to direct light downward.

Although development of the proposed project would create a new source of lighting and glare, the proposed lighting would not have a substantial adverse effect on day or nighttime views in the area. As discussed in questions a) and c), the project site is in a rural area of the County, and publicly accessible views of the project site and surrounding areas would be limited to viewers in boats on the San Joaquin River or other surrounding waterways. The proposed project would be required to comply with existing County regulations of outdoor lighting, which would prevent glare and light trespass. Therefore, the impact would be less than significant.

II. AGRICULTURE AND FORESTRY RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non- forest use?	☐	☐	☒	☐

Environmental Setting

The California Department of Conservation (DOC), Division of Land Resource Protection, maintains the Farmland Mapping and Monitoring Program (FMMP), which monitors the conversion of the State's farmland to and from agricultural use. The program maintains an inventory of State agricultural land and updates its Important Farmland Series Maps every two years. According to the FMMP Important Farmland Finder, the project site is mapped as Farmland of Local Importance (DOC 2025a). No agricultural activities or timber management currently occur on the project site, nor is the project site under a Williamson Act contract (County 2025a). Based on historic aerial imagery, the project site has not been used for agricultural purposes.

The General Plan designates the project site as OS/RC (Resource Conservation), which provides for areas with significant natural resources that should remain in open space, used for recreation, or preserved and used for resource production (e.g., mining). The Resource Conservation (OS/RC) designation may be applicable to any area of the County that is essentially unimproved and planned to remain open in character, improved for recreational uses, managed in the production of resources, protected from development-related impacts, or restricted from access for the protection of the community (e.g., floodplains). The project site is zoned AG-80 (General Agriculture, 80-acre minimum), which is established to preserve agricultural lands for the continuation of commercial agricultural enterprises.

Impact Analysis

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Less than Significant Impact. According to the FMMP Important Farmland Finder, the project site is mapped as Farmland of Local Importance (DOC 2025a). Additionally, according to SJMSCP, the project site habitat type is mapped as Natural Habitat Land. As outlined in Section 5.IV, Biological Resources, the project applicant has applied for coverage under the SJMSCP and would pay all applicable development fees for Natural Habitat Land. Lastly, the project site does not currently support agricultural uses and has not historically supported agricultural uses, based on historic aerial imagery. Therefore, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, and the impact would be less than significant.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

Less than Significant Impact. The project site is zoned AG-80 (General Agriculture, 80-acre minimum), which is established to preserve agricultural lands for the continuation of commercial agricultural enterprises. No agricultural activities currently occur on the project site, nor is the project site under a Williamson Act contract (County 2025a). Based on historic aerial imagery, the project site has not been used for agricultural purposes. In accordance with Chapter 9-203 of the County Development Title, which prescribes land use regulations for agricultural zones, the proposed project would be an allowed use (Recreation Facilities – Resort; Marina) on the current zoning with a conditional use permit (CUP). Therefore, with acquisition of a CUP, the proposed project would not conflict with existing zoning for agricultural use or a Williamson Act contract, and the impact would be less than significant.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The project site is not zoned as forest land, timberland, or Timberland Production, nor has the project site supported timber management uses. Implementation of the proposed project would not conflict with the zoning for, result in the loss of, or convert forest land to non-forest uses. Therefore, no impact would occur for question c) and d).

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Less than Significant Impact. According to the FMMP Important Farmland Finder, the project site is mapped as Farmland of Local Importance (DOC 2025a). Additionally, according to SJMSCP, the project site habitat type is mapped as Natural Habitat Land. As outlined in Section 5.IV, Biological Resources, the project applicant has applied for coverage under the SJMSCP and would pay all applicable development fees for Natural Habitat Land. No agricultural activities or timber management currently occur on the project site, nor is the project site under a Williamson Act contract (County 2025a). Based on historic aerial imagery, the project site has not been used for agricultural purposes. The project site is zoned AG-

80 (General Agriculture, 80-acre minimum); however, the proposed project would be an allowed use (Recreation Facilities – Resort; Marina) on the current zoning with acquisition of a CUP, pursuant to Chapter 9-203 of the County Development Title. The project site is not zoned as forest land, timberland, or Timberland Production. Implementation of the proposed project would not conflict with the zoning for, result in the loss of, or convert forest land to non-forest uses. Therefore, as discussed in questions a) through d) above, the project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use. The impact would be less than significant.

III. AIR QUALITY

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Environmental Setting

The proposed project is located in unincorporated San Joaquin County, which lies within the San Joaquin Valley Air Basin (SJVAB). Air quality in the SJVAB is regulated by the U.S. Environmental Protection Agency (USEPA) at the federal level, by the California Air Resources Board (CARB) at the State level, and by the San Joaquin Valley Air Pollution Control District (SJVAPCD) at the regional level.

The SJVAB comprises all or part of eight counties: San Joaquin, Stanislaus, Fresno, Merced, Madera, Kings, Tulare, and Kern. The distinctive climate of the SJVAB is determined by its terrain and geographic location. The SJVAB is in the southern half of California's Central Valley and is 250 miles long and averages 35 miles wide. The SJVAB is bounded by the Sierra Nevada Mountains to the east, the Coast Ranges to the west, the Tehachapi Mountains to the south, and is open to the Sacramento Valley and San Francisco Bay Area to the north.

The SJVAB is in a Mediterranean climate zone which is characterized by typically hot and dry summers and sparse rainfall mainly during the winter. Especially in summer, winds in the SJVAB most frequently blow from the northwesterly direction. The region's topographic features restrict air movement and channel the air mass towards the southeastern end of the basin. A secondary but significant summer wind pattern is from the southeasterly direction and can be associated with nighttime drainage winds from the Sierra Nevada Mountains, and prefrontal conditions. Many days in the winter are marked by stagnation events where winds are very weak. Transport of pollutants during winter can be very limited. The vertical dispersion of air pollutants in the SJVAB can be limited by persistent temperature inversions. Temperature inversions that occur on the summer days are usually encountered 2,000 to 2,500 feet above the valley floor. In winter months, overnight inversions occur 500 to 1,500 feet above the valley floor. The mountains surrounding the basin are mostly above the typical summer height of inversion layers, restricting dispersion of pollutants (SJVAPCD 2015).

Regulatory Setting

Criteria Pollutants

Air quality at the regional level is defined by ambient air concentrations of specific pollutants, identified criteria pollutants, are defined and regulated by State and federal law as a risk to the health and welfare of the public, and are categorized into primary and secondary pollutants. Primary air pollutants are those that are emitted directly from sources: carbon monoxide (CO); reactive organic gases (ROGs), also known as volatile organic compounds (VOCs); [1] nitrogen oxides (NO_X); sulfur dioxide (SO_2); coarse particulate matter (PM_{10}); fine particulate matter ($PM_{2.5}$); and lead. Of these primary pollutants, CO, SO_2, PM_{10}, $PM_{2.5}$, and lead are criteria pollutants. ROGs and NO_X are criteria pollutant precursors and go on to form secondary criteria pollutants through chemical and photochemical reactions in the atmosphere. The principal secondary criteria pollutants are ozone and nitrogen dioxide (NO_2). In addition to being primary pollutants, PM_{10} and $PM_{2.5}$ can be secondary pollutants formed by chemical reactions in the atmosphere.

Ambient air quality is described in terms of compliance with State and national standards and the levels of air pollutant concentrations considered safe to protect public health and welfare. These standards are designed to protect people most sensitive to respiratory distress, such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and people engaged in strenuous work or exercise. The USEPA has established national ambient air quality standards (NAAQS) for criteria pollutants. As permitted by the Clean Air Act (CAA), California has adopted the more stringent California ambient air quality standards (CAAQS) and expanded the number of regulated air pollutant constituents.

The USEPA and CARB are required to designate areas of the state as attainment, nonattainment, or unclassified for the NAAQS and CAAQS. Designations are based on air quality data collected at multiple urban and rural monitoring stations in an area. An "attainment" designation for an area signifies that pollutant concentrations do not violate the standard for that pollutant in that area. A "nonattainment" designation indicates that a pollutant concentration violated the standard. An "unclassifiable" or "unclassified" designation indicates that insufficient data was available to determine compliance with pollutant concentrations standards.

The project site is located in unincorporated San Joaquin County that lies within the SJVAB and, as such, is in an area designated as "nonattainment" for certain pollutants that are regulated under the CAA. Table 1, *San Joaquin Valley Air Basin – Attainment Status,* lists the federal and State attainment status of the SJVAB (including San Joaquin County and the project site) for the NAAQS and CAAQS. As shown in Table 1, the SJVAB is designated as attainment for PM_{10}; attainment/unclassified for CO, NO_2, SO_2; extreme nonattainment for 8-hour ozone; and nonattainment for $PM_{2.5}$ with respect to the NAAQS. The SJVAB is designated as attainment for CO, NO_2, SO_2, and lead; severe nonattainment for 1-hour ozone; and as nonattainment for 8-hour ozone, $PM_{2.5}$, and PM_{10} with respect to the CAAQS (SJVAPCD 2024a).

[1] CARB defines and uses the term ROGs while the USEPA defines and uses the term VOCs. The compounds included in the lists of ROGs and VOCs and the methods of calculation are slightly different. However, for the purposes of estimating criteria pollutant precursor emissions, the two terms are often used interchangeably.

Table 1
SAN JOAQUIN VALLEY AIR BASIN ATTAINMENT STATUS

Pollutant	Federal Standards	State Standards
Ozone – One hour	No Federal Standard	Nonattainment/Severe
Ozone – Eight hour	Nonattainment/Extreme	Nonattainment
PM_{10}	Attainment	Nonattainment
$PM_{2.5}$	Nonattainment/Moderate	Nonattainment
CO	Attainment/Unclassified	Attainment/Unclassified
NO_2	Attainment/Unclassified	Attainment
SO_2	Attainment/Unclassified	Attainment
Lead (Particulate)	No Designation/Unclassified	Attainment
Hydrogen Sulfide	No Federal Standard	Unclassified
Sulfates	No Federal Standard	Attainment
Visibility Reducing Particles	No Federal Standard	Unclassified
Vinyl Chloride	No Federal Standard	Attainment

Source: SJVAPCD 2024a

Toxic Air Contaminants

Toxic air contaminants (TAC) are a diverse group of air pollutants that may cause or contribute to an increase in deaths or in serious illness, or that may pose a present or potential hazard to human health. TACs can cause long-term chronic health effects such as cancer, birth defects, neurological damage, asthma, bronchitis, or genetic damage, or short-term acute effects such as eye-watering, respiratory irritation (a cough), runny nose, throat pain, and headaches. TACs are considered either carcinogenic or noncarcinogenic based on the nature of the health effects associated with exposure to the pollutant. For carcinogenic TACs, there is no level of exposure that is considered safe, and impacts are evaluated in terms of overall relative risk expressed as excess cancer cases per one million exposed individuals. Noncarcinogenic TACs differ in that there is generally assumed to be a safe level of exposure below which no negative health impact is believed to occur. These levels are determined on a pollutant-by-pollutant basis.

The Health and Safety Code (Section 39655[a]) defines TAC as "an air pollutant that may cause or contribute to an increase in mortality or serious illness, or that may pose a present or potential hazard to human health." All substances that are listed as hazardous air pollutants pursuant to subsection(b) of Section 112 of the CAA (42 United States Code Sec. 7412[b]) are designated as TACs. Under State law, the California Environmental Protection Agency (CalEPA), acting through CARB, is authorized to identify a substance as a TAC if it determines the substance is an air pollutant that may cause or contribute to an increase in mortality or an increase in serious illness, or that may pose a present or potential hazard to human health.

Diesel Particulate Matter

Diesel engines emit a complex mixture of air pollutants, including both gaseous and solid material. The solid material in diesel exhaust is referred to as diesel particulate matter (DPM). Almost all DPM is 10 microns or less in diameter, and 90 percent of DPM is 2.5 microns or less in diameter (CARB 2025a). Because of their extremely small size, these particles can be inhaled and eventually trapped in the bronchial and alveolar regions of the lung. In 1998, CARB identified DPM as a TAC based on published evidence of a relationship between diesel exhaust exposure and lung cancer and other adverse health

effects. DPM has a notable effect on California's population—it is estimated that about 70 percent of the total known cancer risk related to air toxins in California is attributable to DPM (CARB 2025a).

San Joaquin Valley Air Pollution Control District

The proposed project is located in unincorporated San Joaquin County, which lies within the SJVAB. Air quality in the SJVAB is regulated by the USEPA at the federal level, by the CARB at the state level, and by SJVAPCD at the regional level. As a regional agency, the SJVAPCD works directly with local governments and cooperates actively with all federal and State government agencies. The SJVAPCD develops rules and regulations; establishes permitting requirements for stationary sources; inspects emissions sources; and enforces such measures through educational programs or fines, when necessary.

Air Quality Plans

The SJVAPCD has developed plans to attain State and federal standards for ozone and particulate matter. The SJVAPCD's air quality plans include emissions inventories to measure the sources of air pollutants, to evaluate how well different control methods have worked, and to show how air pollution will be reduced. The plans also use computer modeling to estimate future levels of pollution and make sure that the San Joaquin Valley will meet air quality goals.

1-Hour Ozone Plan – Although the USEPA revoked its 1979 1-hour ozone standard in June 2005, many planning requirements remain in place, and the SJVAB must still attain this standard before it can rescind CAA Section 185 fees. The SJVAPCD's *2013 Plan for the Revoked 1-hour Ozone Standard* demonstrated attainment of the 1-hour ozone standard by 2017 (SJVAPCD 2015). On July 18, 2016, the USEPA published in the Federal Register the final action to determine that the SJVAB has attained the 1-hour ozone standard (USEPA 2016).On June 15, 2023, the SJVAPCD adopted the *2023 Maintenance Plan and Redesignation Request for the Revoked 1-hour Ozone Standard* that includes provisions for a maintenance plan and requirements for meeting all five criteria of Section 107(d)(3)(E) of the CAA (SJVAPCD 2023).

8-Hour Ozone Plan – The SJVAPCD's *2007 Ozone Plan* demonstrates attainment of the 1997 NAAQS 8-hour ozone standard by 2023. The USEPA approved the 2007 Ozone Plan effective April 30, 2012. (SJVAPCD 2015). In June 2016, the SJVAPCD adopted the *2016 Plan for the 2008 8-Hour Ozone Standard* to map strategies for attainment of the updated NAAQS 8-hour ozone standard (SJVAPCD 2016a). The SJVAPCD adopted the *2022 Plan for the 2015 8-Hour Ozone Standard* in December 2022. This Plan satisfies Clean Air Act requirements and ensures expeditious attainment of the 70 parts per billion

8-hour ozone standard (SJVAPCD 2022). On April 24, 2024, the SJVAPCD adopted the *Ozone Contingency State Implementation Plan Revision for the 2008 and 2015 8-Hour Ozone Standards* to address the contingency provisions for the 2008 and 2015 8-hour ozone standards (SJVAPCD 2024b).

PM_{10} Plan – Based on PM_{10} measurements from 2003-2006, USEPA found that the SJVAB has reached Federal PM_{10} standards. On September 21, 2007, the SJVAPCD adopted the *2007 PM10 Maintenance Plan and Request for Redesignation*. On September 25, 2008, the SJVAB was redesignated to attainment/maintenance (SJVAPCD 2015).

$PM_{2.5}$ Plan – The SJVAPCD's *2008 $PM_{2.5}$ Plan* demonstrated 2014 attainment of USEPA's first $PM_{2.5}$ standard, set in 1997. The USEPA lowered the $PM_{2.5}$ standard in 2006, and the SJVAPCD's *2012 $PM_{2.5}$ Plan* showed attainment of this standard by 2019, with the majority of the SJVAB seeing attainment

much sooner (SJVAPCD 2015). The SJVAPCD adopted the *2016 Moderate Area Plan for the 2012 $PM_{2.5}$ Standard* on September 15, 2016. This plan addresses the updated NAAQS 2012 annual $PM_{2.5}$ standard and includes an attainment impracticability demonstration and request for reclassification of the SJVAB from moderate nonattainment to serious nonattainment (SJVAPCD 2016b). These plans came together when the SJVAPCD adopted the *2018 Plan for the 1997, 2006, and 2012 $PM_{2.5}$ Standards* on November 15, 2018. This plan addresses the federal standards for each of those years (SJVAPCD 2018).

The SJVAPCD adopted the *2024 Plan for the 2012 Annual $PM_{2.5}$ Standard* on June 20, 2024, to fulfill the remaining CAA requirements, including the final modeling analysis, attainment strategy and emission reduction commitments, reasonable further progress/quantitative milestones, and contingency measures. This Plan demonstrates expeditious attainment of the 2012 $PM_{2.5}$ standard by 2030 (SJVAPCD 2024c).

Regulations and Rules

The following rules promulgated by the SJVAPCD would be applicable to the construction of the proposed project (SJVAPCD 2024d):

Rule 4101 Visible Emissions: prohibit the emissions of visible air contaminants to the atmosphere.

Rule 4102 Nuisance: protect the health and safety of the public.

Rule 8021 Construction, Demolition, Excavation, Extraction, and other Earth Moving Activities: limit fugitive dust emissions from construction, demolition, excavation, extraction, and other earthmoving activities.

Rule 9510 Indirect Source Review: Requires developers to incorporate clean air measures and reduce emissions of NO_X and PM_{10} from new development projects or pay an off-site mitigation fee.

Sensitive Receptors

CARB and the Office of Environmental Health Hazard Assessment (OEHHA) have identified the following groups of individuals as the most likely to be affected by air pollution (sensitive receptors): adults over 65, children under 14, infants (including in utero in the third trimester of pregnancy), and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis (CARB 2005; OEHHA 2015). Some land uses are considered more sensitive to air pollution than others due to the types of population groups or activities involved and are referred to as sensitive receptors locations. Examples of these sensitive receptor locations are residences, schools, hospitals, and daycare centers.

The closest existing sensitive receptor location to the project site is a single-family residential home located approximately 3,500 feet (0.66 miles) southeast of the project site. There are no schools, hospitals, or daycare centers within the project vicinity.

Methodology and Assumptions

Criteria pollutant and precursor emissions, and GHG emissions for the project construction activities and long-term operation were calculated using the California Emissions Estimator Model (CalEEMod), Version 2022.1. CalEEMod is a Statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to

quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. The model was developed for the California Air Pollution Control Officers Association (CAPCOA) in collaboration with the California air districts. CalEEMod allows for the use of default data (e.g., emission factors, trip lengths, meteorology, source inventory) provided by the various California air districts to account for local requirements and conditions, and/or user-defined inputs. The model calculates emissions of criteria pollutants, Ozone precursors, and GHGs. The calculation methodology and input data used in CalEEMod can be found in the CalEEMod User's Guide Appendices A, C, and D (CAPCOA 2022). The input data and subsequent construction and operation emission estimates for the proposed project are discussed below.

Construction Assumptions

It is anticipated that construction would commence at the earliest in January 2026 and would be completed in November 2026. The construction activity schedule was estimated using data provided by the project architect and is outlined in Table 2, *Project Construction Schedule*, below. Paving and architectural coating was assumed to occur concurrently with building construction. Building construction assumed to include all structures and landscaping, including the dock.

Table 2
PROJECT CONSTRUCTION SCHEDULE

Construction Activity	Construction Start Date	Construction End Date	Number of Working Days
Site Preparation	1/2/2026	1/15/2026	10
Grading	1/16/2026	1/31/2026	11
Underground Utilities	2/1/2026	2/28/2026	20
Building Construction	3/1/2026	11/30/2026	196
Paving	10/10/2026	11/4/2026	18
Architectural Coating (i.e. painting)	11/5/2026	11/30/2026	18

Source: CalEEMod Output (Appendix B)

Construction equipment for each construction activity was estimated using CalEEMod defaults. Table 3, *Project Construction Equipment*, below, presents a summary of the assumed equipment that would be involved in each activity of construction. Off-highway trucks included in the modeling would be water trucks.

Table 3
PROJECT CONSTRUCTION EQUIPMENT

Construction Activity	Equipment	Number
Site Preparation	Rubber Tired Dozers	3
	Tractors/Loaders/Backhoes	4
	Off-Highway Trucks	1
Grading	Excavators	1
	Graders	1
	Rubber Tired Dozers	1
	Tractors/Loaders/Backhoes	3
	Off-Highway Trucks	1
Underground Utilities	Excavators	1

Construction Activity	Equipment	Number
	Tractors/Loaders/Backhoes	1
	Off-Highway Trucks	1
Building Construction	Cranes	1
	Forklifts	3
	Generator Sets	1
	Tractors/Loaders/Backhoes	3
	Welders	1
	Off-Highway Trucks	1
Paving	Cement and Mortar Mixers	2
	Pavers	1
	Paving Equipment	2
	Rollers	2
	Tractors/Loaders/Backhoes	1
Architectural Coating	Air Compressors	1

Source: CalEEMod Output (Appendix B)

Based on aerial imagery of the project site, approximately 400 cubic yards (CY) of vegetation and miscellaneous debris would be exported during site preparation. Per the project architect, 3,500 CY of cut/fill would be balanced on site. Worker, vendor, and hauling trips were modeled using CalEEMod defaults. Based on aerial imagery, the last five miles of worker, vendor, and hauling trips would be on unpaved surfaces. Construction emissions modeling assumes the implementation of dust mitigation (watering exposed areas twice per day), per SJVAPCD Regulation VIII.

Operational Assumptions

Operational emissions, except for emissions from vehicle trips to/from the King Island Marina and boat emissions, were estimated using CalEEMod. Operational sources of emissions include mobile, area, energy, water use, solid waste, stationary equipment (e.g., generators), and refrigerants. Of the maximum 16 employees, it is assumed that up to two employees would commute to the resort by car from N. Zuckerman Road. Based on aerial imagery, the last five miles of the two employee commuter car trips would be on unpaved surfaces on N. Zuckerman Road.

Per the project applicant, the remaining 14 employees would commute by boat (e.g. water taxi). Prior to taking a water taxi to the resort, all guests not arriving by private boat, and the remaining 14 employees would commute to the Kings Island Marina parking area by car. The existing Kings Island Marina parking area includes 40 parking spaces that would be dedicated for Camp Gold Star guests and employees. It was estimated that based on the total parking spaces, the guests and 14 employees commuting to Kings Island Marina parking area by car would generate 80 total daily trips. Emissions from vehicle trips to/from the King Island Marina were calculated using emissions factors from CARBs EMFAC2025 version 2.0.0 and the CalEEMod default home-work trips distance of 13.9 miles for San Joaquin County (CARB 2025b). A printout of the vehicle emissions calculation sheet is included in Appendix B.

The water taxi would include two 200 horsepower (hp) outboard gasoline engines. To accommodate guests and employees, the water taxi was assumed to complete up to four round trips per day between the King Island Marina to the project marina with a round-trip distance of approximately 7 miles. The project marina would accommodate 33 to 44 boats, depending on length. Boat emissions were calculated using data from CARBS OFROAD version 1.1.0 assuming boats traveling to and from the project marina would have outboard or inboard/sterndrive engines ranging from 120 hp to 500 hp. The

project was assumed to result in up to 80 one-way guest boat trips per day with an average distance of 20 miles. A printout of the boat emissions calculation sheet is included in Appendix B.

Per the project architect, the proposed project would include a total of 27 fire pits that would burn for three hours per day for 78 days of the year. It was assumed that 12.5 pounds of wood would be burned per hour per fire pit. Additionally, the project would include a propane-powered emergency generator. The size of the generator was estimated to be 226 hp based on project building floor space and a common estimating formula for commercial buildings of 50 kilowatts (kW) plus 5 kW per sf. Emissions from the project generator were modeled in CalEEMod assuming 15 minutes of operation for testing/maintenance twice per month (6 hours per year). Operational emissions resulting from energy, water use, solid waste generation, and refrigerants were modeled using CalEEMod defaults.

Standards of Significance

According to Appendix G of the state CEQA Guidelines, a project would have a significant air quality environmental impact if it would:

1. Conflict with or obstruct implementation of the applicable air quality plan; or

2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard; or

3. Expose sensitive receptors to substantial pollutant concentrations; or

4. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

Appendix G of the State CEQA Guidelines states that the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the above determinations. The SJVAPCD has established significant thresholds to assess the impacts of project-related air pollutant emissions. The significance thresholds are updated, as needed, to appropriately represent the most current technical information and attainment status in the SJVAB. Table 4, *SJVAPCD Air Quality Significance Thresholds*, presents the most current significance thresholds, including thresholds for construction and operational emissions and maximum incremental cancer risk and hazard indices for TACs. A project with emission rates and risk values below these thresholds is generally considered to have a less than significant impact on air quality.

Table 4
SJVAPCD AIR QUALITY SIGNIFICANCE THRESHOLDS

Mass Daily Thresholds (tons per year)		
Pollutant	**Construction**	**Operation**
ROG	10	10
NO_X	10	10
CO	100	100
PM_{10}	15	15
$PM_{2.5}$	15	15
SO_X	27	27

Toxic Air Contaminants	
TACs	Maximum Incremental Cancer Risk ≥ 10 in 1 million Chronic & Acute Hazard Index ≥ 1.0 (project increment)

Source: SJVAPCD 2015
ROG = reactive organic gas; NO_X = nitrogen oxides; CO = carbon monoxide; PM_{10} = coarse particulate matter with a diameter of 10 microns or less; $PM_{2.5}$ = fine particulate matter with a diameter of 2.5 microns or less; SO_X = sulfur oxides; TACs = toxic air contaminants; NO_2 = nitrogen dioxide; ppm = parts per million; $\mu g/m^3$ = micrograms per cubic meter

As set forth in the SJVAPCD *Guidance for Assessing and Mitigating Air Quality Impacts*, any proposed project that would individually have a significant air quality impact would also be considered to have a significant cumulative air quality impact. Impacts of local pollutants (CO, TACs) are cumulatively significant when modeling shows that the combined emissions from the project and other existing and planned projects would exceed air quality standards.

Impact Analysis

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant Impact. As discussed in Table 4, the SJVAPCD has established thresholds of significance for a project's criteria pollutant and precursor emissions for both temporary construction-related emissions and long-term operational-related emissions. According to the SJVAPCD, these significant thresholds have been established to assist lead agencies in determining whether a project may have a significant air quality impact. A project with emissions lower than the thresholds would not conflict with or obstruct implementation of the district's air quality plans for attainment of the applicable NAAQS and CAAQS (SJVAPCD 2015).

As discussed below in question b), the project would not exceed the construction and operational-related thresholds of significance for criteria pollutants and precursor emissions.

Additionally, control measures in the air quality plans adopted by the SJVAPCD are based in part on growth projections in local planning documents such as the County General Plan. The project would not require a change of General Plan land use designation. The 25 proposed rental lodges would be rented to overnight guests on a temporary basis; however, these rental lodges would not represent permanent housing stock. The maximum 16 employees for the proposed project would mainly reside locally; however, if future employees move to the County for work, it would be within the projected increase in population from planned growth as projected in the County's Housing Element. Therefore, the project would not result in population or employment growth in the County. Therefore, the project would not conflict with or obstruct implementation of the applicable air quality plans, and the impact would be less than significant.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard?

Less than Significant Impact. The SJVAB is designated as attainment for PM_{10}; attainment/unclassified for CO, NO_2, SO_2; extreme nonattainment for 8-hour ozone; and in nonattainment for $PM_{2.5}$ with respect to federal air quality standards. The SJVAB is designated as attainment for CO, NO_2, SO_2, and lead; severe nonattainment for 1-hour ozone; and as nonattainment for 8-hour ozone, $PM_{2.5}$, and PM_{10} with respect to State air quality standards. The project's emissions of these criteria pollutants and precursors during construction and operation are evaluated below.

Construction Emissions

CalEEMod was used to quantify project-generated construction emissions, as discussed in *Methodology and Assumptions*, above. The model output sheets are included in Appendix B. It is anticipated that construction would commence at the earliest in January 2026 and would be completed in November 2026. The quantity, duration, and intensity of construction activity influence the amount of construction emissions and related pollutant concentrations that occur at any one time. As such, the emission forecasts provided herein reflect a specific set of conservative assumptions based on the expected construction scenario wherein a relatively large amount of construction activity is occurring in a relatively intensive manner. Because of this conservative assumption, actual emissions could be less than those forecasted. If construction is delayed or occurs over a longer time period, emissions could be reduced because of: (1) a more modern and cleaner-burning construction equipment fleet mix than assumed in CalEEMod; and/or (2) a less intensive buildout schedule (i.e., fewer daily emissions occurring over a longer time interval).

The project's construction period emissions of ROG, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$ were compared to the SJVAPCD construction thresholds in Table 5, *Annual Construction Criteria Pollutant and Precursor Emissions*. Table 4 presents the most current significance thresholds, including thresholds for construction and operational emissions and maximum incremental cancer risk and hazard indices for TACs. As shown in Table 5, the proposed project's construction period emissions of ROG, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$ would not exceed the SJVAPCD thresholds.

Table 5
ANNUAL CONSTRUCTION CRITERIA POLLUTANT AND PRECURSOR EMISSIONS

Construction Year of Emissions	Pollutant Emissions (tons per year)					
	ROG	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
2026	**0.2**	**1.5**	**1.9**	**<0.1**	**12.3**	**1.3**
SJVAPCD Threshold	*10*	*10*	*100*	*27*	*15*	*15*
Significant Impact?	***No***	***No***	***No***	***No***	***No***	***No***

Source: CalEEMod (output data is provided in Appendix B).
ROG = reactive organic gas; NO_X = nitrogen oxides; CO = carbon monoxide; SO_X = sulfur oxides; PM_{10} = coarse particulate matter with a diameter of 10 microns or less; $PM_{2.5}$ = fine particulate matter with a diameter of 2.5 microns or less;

Operational Emissions

Operational emissions were calculated as discussed in *Methodology and Assumptions*, above. The project's operational emissions of ROG, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$ were compared to the SJVAPCD construction thresholds in Table 6, *Annual Operational Criteria Pollutant and Precursor Emissions*. Table 4 presents the most current significance thresholds, including thresholds for construction and operational emissions and maximum incremental cancer risk and hazard indices for TACs. As shown in Table 6, the proposed project's total annual operational emissions of ROG, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$ would not exceed the SJVAPCD thresholds.

Table 6
ANNUAL OPERATIONAL CRITERIA POLLUTANT AND PRECURSOR EMISSIONS

Operational Activities	Pollutant Emissions (tons per year)					
	ROG	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Mobile – employees traveling by car from N. Zuckerman Road to the resort	<0.1	<0.1	<0.1	<0.1	2.5	0.3
Mobile – employees and guests traveling by car to Kings Island Marina parking area	0.1	<0.1	1.7	<0.1	<0.1	<0.1
Mobile – employees and guests traveling by water taxi from Kings Island Marina to the resort/marina	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Mobile – guests traveling by private boat to the resort/marina	0.1	<0.1	0.6	<0.1	<0.1	<0.1
Area	4.6	0.1	5.1	<0.1	0.7	0.7
Energy	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Stationary	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total Emissions	**4.8**	**0.2**	**7.5**	**<0.1**	**3.2**	**1.0**
SJVAPCD Threshold	*10*	*10*	*100*	*27*	*15*	*15*
Significant Impact?	***No***	***No***	***No***	***No***	***No***	***No***

Source: CalEEMod (output data is provided in Appendix B).
ROG = reactive organic gas; NO_X = nitrogen oxides; CO = carbon monoxide; SO_X = sulfur oxides; PM_{10} = coarse particulate matter with a diameter of 10 microns or less; $PM_{2.5}$ = fine particulate matter with a diameter of 2.5 microns or less

Impact Conclusion

The proposed project's construction and operational emissions of ROG, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$ would not exceed the SJVAPCD thresholds. Therefore, construction and operation of the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment, and the impact would be less than significant.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact. CARB and the Office of Environmental Health Hazard Assessment (OEHHA) have identified the following groups of individuals, known as sensitive receptors, as the most likely to be affected by air pollution: adults over 65, children under 14, infants (including in utero in the third trimester of pregnancy), and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis (CARB 2005; OEHHA 2015). Some land uses are considered more sensitive to air pollution than others due to the types of population groups or activities involved and are referred to as sensitive receptor locations. Examples of these sensitive receptor locations are residences, schools, hospitals, and daycare centers.

The closest existing sensitive receptor locations to the project site are single-family residential homes located 3.9 miles northeast of the project site. There are no schools within the project vicinity.

Construction Activities

Valley Fever

Valley fever (also called coccidioidomycosis or "cocci") is a disease caused by the Coccidioides fungus that grows in the soil and dirt in some areas of California and the southwestern United States. This fungus can infect the lungs and cause respiratory symptoms, including cough, difficulty breathing, fever, and tiredness or fatigue. You can get Valley fever by breathing in dust from outdoor air that contains spores of the Coccidioides fungus that grow in the soil. When soil or dirt is stirred up by strong winds or while digging, dust containing these fungus spores can get into the air (County 2025).

As noted above, the closest existing sensitive receptor locations to the project site is a single-family residential home located approximately 3,500 feet (0.66 miles) southeast of the project site. Control of fugitive dust would also control potential spread of Valley fever. The project would be required to control fugitive dust per SJVAPCD Rules 4101, 4102, and 8021. As outlined in question b), construction of the project would not result in emissions of PM in excess of SJVAPCD's thresholds.

Fugitive Dust

The generation of dust (fugitive PM_{10} and $PM_{2.5}$) during construction activities could adversely affect sensitive receptors and construction workers. As outlined under *Methodology and Assumptions*, based on aerial imagery, the last five miles of worker, vendor, and hauling trips would be on unpaved surfaces. The project would be required to control fugitive dust per SJVAPCD Rules 4101, 4102, and 8021. As outlined in question b), construction of the project would not result in emissions of PM in excess of SJVAPCD's thresholds.

TAC Emissions

Construction of the project would result in emissions of DPM from the use of construction equipment on the project site. The dose (of TAC) to which receptors are exposed is the primary factor used to determine health risk. Dose is a function of the concentration of a substance in the environment and the extent of exposure a person has to the substance; a longer exposure period to a fixed quantity of emissions would result in higher health risks. Current models and methodologies for conducting cancer health risk assessments are associated with longer-term exposure periods (typically 30 years for individual residents based on guidance from OEHHA) and are best suited for the evaluation of long-duration TAC emissions with predictable schedules and locations. These assessment models and methodologies do not correlate well with the temporary and highly variable nature of construction activities. Cancer potency factors are based on animal lifetime studies or worker studies where there is long-term exposure to the carcinogenic agent. There is considerable uncertainty in trying to evaluate the cancer risk from projects that will only last a small fraction of a lifetime (OEHHA 2015).

Concentrations of mobile source DPM emissions disperse rapidly and are typically reduced by 70 percent at approximately 500 feet (CARB 2005). Considering the dispersive nature of DPM and the fact that construction activities with intensive use of heavy diesel-powered construction equipment would be intermittent and would occur for short durations, it is not anticipated that construction of the project would not expose sensitive receptors to substantial DPM concentrations.

Operational Activities

Fugitive Dust

The generation of dust (fugitive PM_{10} and $PM_{2.5}$) during operational activities could adversely affect sensitive receptors, employees, and guests. As outlined under *Methodology and Assumptions*, based on aerial imagery, the last five miles of employee commuter car trips would be on unpaved surfaces on N. Zuckerman Road. However, as outlined in question b), operation of the project would not result in emissions of PM in excess of SJVAPCD's thresholds.

TAC Emissions

Once operational, the project would not include any substantial sources of TAC emissions.

CO Hotspots

A CO hot spot is an area of localized CO pollution caused by severe vehicle congestion on major roadways, typically near intersections. The project would contribute limited vehicles to area roadways, up to 84 average daily trips (ADT). Once leaving the project site or King Island Marina, project-related vehicle trips would be distributed throughout the Stockton/San Joaquin County region and would neither cause new severe congestion nor significantly worsen existing congestion. There would be no potential for a CO hot spot or exposure of sensitive receptors to substantial, project generated, local CO emissions.

Impact Conclusion

Construction and operation of the project would not expose sensitive receptors to substantial pollutant concentrations, and the impact would be less than significant.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant Impact. The project could produce odors during construction activities resulting from heavy diesel equipment exhaust and VOC released during application of asphalt. The odor of these emissions is objectionable to some; however, emissions would disperse rapidly from the project site and therefore should not be at a level that would affect a substantial number of people. Any odors emitted during construction activities would be temporary, short-term, and intermittent in nature, and would cease upon the facility maintenance. As a result, impacts associated with temporary odors during construction are not considered significant.

The SJVAPCD has developed screening distances for common sources of operational odors, including Wastewater Treatment Facility; Sanitary Landfill; Transfer Station; Composting Facility; Petroleum Refinery; Asphalt Batch Plant; Chemical Manufacturing; Fiberglass Manufacturing; Painting/Coating Operations (e.g., auto body shops); Food Processing Facility; Feed Lot/Dairy; and Rendering Plant (SJVAPCD 2015a). As the proposed project would include construction of a resort and marina, operation of the project would not result in odors affecting a substantial number of people. Neither construction nor operation of the project would result in other emissions (such as those leading to odors) adversely affecting a substantial number of people, and the impact would be less than significant.

IV. BIOLOGICAL RESOURCES

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☒	☐	☐
c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☒	☐	☐

A Section 7 Biological Assessment (BA) was prepared by HELIX in September 2024, and an Aquatic Resources Delineation (ARD) was prepared by HELIX in April 2025. These reports are included as Appendix C and Appendix D, respectively, to this IS/MND. Additionally, database queries are included in Appendix E and the Potential for Special-Status Species to Occur in the Project Area table is included in Appendix F.

Regulatory Setting

Federal Regulations

Federal Endangered Species Act

The U.S. Congress passed the Federal Endangered Species Act (FESA) in 1973 to protect those species that are endangered or threatened with extinction. FESA is intended to operate in conjunction with the National Environmental Policy Act (NEPA) to help protect the ecosystems upon which endangered and threatened species depend.

FESA prohibits the "take" of endangered or threatened wildlife species. "Take" is defined to include harassing, harming, pursuing, hunting, shooting, wounding, killing, trapping, capturing, or collecting wildlife species or any attempt to engage in such conduct (FESA Section 3 [(3) (19)]). Harm is further defined to include significant habitat modification or degradation that results in death or injury to listed species by significantly impairing behavioral patterns (50 Code of Federal Regulations [CFR] §17.3). Harass is defined as actions that create the likelihood of injury to listed species to such an extent as to significantly disrupt normal behavior patterns (50 CFR §17.3). Actions that result in take can result in civil or criminal penalties.

In the context of the proposed project, FESA consultation with the U.S. Fish and Wildlife Service (USFWS) or the National Marine Fisheries Service (NMFS) would be initiated if development resulted in take of a threatened or endangered species or if issuance of a Section 404 permit or other federal agency action could result in take of an endangered species or adversely modify critical habitat of such a species.

Migratory Bird Treaty Act

Raptors (birds of prey), migratory birds, and other avian species are protected by several state and federal laws. The federal Migratory Bird Treaty Act (MBTA) prohibits the killing, possessing, or trading of migratory birds except in accordance with regulations prescribed by the Secretary of Interior.

The Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act (Eagle Act) prohibits the taking or possession of and commerce in bald and golden eagles with limited exceptions. Under the Eagle Act, it is a violation to "*take, possess, sell, purchase, barter, offer to sell, transport, export or import, at any time or in any manner, any bald eagle commonly known as the American eagle, or golden eagle, alive or dead, or any part, nest, or egg, thereof.*" Take is defined to include pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, destroy, molest, and disturb. Disturb is further defined in 50 CFR Part 22.3 as "*to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available (1) injury to an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior.*"

State Regulations

California Endangered Species Act

The State of California enacted the California Endangered Species Act (CESA) in 1984. CESA is similar to the FESA but pertains to State-listed endangered and threatened species. CESA requires state agencies

to consult with the California Department of Fish and Wildlife (CDFW), when preparing CEQA documents. The purpose is to ensure that the State lead agency actions do not jeopardize the continued existence of a listed species or result in the destruction, or adverse modification of habitat essential to the continued existence of those species, if there are reasonable and prudent alternatives available (Fish and Game Code [FGC] §2080). CESA directs agencies to consult with CDFW on projects or actions that could affect listed species, directs CDFW to determine whether jeopardy would occur, and allows CDFW to identify "reasonable and prudent alternatives" to the project consistent with conserving the species. CESA allows CDFW to authorize exceptions to the State's prohibition against take of a listed species if the "take" of a listed species is incidental to carrying out an otherwise lawful project that has been approved under CEQA (FGC § 2081).

California Department of Fish and Game Codes

California Fish and Game Code Sections 3503 and 3800 prohibit the possession, take, or needless destruction of birds, their nests, and eggs, and the salvage of dead nongame birds. California Fish and Game Code Subsection 3503.5 protects all birds in the orders of Falconiformes and Strigiformes (birds of prey). Fish and Game Code Section 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the Migratory Bird Treaty Act or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act. The Attorney General of California has released an opinion that the Fish and Game Code prohibits incidental take.

Native Plant Protection Act

The Native Plant Protection Act (NPPA), enacted in 1977, allows the Fish and Game Commission to designate plants as rare or endangered. There are 64 species, subspecies, and varieties of plants protected under the NPPA. The NPPA prohibits take of endangered or rare native plants, with some exceptions for agricultural and nursery operations and emergencies. Vegetation removal from canals, roads, and other sites, changes in land use, and certain other situations require proper advance notification to CDFW.

California Environmental Quality Act

Under the California Environmental Quality Act of 1970 (Public Resources Code Section 21000 et seq.), lead agencies analyze whether projects would have a substantial adverse effect on a candidate, sensitive, or special-status species (Public Resources Code [PRC] Section 21001[c]). These "special-status" species generally include those listed under FESA and CESA, and species that are not currently protected by statute or regulation but would be considered rare, threatened, or endangered under the criteria included in CEQA Guidelines Section 15380. Therefore, species that are considered rare are addressed under CEQA regardless of whether they are afforded protection through any other statute or regulation. The California Native Plant Society (CNPS) inventories the native flora of California and ranks species according to rarity; plants ranked as 1A, 1B, 2A, 2B, and 3 are generally considered special-status species under CEQA.[2]

Although threatened and endangered species are protected by specific federal and state statutes, CEQA Guidelines Section 15380(d) provides that a species not listed on the federal or state list of protected species may be considered rare if it can be shown to meet certain specified criteria. These criteria have

[2] The California Rare Plant Rank system can be found at: http://www.cnps.org/cnps/rareplants/ranking.php.

been modeled after the definition in FESA and the section of the California Fish and Game Code dealing with rare or endangered plants and animals.

Nesting Birds

California Fish and Game Code Sections 3503 and 3800 prohibit the possession, take, or needless destruction of birds, their nests, and eggs, and the salvage of dead nongame birds. California Fish and Game Code Subsection 3503.5 protects all birds in the orders of Falconiformes and Strigiformes (birds of prey). Fish and Game Code Section 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the Migratory Bird Treaty Act or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act. The Attorney General of California has released an opinion that the Fish and Game Code prohibits incidental take.

Jurisdictional Waters

Federal Jurisdiction

On May 25, 2023, the U.S. Supreme Court issued a decision in the case of Sackett v. Environmental Protection Agency (Supreme Court of the United States 2023), which will ultimately influence how federal waters are defined. The May 25, 2023, Supreme Court decision in Sackett v. Environmental Protection Agency determined that "the CWA extends to only those 'wetlands with a continuous surface connection to bodies that are "waters of the U.S." in their own right,' so that they are 'indistinguishable' from those waters." The U.S. Environmental Protection Agency (EPA) and the U.S. Army Corps of Engineers (USACE) after review of the decision issued a final rule to replace the 2023 rule that amends the "Revised Definition of 'Waters of the U.S.'" to conform key aspects of the regulatory text to the U.S. Supreme Court's May 25, 2023, decision in the case of *Sackett v. Environmental Protection Agency*.

Unless considered an exempt activity under Section 404(f) of the Federal Clean Water Act, any person, firm, or agency planning to alter or work in "waters of the U.S.," including the discharge of dredged or fill material, must first obtain authorization from the USACE under Section 404 of the Clean Water Act (CWA; 33 USC 1344). Permits, licenses, variances, or similar authorization may also be required by other federal, state, and local statutes. Section 10 of the Rivers and Harbors Act prohibits the obstruction or alteration of navigable waters of the U.S. without a permit from USACE (33 USC 403). Activities exempted under Section 404(f) are not exempted within navigable waters under Section 10.

The Clean Water Act (33 United States Code [USC] 1251-1376) provides guidance for the restoration and maintenance of the chemical, physical, and biological integrity of the nation's waters.

Section 401 requires that an applicant for a federal license or permit that allows activities resulting in a discharge to waters of the U.S. obtain a state certification that the discharge complies with other provisions of CWA. The Regional Water Quality Control Board (RWQCB) administers the certification program in California and may require State Water Quality Certification before other permits are issued.

Section 402 establishes a permitting system for the discharge of any pollutant (except dredged or fill material) into waters of the U.S.

Section 404 establishes a permit program administered by USACE that regulates the discharge of dredged or fill material into waters of the U.S. (including wetlands). Implementing regulations by USACE

are found at 33 CFR Parts 320-332. The Section 404 (b)(1) Guidelines were developed by the EPA in conjunction with USACE (40 CFR Part 230), allowing the discharge of dredged or fill material for non-water dependent uses into special aquatic sites only if there were no practicable alternative that would have less adverse impacts.

State Jurisdiction

Regional Water Quality Control Board

Any action requiring a CWA Section 404 permit, or a Rivers and Harbors Act Section 10 permit, must also obtain a CWA Section 401 Water Quality Certification. The State of California Water Quality Certification (WQC) Program was formally initiated by the State Water Resources Control Board (SWRCB) in 1990 under the requirements stipulated by Section 401 of the Federal CWA. Although the CWA is a Federal law, Section 401 of the CWA recognizes that states have the primary authority and responsibility for setting water quality standards. In California, under Section 401, the State and Regional Water Boards are the authorities that certify that the issuance of a federal license or permit does not violate California's water quality standards (i.e., that they do not violate Porter-Cologne and the Water Code). The WQC Program currently issues the WQC for discharges requiring USACE's permits for fill and dredge discharges within waters of the U.S. and now also implements the State's wetland protection and hydromodification regulation program under the Porter-Cologne Water Quality Control Act.

On May 28, 2020, the SWRCB implemented the State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State (Procedures) for inclusion in the forthcoming Water Quality Control Plan for Inland Surface Waters and Enclosed Bays and Estuaries and Ocean Waters of California (SWRCB 2019). The Procedures consist of four major elements:

I. A wetland definition;

II. A framework for determining if a feature that meets the wetland definition is a water of the State;

III. Wetland delineation procedures; and

IV. Procedures for the submittal, review, and approval of applications for Water Quality Certifications and Waste Discharge Requirements for dredge or fill activities.

Under the Procedures and the State Water Code (Water Code §13050[e]), "waters of the State" are defined as "any surface water or groundwater, including saline waters, within the boundaries of the State." Unless excluded by the Procedures, any activity that could result in discharge of dredged or fill material to waters of the State, which includes waters of the U.S. and non-federal waters of the State, requires filing of an application under the Procedures.

More specifically, a wetland is defined as: "*An area is wetland if, under normal circumstances, (1) the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both; (2) the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and (3) the area's vegetation is dominated by hydrophytes or the area lacks vegetation.*" The wetland definition encompasses the full range of wetland types commonly recognized in California, including some features not protected under federal law, and reflects current scientific understanding of the formation and functioning of wetlands (SWRCB 2019).

The Porter-Cologne Water Quality Control Act (Porter-Cologne Act, Water Code Section 13000 *et seq.*) is California's statutory authority for the protection of water quality in conjunction with the federal CWA. The Porter-Cologne Act requires the SWRCB and RWQCBs under CWA to adopt and periodically update water quality control plans or basin plans. Basin plans are plans in which beneficial uses, water quality objectives, and implementation programs are established for each of the nine regions in California. The Porter-Cologne Act also requires dischargers of pollutants or dredged or fill material to notify the RWQCBs of such activities by filing Reports of Waste Discharge and authorizes the SWRCB and RWQCBs to issue and enforce waste discharge requirements, National Pollution Discharge Elimination System (NPDES) permits, Section 401 water quality certifications, or other approvals.

California Department of Fish and Wildlife

CDFW is a trustee agency that has jurisdiction under Section 1600 *et seq.* of the California FGC. Under Sections 1602 and 1603, a private party must notify CDFW if a proposed project will "*substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake designated by the department, or use any material from the streambeds…except when the department has been notified pursuant to Section 1601.*" Additionally, CDFW asserts jurisdiction over native riparian habitat adjacent to aquatic features, including native trees over four inches in diameter at breast height (DBH). If an existing fish or wildlife resource may be substantially adversely affected by the activity, CDFW may propose reasonable measures that will allow the protection of those resources. If these measures are agreeable to the parties involved, they may enter into an agreement with CDFW identifying the approved activities and associated mitigation measures. Generally, CDFW recommends submitting an application for a Streambed Alteration Agreement (SAA) for any work done within the lateral limit of water flow or the edge of riparian vegetation, whichever is greater.

Local Policies and Regulations

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

The San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), in accordance with ESA Section 10(a)(1)(B) and CESA Section 2081(b) Incidental Take Permits, provides compensation for the Conversion of Open Space to non-Open Space uses which affect the plant, fish, and wildlife species covered by the Plan (SJCOG 2021).

The key purpose of the SJMSCP is to:

- Provide a strategy for balancing the need to conserve Open Space and the need to Convert Open Space to non-Open Space uses while protecting the region's agricultural economy.
- Preserve landowner property rights.
- Provide for the long-term management of plant, fish, and wildlife species, especially those that are currently listed, or may be listed in the future, under FESA or CESA.
- Provide and maintain multiple-use Open Space which contribute to the quality of life of the residents of San Joaquin County.
- Accommodate a growing population while minimizing costs to project proponents and society at large.

The SJMSCP compensates for conversions of open space for the following activities: urban development, mining, expansion of existing urban boundaries, non-agricultural activities occurring outside of urban boundaries, levee maintenance undertaken by the San Joaquin Area Flood Control Agency, transportation projects, school expansions, non-federal flood control projects, new parks and trails, maintenance of existing facilities for non-federal irrigation district projects, utility installation, maintenance activities, managing Preserves, and similar public agency projects.

San Joaquin County General Plan

Natural and Cultural Resources Element

Goal NCR-1: To conserve and enhance the County's open space resources.

> NRC-1.1: Preserve Natural Areas. The County shall protect, preserve, and enhance important natural resource habitat, biological diversity, and the ecological integrity of natural systems in the County.

Goal NCR-2: To preserve and protect wildlife habitat areas for the maintenance and enhancement of biological diversity and ecological integrity.

> NCR-2.1: Protect Significant Biological and Ecological Resources. The County shall protect significant biological and ecological resources including: wetlands; riparian areas; vernal pools; significant oak woodlands and heritage trees; and rare, threatened, and endangered species and their habitats.
>
> NCR-2.3 San Joaquin County Multi-Species Habitat Conservation and Open Space Plan. The County shall continue to implement the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan to mitigate biological impacts resulting from open space land conversion.
>
> NCR-2.5 No Net Loss of Wetlands. The County shall not allow development to result in a net loss of riparian or wetland habitat (County 2016).

San Joaquin County Development Title

Tree Protection Ordinance

Section 9-400.80 of the County Development Title is intended to preserve the County's tree resources by requiring replacement of protected trees where removal is allowed. It applies to all development projects requiring discretionary approval that have native oak trees, heritage oak trees, or historical trees on the property, unless otherwise exempt. A zoning compliance review is required for the removal of a heritage oak tree, historical tree or native oak tree, and replacement trees are required (County 2025b).

Riparian Habitat Ordinance

Section 9-707.030 of the County Development Title contains provisions to preserve riparian habitat resources in the County. This section requires preparation of a Riparian Habitat Mitigation Plan as part of conditions of approval for proposed actions that would have the potential to destroy, eliminate, or degrade riparian habitat. Components of this plan would include description of on-site riparian habitat

(as well as protection measures), mitigation sites, contribution to existing off-site habitat site, replacement vegetation, maintenance, and conservation easements (County 2025b).

Environmental Setting

The terrain in the project site is generally flat, with elevations ranging from six to 12 feet amsl. The overall 10-acre parcel appears to be a graded area that was historically created with dredging materials prior to 1937. The project site consists entirely of imported fill soil situated above the San Joaquin River. The project site supports electrical utilities and a small shed and is adjacent to existing facilities that were likely used historically for agricultural production, including a silo or processing plant. The project site is within the SJMSCP area and is designed as Natural Habitat Land in the SJMSCP.

The project site is in the San Joaquin Delta watershed (USGS Hydrologic Unit Code [HUC8] 18040003). The San Joaquin River occurs in the project site, and all drainage is expected to flow into the San Joaquin River. The San Joaquin River is a traditional navigable waters of the U.S.

The U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) has identified and mapped one soil unit occurring within the project site: Ryde clay loam, partially drained, 0 to 2 percent slopes, MLRA 16. This soil unit is comprised of herbaceous organic material derived from reeds and tules, and fine-loamy alluvium derived from mixed rock sources. It is typical of floodplains and deltas. A general soil profile is clay loam from 0 to 24 inches, mucky clay loam from 24 to 32 inches, and stratified muck to silty clay loam from 32 to 79 inches. It is very poorly drained, has a rare frequency of flooding, and no frequency of ponding. This soil unit is considered hydric (USDA 2025).

Vegetation Communities

Upland vegetation communities that occur within the project site consist entirely of ruderal/disturbed.

Ruderal/Disturbed

Ruderal habitats are characterized by an assemblage of non-native and invasive plant species that readily colonize disturbed landscapes. Roadsides, construction sites, and vacant lots are all sites ruderal plant species typically occur in. Disturbed habitats typically retain a soil substrate, but the vegetation communities are either lacking or are comprised of mostly ruderal plant species.

Approximately 3.61 acres of ruderal/disturbed habitat occurs within the overall 10-acre parcel. Evidence of past disturbance, likely associated with levee road construction and road/utility maintenance, is visible in this habitat type within the project site. Vegetation appears to have been mowed and/or masticated within and along the fringe of this habitat type during field surveys, and aerial imagery indicates vegetation has been altered within this habitat since at least 2002 (Google Earth Pro 2025). Riprap is present along the bank of the San Joaquin River and very little vegetation was observed within this habitat type. Plant species observed include Spanish lotus (*Acmispon americanus* var. *americanus*), field bindweed (*Convolvulus arvensis*), and narrowleaf cattail (*Typha angustifolia*) along the bottom of the bank.

Methodology

Database and Literature Review

Before performing the field surveys for the BA and ARD, background research was conducted to inform and create target lists to focus the survey efforts. Accessible information in public databases pertaining to natural resources in the region of the project site was queried. Additional queries were also performed as part of this report specific to State listed species and all databases were updated with current search results. The database queries are included in Appendix E. The following site-specific published information was reviewed for this report:

- California Department of Fish and Wildlife (CDFW). 2025. *California Natural Diversity Database* (CNDDB). For *Terminous, Isleton, Thornton, Lodi North, Lodi South, Stockton West, Holt,* and *Woodward Island* USGS 7.5-minute series quadrangles, Sacramento, CA. [Accessed April 9, 2025];

- California Native Plant Society (CNPS). 2025. *Inventory of Rare and Endangered Plants* (online edition, v8-03 0.39) For *Terminous, Isleton, Thornton, Lodi North, Lodi South, Stockton West, Holt,* and *Woodward Island* USGS 7.5-minute series quadrangles, Sacramento, CA. [Accessed April 9, 2025];

- U.S. Fish and Wildlife Service (USFWS). 2025a. *Information for Planning and Consultation* (IPaC) for *Camp Gold Star*;

- National Oceanic and Atmospheric Administration (NOAA). 2025. Species Directory, ESA Threatened and Endangered Species. Available online at: https://www.fisheries.noaa.gov/species-directory/threatened-endangered.

- U.S. Department of Agriculture (USDA), National Resource Conservation Service (NRCS). 2025. *Web Soil Survey*. Available online at: http://websoilsurvey.sc.egov.usda.gov; and,

- USFWS 2025b. National Wetlands Inventory. Available online at: https://www.fws.gov/program/national-wetlands-inventory.

Special-status species are plant and wildlife species that have been afforded special recognition by federal, State, or local resource agencies or organizations. They are generally of relatively limited distribution and may require specialized habitat conditions. Special-status species are defined as meeting one or more of the following criteria:

- Listed or proposed for listing under the California Endangered Species Act (CESA) or the Federal Endangered Species Act (FESA);

- Protected under other regulations (e.g., Migratory Bird Treaty Act);

- Included on the CDFW Special Animals List;

- Identified as Rare Plant Rank 1 to 4 by CNPS; or,

- Receive consideration during environmental review under CEQA.

Biological Surveys

The biological field survey for the BA was conducted on August 13, 2024, by HELIX biologist Christine Gonzalez, and the field survey for the ARD was conducted on March 26, 2025, by HELIX wetland scientist Patrick Martin. The project site was systematically surveyed on foot for each survey to ensure total search coverage, with special attention given to portions of the project site with the potential to support special-status species and sensitive habitats. Binoculars were used to further extend site coverage and identify species observed. All plant and animal species observed were recorded and all biological communities occurring on-site were characterized. All resources of interest were mapped with Global Positioning System (GPS) capable tablets equipped with GPS receivers running ESRI Field Maps for ArcGIS™ with sub-meter accuracy.

Following the field surveys and review of database queries, the potential for sensitive habitats and each species identified in the database query to occur within the project site was determined based on the field survey, soils, habitats present within the project site, and species-specific information. The potential for State listed species to occur in the project site was conducted using site specific information gathered during the field surveys and through desktop evaluation.

Special-Status Species

The likelihood for a species to occur was classified as having either no, low, moderate, or high potential to occur within the project site by evaluating criteria based on the distance of the nearest documented occurrence, the presence and condition of suitable habitat, the age of the most recent documented occurrence, and the presence of mapped critical habitat. These results are displayed in Appendix F.

Sensitive plant and wildlife species identified during database queries were evaluated for their potential to occur within the project site based on the results of the field surveys and the criteria described below.

Listed and Special-Status Plants

According to the database query, 21 listed and/or special-status plants have the potential to occur on-site or in the vicinity of the project site (CDFW 2025; CNPS 2025). Based on field observations, published information, and literature review, seven special-status plants have the potential to occur within the project site: bristly sedge (*Carex comosa*), woolly rose-mallow (*Hibiscus lasiocarpos* var. *occidentalis*), Delta tule pea (*Lathyrus jepsonii* var. *jepsonii*), Mason's lilaeopsis (*Lilaeopsis masonii*), Delta mudwort (*Limosella australis*), side-flowering skullcap (*Scutellaria lateriflora*), and Suisun Marsh aster (*Symphyotrichum lentum*). These species are discussed in more detail below. The remaining special-status plants identified in the query occur in vernal pools or other aquatic resources that do not occur in the Study Area, in grasslands, woodlands, alkaline habitats, or at elevations outside of the project site.

Listed and Special-Status Wildlife

According to the database query, 23 listed and/or special-status wildlife species have the potential to occur on-site or in the vicinity of the project site (CDFW 2025; USFWS 2025a; NOAA 2025). Based on field observations, published information, and literature review, 13 special-status wildlife species have the potential to occur within the project site: monarch - California overwintering population (*Danaus plexippus*), steelhead trout - California Central Valley Distinct Population Segment (DPS) (*Oncorhynchus mykiss*), delta smelt (*Hypomesus transpacificus*), longfin smelt (*Spirinchus thaleichthys*), green sturgeon - southern DPS (*Acipenser medirostris*), giant garter snake (*Thamnophis gigas*), northwestern pond turtle

(*Actinemys marmorata*), tricolored blackbird (*Agelaius tricolor*), Swainson's hawk (*Buteo swainsoni*), white-tailed kite (*Elanus leucurus*), California black rail (*Laterallus jamaicensis coturniculus*), song sparrow "Modesto" population (*Melospiza melodia*), and western red bat (*Lasiurus blossevillii*).

However, the following species only have a low potential to pass through the project area during migration or other movements: monarch butterfly and western red bat. The rationale for each species identified in the query is included in Appendix F. Because these species are not expected to occur or may only temporarily pass through the project area, no avoidance and minimization measures are recommended for these species, and they are not discussed further in this report.

The remaining special-status species with potential to occur in the project area are discussed in more detail below. In addition to these special-status wildlife species, other migratory birds and raptors protected under federal, State, and local laws/policies also have the potential to occur within the project area.

Sensitive Habitats

Aquatic Habitats

Aquatic habitats that occur in the project site include the San Joaquin River which is classified as a perennial drainage.

Perennial Drainage

Perennial drainages are features that may not meet the three-parameter wetland criteria for vegetation, hydrology, and soils but do convey water and exhibit an ordinary high-water mark. Perennial drainages convey water flows throughout the entire year. They typically consist of a channel, bed, and bank and are devoid of wetland vegetation due to the scouring effect of flowing water. Perennial drainages are often bordered by wetland and riparian communities of various compositions and cover depending on flow rates, duration of flows, and soil types.

Approximately 6.39 acres and 1,495 linear feet of the overall 10-acre parcel is inundated by the San Joaquin River. The perennial drainage in the project site has a well-defined bed and bank, with steeply incised banks. The perennial drainage supports hydrophytic vegetation dominated by forested freshwater emergent wetland and exhibits an ordinary high-water mark. Deeper areas of the perennial drainage consist of open water and lack vegetation. Portions of the perennial drainage located along the levees with riprap support limited vegetation. The San Joaquin River is a traditional navigable water of the U.S. and flows directly to the Suisun Bay, San Fransico Bay, and the Pacific Ocean.

Wildlife Migration Corridors

Wildlife corridors link areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. This fragmentation of habitat can also occur when a portion of one or more habitats is converted into another habitat; for instance, when woodland or scrub habitat is altered or converted into grasslands after a disturbance such as fire, mudslide, or construction activities. Wildlife corridors mitigate the effects of this fragmentation by (1) allowing animals to move between remaining habitats thereby permitting depleted populations to be replenished and promoting genetic exchange; (2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk of catastrophic events (such as fire or disease) on population or local species

extinction; and, (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs.

The San Joaquin River is a migration corridor for a variety of fish species. Upland portions of the project site are not considered wildlife migration corridors as the project site is located on an island in the Delta and does not link areas of suitable wildlife habitat. Although some wildlife may travel through upland areas of project site on a local level, it is not considered a wildlife migration corridor.

Impact Analysis

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less than Significant with Mitigation Incorporated.

Listed and Special-Status Plants

According to the database query, 21 listed and/or special-status plants have the potential to occur on-site or in the vicinity of the project site (CDFW 2025; CNPS 2025). Based on field observations, published information, and literature review, seven special-status plants have the potential to occur within the project site: bristly sedge, woolly rose-mallow, Delta tule pea, Mason's lilaeopsis, Delta mudwort, side-flowering skullcap, and Suisun Marsh aster.

Potentially suitable habitat for bristly sedge, woolly rose-mallow, Delta tule pea, Mason's lilaeopsis, Delta mudwort, side-flowering skullcap, and Suisun Marsh aster is located along the bank of the San Joaquin River within the overall 10-acre parcel. However, the majority of the project site is comprised of ruderal habitat and open water, which does not provide suitable habitat for these species. Impacts to the bank of the San Joaquin River and associated emergent wetland vegetation could occur from installation of the dock gangway landing, which could impact these species if present in the construction area.

Potential indirect impacts to these species during construction could include an accumulation of fugitive dust or debris on leaves which could result in reduced photosynthesis or disrupting potential pollinators by the presence and disturbance of construction equipment or crews. Direct impacts could include removal of individual plants during vegetation clearing, elimination of habitat through crushing due to crews or equipment, disrupted soil quality as a result of spills or erosion, and the establishment of noxious and invasive weed species during construction and operation.

The project applicant plans to seek coverage under the SJMSCP and intends to comply with appropriate mitigation measures for Covered Species as outlined in the SJMSCP. Species-specific measures for Covered Species under the SJMSCP have been incorporated into this document, and additional measures have been incorporated for species not included under the SJMSCP. Implementation of Mitigation Measure BIO-1, which requires that a qualified botanist conduct special-status plant surveys during the appropriate blooming period and is included in Section 5.2.4.29 of the SJMSCP, would reduce potential project-related impacts to bristly sedge, woolly rose-mallow, Delta tule pea, Mason's lilaeopsis, Delta mudwort, side-flowering skullcap, and Suisun Marsh aster to less than significant.

Listed and Special-Status Wildlife

According to the database query, 23 listed and/or special-status wildlife species have the potential to occur on-site or in the vicinity of the project site (CDFW 2025; USFWS 2025a; NOAA 2025). Based on field observations, published information, and literature review, 11 special-status wildlife species have the potential to occur within the project site: steelhead trout, California Central Valley DPS, delta smelt, longfin smelt, San Francisco Bay-Delta DPS, green sturgeon, southern DPS, giant garter snake, northwestern pond turtle, tricolored blackbird, Swainson's hawk, white-tailed kite, California black rail, and song sparrow "Modesto" population.

In addition to these special-status wildlife species, other migratory birds and raptors protected under federal, State, and local laws/policies also have the potential to occur within the project site.

Steelhead Trout, California Central Valley DPS

Central Valley steelhead are not known to spawn in the San Joaquin River, but small populations have been observed in the Stanislaus, Mokelumne, and Calaveras rivers, and other streams previously thought to be devoid of steelhead that are tributary to the San Joaquin River. It is unknown if the steelhead in those rivers are predominantly resident or anadromous, but both are presumably present (NOAA 2014). Adult steelhead that may migrate through the San Joaquin River to reach these systems could be present in the river from August through April and could be impacted by the proposed project during pile driving activities. Juvenile steelhead may also be present in the river while emigrating and could be impacted by the proposed project. Migrating steelhead could likely temporarily avoid the work area during pile driving activities, and the modelled hydroacoustic impact area for fishes greater than two grams such as salmonids would be restricted to the immediate work area, which allows salmonids in the area to utilize deeper waters of the river that are not acoustically impacted by pile driving activities. Steelhead may also avoid the project area completely by traveling through Middle River and Empire Cut to reach the main stem of the San Joaquin River.

Acoustic impacts associated with pile driving activities could potentially injure or kill individual fish if present within the area where acoustic effects to these species may occur. Temporary increases in suspended sediment during pile driving activities could temporarily bury substrates that support benthic macroinvertebrates, which are a food source for salmonids. However, due to the limited duration and extent of project actions, effects on salmonid feeding would be minimal both in extent and duration. Spills or leakage of gasoline, lubricants, or other petroleum products from construction equipment could result in injury or mortality to adult steelhead in the vicinity of the work area during construction. Placement of the dock and piles may provide additional habitat for predatory fish species and perching locations for predatory bird species that would potentially negatively affect steelhead populations within the project area. Aquatic vegetation that supports refugia habitat for juvenile steelhead may also be marginally reduced from additional shading effects of the dock after construction is completed (±0.15 acre/6,692 square feet). Upon final construction of the dock, individual fish may avoid areas under the dock, resulting in a potential permanent increased risk of predation through this avoidance behavior (Ono *et al.* 2010).

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. Applicable measures from Section 5.2.4.31 of the SJMSCP have been incorporated into BIO-2 and additional measures related to dock construction and design have also been included into BIO-2 and BIO-4. With the implementation of

Mitigation Measures BIO-2 and BIO-4, potential impacts to steelhead would be reduced to less than significant.

Delta Smelt

Adult delta smelt migrate upstream between December and January and spawn between December and July (Moyle 2002). Potential construction-related effects on migrating adult delta smelt will largely be avoided by restricting in-water construction activities within the project site to the June 1 through October 31 work window as specified in the Programmatic Biological Opinion for projects expected to have relatively small effects on delta smelt (USFWS 2004). Therefore, migrating adults would not be substantially adversely affected by construction activities.

Potential spawning habitat for delta smelt includes shallow channel edge waters in the Delta and shallow water habitat in the Sacramento River. Construction will occur during a seven-day period sometime between June 1 and October 31 to avoid the spawning season, preferably after August. Therefore, substantial adverse effects on spawning delta smelt during construction would not occur.

Juvenile delta smelt may be subject to disturbance or displacement caused by construction activities that increase noise, turbidity, and suspended sediment. Larvae may be disrupted during summer months as they migrate downstream if they are present upstream of the project area. Incidental take of delta smelt may occur from direct mortality or injury during construction activity, or by the impairment of essential behavior patterns (i.e., feeding, escape from predators). In addition, injury could be caused by toxic substances (i.e., gasoline, lubricants, oil) entering the water. Construction-related effects on juvenile delta smelt will be minimized by restricting in-water construction activities to the seven-day period sometime within the June 1 through October 31 work window. The proposed project would greatly reduce these potential short-term effects by timing construction to periods when delta smelt eggs, larvae, and juveniles are absent from the project area, and adults would be expected to be absent or present only in low numbers (August 1 through October 31).

Placement of the dock and piles within the San Joaquin River could result in long-term effects on delta smelt. Potential long-term effects may include increased turbidity, increased noise associated with use of the dock, reduction of water quality associated with use of the dock, and providing a potential source of additional habitat for predatory fish species and perching locations for predatory bird species. Aquatic vegetation that is used by delta smelt for egg attachment and refugia from predators may be silted over or removed because of the placement of the dock in shallow water habitat that supports suitable aquatic vegetation for this species. In addition, individual fish may avoid areas under the dock, resulting in a potential permanent increased risk of predation through this avoidance behavior (Ono *et al.* 2010).

However, implementation of Mitigation Measures BIO-2 and BIO-4 would minimize the effects associated with construction of the dock by avoiding important migration seasons, minimizing the duration of construction, and incorporating project design measures to minimize temporary and permanent direct effects on fish habitat through construction techniques, best management practices, and dock design. The impact would be less than significant with incorporation of these mitigation measures.

Longfin Smelt

The San Joaquin River within the project area may provide suitable habitat for this species. However, a 12-month review of the species by the USFWS found that longfin smelt are currently rare in the

Sacramento region (50 CFR 17 Docket No. FWS-R8-ES-2008-0045) and the 2020 *Effects Analysis of State Water Project Effects on Longfin Smelt and Delta Smelt* by CDFW found that longfin smelt rarely spawn or occur higher than Rough and Ready Island and Cache Slough or in the Sacramento Deepwater Ship Channel (CDFW 2009). The project area is in between Rough and Ready Island and Cache Slough and may not be suitable for this species.

If present, potential construction-related effects on migrating and spawning adult longfin smelt will be avoided by restricting in-water construction activities within the project area to the June 1 through October 31 work window. However, juvenile longfin smelt may be impacted by the proposed project if present during pile driving activities while emigrating to the ocean. Juveniles could likely temporarily avoid the work area during pile driving activities and the modelled hydroacoustic impact area for fishes less than two grams such as smelt is restricted to ten meters of the work area which allows any fish in the area to utilize deeper waters of the river that are not acoustically impacted by pile driving activities. Longfin smelt may also avoid the project area completely by traveling through Middle River and Empire Cut to reach the main stem of the San Joaquin River.

Acoustic impacts associated with pile driving activities could potentially injure or kill individual fish if they were present within the area where acoustic effects to these species may occur. Temporary increases in suspended sediment during pile driving activities could temporarily bury substrates that support benthic macroinvertebrates, which are a food source for salmonids. However, due to the limited duration and extent of project actions, effects on salmonid feeding would be minimal both in extent and duration. In addition, spills or leakage of gasoline, lubricants, or other petroleum products from construction equipment could result in injury or mortality to adult steelhead in the vicinity of the work area during construction. Placement of the dock and piles may provide additional habitat for predatory fish species and perching locations for predatory bird species that would potentially negatively affect longfin smelt populations within the project area. Aquatic vegetation that supports refugia habitat for juvenile longfin smelt may also be marginally reduced from additional shading effects of the dock after construction is completed (approximately 0.15 acre or 6,692 square feet). Upon final construction of the dock, individual fish may avoid areas under the dock, resulting in a potential permanent increased risk of predation through this avoidance behavior (Ono *et al.* 2010).

With the implementation of Mitigation Measures BIO-2 and BIO-4, potential impacts to longfin smelt would be reduced to less than significant.

Green Sturgeon

Green sturgeon are not known to migrate through the San Joaquin River to reach spawning grounds and migrating adults and spawning adults will not be impacted by the proposed project. However, juvenile green sturgeon have been observed in the San Joaquin River, especially near the Delta, and may be impacted by construction if present.

If juveniles are present during construction activities, proposed actions associated with placement of support piles may temporarily increase sediment, silt, and pollutants, which could adversely affect rearing habitat or reduce food production, such as aquatic invertebrates, for juvenile green sturgeon. Pile-driving activities are expected to be completed within seven days, so these effects are expected to be minimal and of limited duration. If juvenile green sturgeon use nearshore areas of the river as foraging habitat or refuge from predators, they would be expected to move to deep water habitat during temporary pile driving activities. However, this species primarily uses deep water habitats and

not shallow water, such as in the area of the dock footprint. Spills or leakage of gasoline, lubricants, or other petroleum products from construction equipment could result in injury or mortality to juvenile sturgeon in the vicinity of the project area during construction. Restricting in-water activities to the seven-day period within the June 1 through October 31 work window and implementing the avoidance and minimization measures described under Mitigation Measures BIO-2 and BIO-4 would minimize, but not completely avoid, potential construction-related effects on juvenile green sturgeon if present.

With the implementation of Mitigation Measures BIO-2 and BIO-4, potential impacts to green sturgeon would be reduced to less than significant.

Giant Garter Snake

The majority of the proposed project is located in ruderal or open water habitats which do not provide suitable habitat for this species. However, minimal impacts to the bank of the San Joaquin River and associated emergent wetland vegetation are expected to occur with the construction of the dock gangway landing and could impact this species if present in the construction area. Because construction is proposed to occur during this species' active season, giant garter snakes (GGS) that may be present during construction would be expected to move away from the disturbance and avoid the area.

The modelled hydroacoustic impact area for fishes greater than two grams can also be applied to GGS and is restricted to the immediate work area which allows any GGS in the area to utilize other portions of the river that are not acoustically impacted by pile driving activities. Vibration from pile driving may also temporarily affect upland habitats adjacent to the dock which contains riprap GGS could potentially be present in. However, these vibrations would be minimal on land and no adverse effects to GGS are anticipated as a result of upland vibration.

Spills or leakage of gasoline, lubricants, or other petroleum products from construction equipment could result in injury or mortality to GGS in the vicinity of the project area during construction. Other effects could occur through ground disturbance or vehicle/equipment injury or death to individuals during construction. Individual GGS that may be on the roadway could be struck by vehicles or equipment. However, vehicle/equipment use on the levee road would not be expected to be more impactful than current vehicle use on the levee road. Vehicles and equipment delivering dock materials would be expected to drive slowly and park to deliver the material and would not be driving fast through the project area.

With the implementation of Mitigation Measure BIO-3, which identifies measures to minimize impacts to GGS and is included as Section 5.2.4.8 of the SJMSCP, and BIO-4, which is an additional project-specific measure pertaining to water quality, potential impacts to GGS would be reduced to less than significant.

Northwestern Pond Turtle

Potential project-related impacts to northwestern pond turtle are expected to be similar to what is described above for GGS. With the implementation of Mitigation Measure BIO-4 and Mitigation Measure BIO-5, which identifies measures to minimize impacts to northwestern pond turtle and is included as Section5.2.4.10 of the SJMSCP, potential impacts to northwestern pond turtle are expected to be reduced to less than significant.

Tricolored Blackbird

Proposed construction activities are not anticipated to impact foraging tricolored blackbirds and the foraging habitat within the project site is of low quality and is not a typical foraging habitat type for this species. Individual birds foraging or otherwise occurring within the project site could readily avoid construction areas or contact with construction equipment or personnel. Therefore, no impacts to individual tricolored blackbirds are anticipated unless this species nests on the site. In the unlikely event this species nests onsite, impacts could occur through nest disturbance, leading to the destruction of eggs or nestlings. Eggs and young still dependent on the nest would be susceptible to injury or mortality through physical contact or through nest abandonment caused by the displacement of adults. Needless destruction of eggs or young would be a violation of the Fish and Game Code.

Ground-disturbing and other development activities including grading, vegetation clearing, and construction could impact nesting birds if these activities occur during the nesting season (generally February 1 to August 31). To avoid impacts to nesting birds, all ground disturbing activity shall be completed between September 1 and January 31, if feasible. If construction cannot occur outside of the nesting season, Mitigation Measure BIO-6 from the SJMSCP would be implemented to minimize impacts to nesting birds. With the implementation of Mitigation Measure BIO-6, potential impacts to tricolored blackbird would be reduced to less than significant.

Swainson's Hawk

Suitable nesting and foraging habitat for this species are not present in the proposed project area but are present in the surrounding vicinity. If this species were to nest in an off-site tree, the nest may be close enough to the project area to still be impacted by the project. There are several trees that could provide nesting habitat within a 0.5-mile radius of the project area. The proposed project has the potential for adverse effects on Swainson’s hawk through nest disturbance, leading to the destruction of eggs or nestlings if this species nests in the vicinity of the project. Non-breeding adults could readily avoid contact with construction equipment or personnel by moving out of the construction area. Displacement of non-breeding adults would not have a significant impact. Eggs and young still dependent on the nest would be susceptible to injury or mortality through physical contact or through nest abandonment caused by the displacement of adults. Needless destruction of eggs or young would be a violation of the Fish and Game Code and have a significant impact.

Ground-disturbing and other development activities including grading, vegetation clearing, and construction could impact nesting Swainson’s hawks if these activities occur during the nesting season (generally March 1 to September 30). To avoid impacts to Swainson’s hawks, all ground disturbing activity shall be completed between October 1 and February 28, if feasible. If construction cannot occur outside of the nesting season, Mitigation Measure BIO-6 would be implemented to minimize impacts to nesting birds. With the implementation of Mitigation Measure BIO-6, potential impacts to Swainson’s hawk would be reduced to less than significant.

White-Tailed Kite

Potential project-related impacts to white-tailed kite are expected to be similar to what is described above for Swainson’s hawk. With the implementation of Mitigation Measure BIO-6, potential impacts to white-tailed kite would be reduced to less than significant.

California Black Rail

The proposed project will not impact marsh habitat and is expected to have minimal impacts along the bank of the San Joaquin River where potentially suitable habitat for this species is located. The majority of the project site is comprised of ruderal habitat which does not provide suitable habitat for this species. Minimal impacts to the bank of the San Joaquin River and associated emergent wetland vegetation are expected to occur with the construction of the dock gangway landing and could impact this species if present in the construction area. If this species nests along the bank of the river or in the vicinity of the construction area, it could also be impacted by construction activities.

The proposed project has the potential for adverse effects to California black rail through nest disturbance, leading to the destruction of eggs or nestlings if this species nests in the project site or the immediate surroundings. Non-breeding adults could readily avoid contact with construction equipment or personnel by moving out of the construction area. Eggs and young still dependent on the nest would be susceptible to injury or mortality through physical contact or through nest abandonment caused by the displacement of adults. Needless destruction of eggs or young would be a violation of the Fish and Game Code.

Ground-disturbing and other development activities including grading, vegetation clearing, tree removal/trim, and construction could impact nesting birds if these activities occur during the nesting season (generally February 1 to August 31). To avoid impacts to nesting birds, all ground disturbing activity shall be completed between September 1 and January 31, if feasible. If construction cannot occur outside of the nesting season, Mitigation Measure BIO-6 would be implemented to minimize impacts to nesting birds. With the implementation of Mitigation Measure BIO-6, potential impacts to burrowing owl would be reduced to less than significant.

Song Sparrow "Modesto" Population

The proposed project has the potential for adverse effects to song sparrow "Modesto" population through nest disturbance, leading to the destruction of eggs or nestlings if this species nests in the project site or the immediate surroundings. Non-breeding adults could readily avoid contact with construction equipment or personnel by moving out of the construction area. Eggs and young still dependent on the nest would be susceptible to injury or mortality through physical contact or through nest abandonment caused by the displacement of adults. Needless destruction of eggs or young would be a violation of the Fish and Game Code.

Ground-disturbing and other development activities including grading, vegetation clearing, tree removal/trim, and construction could impact nesting birds if these activities occur during the nesting season (generally February 1 to August 31). To avoid impacts to nesting birds, all ground disturbing activity shall be completed between September 1 and January 31, if feasible. If construction cannot occur outside of the nesting season, Mitigation Measure BIO-6 would be implemented to minimize impacts to nesting birds. With the implementation of Mitigation Measure BIO-6, potential impacts to white-tailed kite would be reduced to less than significant.

Other Nesting Migratory Birds and Raptors

Migratory birds are protected under the Migratory Birds Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed under 50 Code of Federal Regulations (CFR) 10; this also includes feathers or other parts, nests, eggs, or

products, except as allowed by implementing regulations (50 CFR 21). Additionally, Section 3503 of the California Fish and Game Code states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird. Section 3503.5 specifically states that it is unlawful to take, possess, or destroy any raptors (i.e., hawks, owls, eagles, and falcons), including their nests or eggs; Section 3513 specifically states that it is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

A number of migratory birds and raptors have the potential to nest in or adjacent to the project site. Suitable nest locations within and adjacent to the project site include trees, grass, shrubs, artificial structures, and bare ground. Ground-disturbing and other development activities including grading, vegetation clearing, and construction could impact nesting birds if these activities occur during the nesting season (generally February 1 to August 31). To avoid impacts to nesting birds, all ground disturbing activity shall be completed between September 1 and January 31, if feasible. If construction cannot occur outside of the nesting season, Mitigation Measure BIO-6 would be implemented to minimize impacts to nesting birds. With the implementation of Mitigation Measure BIO-6, potential impacts to nesting birds would be reduced to less than significant.

Impact Conclusion

With implementation of Mitigation Measure BIO-1 through BIO-6, impacts to special-status plant and wildlife species would be less than significant.

Mitigation Measure BIO-1: Special-Status Plant Survey

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:

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.

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.

If special-status plants are observed within the project site, the following mitigation measures shall be required:

- *For widely distributed plant species*: Mason's lilaeopsis, woolly rose-mallow, Suisun marsh aster, Delta tule pea, Delta mudwort:

Attempt acquisition. If the plant population is considered healthy by the JPA with the concurrence of the Permitting Agencies' representatives on the TAC, then the parcel owner shall be approached to consider selling a conservation easement including a buffer area as prescribed in Section 5.4.4 of the SJMSCP and sufficient to maintain the hydrological needs of the plants. Alternatively, the landowner may be approached to consider land dedication in-lieu of paying SJMSCP development fees. If the project proponent is not agreeable to acquisition, then compensation shall be as prescribed in SJMSCP Section 5.3.1.

- *B. For narrowly distributed plant species*: bristly sedge and side-flowering skullcap:

  Attempt acquisition. If the plant population is considered healthy by the JPA with the concurrence of the Permitting Agencies' representatives on the TAC , then the parcel owner shall be approached to consider selling a conservation easement including a buffer area a as prescribed in Section 5.4.4 of the SJMSCP and sufficient to maintain the hydrological and ecological (e.g., account for weed control, buffers, inclusion of pollinators) needs of the plants. Alternatively, the landowner may be approached to consider land dedication in-lieu of paying SJMSCP development fees.

  Consultation. If the landowner rejects acquisition of the population, then the JPA shall, with the concurrence of the 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.

Mitigation Measure BIO-2: Special-Status Fish

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:

- 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.

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:

- 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.

Additionally, the following construction Best Management Practices (BMPs) shall be implemented during pile driving activities to minimize acoustic effects during dock installation:

- 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.
- 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.

Mitigation Measure BIO-3: Giant Garter Snake

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:

For areas with potential giant garter snake habitat, the following is required.

- 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.

- In areas where wetlands, irrigation ditches, marsh areas or other potential giant garter snake habitats are being retained on the site:
    - 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).

Mitigation Measure BIO-4: Avoid Impacts to Water Quality

To avoid impacts to water quality during construction activities, the following construction BMPs shall be implemented during handling of construction materials, debris, and waste:

- Building materials and/or construction equipment shall not be stockpiled or stored where they may be washed into the water or cover aquatic or riparian vegetation. Stockpiles shall be covered when measurable rain is forecasted.
- 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.

In the event of accidental spills or emergencies involving potentially hazardous materials, the following measures shall be taken:

- 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.

- 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 R31600Program@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.

Mitigation Measure BIO-5: Northwestern Pond Turtles

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:

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).

Mitigation Measure BIO-6: Special-Status Birds, Migratory Birds, and Raptors

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 below. These measures will reduce or avoid potential project-related impacts on special-status birds, migratory birds, and raptors.

- General Measures

    - 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
  - 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:
    - 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
  - 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.
  - 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.
    - 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-feet 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.

- 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.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less than Significant with Mitigation Incorporated. Approximately 6.39 acres and 1,495 linear feet of the overall 10-acre parcel is inundated by the San Joaquin River, a perennial drainage. A total of approximately 0.15 acre (6,692 square feet) of the San Joaquin River would be permanently impacted by installation of the dock and associated gangway. With implementation of Mitigation Measure BIO-7, the impact to perennial drainage habitat would be less than significant.

Mitigation Measure BIO-7: Aquatic Resources Delineation and Regulatory Permitting

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 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.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less than Significant with Mitigation Incorporated. Approximately 6.39 acres and 1,495 linear feet of the overall 10-acre parcel is inundated by the San Joaquin River. A total of approximately 0.15 acre (6,692 square feet) of the San Joaquin River would be permanently impacted by installation of the dock and associated gangway. With implementation of Mitigation Measure BIO-7, the impact would be less than significant.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less than Significant with Mitigation Incorporated. Upland areas of the proposed project would not interfere with the movement of any native species or with established native resident or migratory wildlife corridors. Approximately 6.39 acres and 1,495 linear feet of the overall 10-acre parcel is inundated by the San Joaquin River. The proposed project would install a dock and gangway, which would total approximately 0.15 acre (6,692 square feet) in the San Joaquin River. Within the overall parcel, the San Joaquin River is a migratory corridor for several species of common and special-status fish species. However, with the implementation of Mitigation Measures BIO-2 and BIO-4, the impact to migrating fish species would be reduced to less than significant.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less than significant impact. The County General Plan contains several goals and policies aimed at protecting natural resources within the County. As discussed in questions a) through d) above, the proposed project would implement Mitigation Measures BIO-1 through BIO-7 to avoid impacts to special-status species, perennial drainage habitat, and wildlife movement. The proposed project would not require the removal of trees; therefore, the project would not conflict with the County's Tree Protection Ordinance (Section 9-400.80 of the County Development Title). Additionally, no riparian habitat was mapped on the project site; therefore, the project would not conflict with the County's Riparian Habitat Ordinance (Section 9-707.030 of the County Development Title). Therefore, the project would not conflict with local policies or ordinances protecting biological resources, and the impact would be less than significant.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Less than Significant with Mitigation Incorporated. The proposed project would be subject to the SJMSCP, and the project applicant plans to seek coverage to mitigate project impacts under this plan. The SJMSCP, in accordance with Section 10(a)(1)(B) of the FESA and Section 2081(b), Incidental Take Permits, of the CESA, provides compensation for the conversion of open space to non-open space uses which affect the species covered by the SJMSCP. The proposed project would be required to comply with the conditions of the SJMSCP, consisting of the implementation of applicable avoidance and minimization measures and payment of land conversion fees. Therefore, with the implementation of Mitigation Measures BIO-1 through BIO-7, the project would not result in conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The impact would be less than significant with mitigation incorporated.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

The discussion below is based on information contained in Chapter 4.E, Cultural and Paleontological Resources, of the Draft EIR prepared for the San Joaquin County 2035 General Plan (County 2014).

Environmental Setting

Data obtained from the Central California Information Center (CCIC) indicates that as of November 2013 (CCIC File No. 8773L), approximately 108,688 acres (12 percent of the County) have been surveyed for cultural resources in the County. It is likely that many prehistoric sites, historic era remains, and paleontological resources might be found on the surface, as well as in subsurface contexts, throughout the County, particularly but not exclusively in riparian (streamside or riverside) settings and on the elevated landforms flanking the County (County 2014).

According to the CCIC, as of the time the Draft EIR was prepared, San Joaquin County contained 5,152 documented historical resources, including 271 prehistoric archaeological sites, 313 historic-era archaeological sites, 15 multi-component archaeological sites, and 4,553 historic-era buildings or structures that need to be preserved to share significance of cultural resources through interpretive education opportunities with the community and visitors (County 2014).

In April 2012, the Office of Historic Preservation (OHP) Historic Property Data File for San Joaquin County listed 3,490 evaluated cultural resources. Of these, 34 are of national importance and are listed on the National Register of Historic Places (NRHP), 381 are of State importance and are listed on the California Register of Historical Resources (CRHR), 26 are listed as California Historical Landmarks (CHL), and nine as California Points of Historical Interest (CPHI), which provides an opportunity to support a cultural resources program or larger preservation effort within the County (County 2014).

In addition to the many recorded and evaluated historic resources in the County, there may also exist many previously unknown historic buildings or structures, as only a small percentage of the County has been systematically surveyed and evaluated for the existence of such resources. For example, numerous buildings or structures in the County that are at least 50 years old (the minimum age threshold for eligibility for listing in the NRHP or CRHR) have never been professionally surveyed or evaluated for their potential historical significance, especially in rural areas outside of the incorporated city limits (County 2014).

Many archaeological sites in the County have been destroyed by construction, agriculture, and river erosion. Remaining archaeological sites in the County represent about five percent of the original inventory and are of exceptional importance for the study of regional prehistory. Significant, and/or important cultural resources, may exist in the subsurface of farmland or other highly modified localities, such as within cities. For example, archaeological investigations within the City of Stockton demonstrated that significant cultural remains can be found below the surface of "disturbed," cultivated, or industrialized areas in the County (County 2014).

Impact Analysis

a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less than Significant with Mitigation Incorporated. The proposed project is located on a 10-acre parcel that appears to be a graded area that was historically created with dredging materials prior to 1937. The project site consists entirely of imported fill soil situated above the San Joaquin River. The project site contains no buildings or structures that could be eligible for listing in the CRHR or NRHP. As outlined in the letter from the State Historic Preservation Officer (SHPO) dated May 14, 2025, and included as Appendix G to this IS/MND, USACE initiated consultation in accordance with Section 106 of the National Historic Preservation Act (NHPA). USACE completed a records search and initiated consultation with Indian tribes and other consulting parties listed on the NAHC contact list on March 19, 2024. To date, no consulting Indian tribe or additional consulting party has provided information regarding potential historic properties of religious and cultural tribal significance within the project. No historic properties have been identified within the project site and therefore, no historic properties would be affected.

As the project site was created from dredging materials and fill, the proposed project is not anticipated to cause substantial adverse changes in the significance of historical resources or archeological resources in the project area. However, in the unlikely event that cultural resources are encountered during construction, Mitigation Measure CUL-1 would be implemented to address potential impacts on cultural resources in the project area. With implementation of Mitigation Measure CUL-1, the impact would be less than significant for questions a) and b).

Mitigation Measure 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 *Professional Qualifications Standards*, 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.

c) Disturb any human remains, including those interred outside of dedicated cemeteries?

Less than Significant with Mitigation Incorporated. The proposed project is not anticipated to disturb human remains. However, in the unlikely event that human remains are encountered during construction, Mitigation Measure CUL-2, which outlines the required steps to be taken in the event human remains are encountered, would be implemented. With implementation of Mitigation Measure CUL-2, the impact would be less than significant.

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:

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

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 descendent or on the project area in a location not subject to further subsurface disturbance:

    - The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission;
    - The descendent identified fails to make a recommendation; or,
    - The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the NAHC fails to provide measures acceptable to the landowner.

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.

VI. ENERGY

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Environmental Setting

California's electricity needs are satisfied by a variety of entities, including investor-owned utilities, publicly owned utilities, electric service providers and community choice aggregators. In 2020, the California power mix totaled 272,576 gigawatt hours (GWh). In-state generation accounted for 51 percent of the state's power mix. The remaining electricity came from out-of-state imports (CEC 2021a). Table 7, *California Electricity Sources 2020*, provides a summary of California's electricity sources as of 2020.

Table 7
CALIFORNIA ELECTRICITY SOURCES 2020

Fuel Type	Percent of California Power
Coal	2.74
Large Hydro	12.21
Natural Gas	37.06
Nuclear	9.33
Oil	0.01
Other (Petroleum Coke/Waste Heat)	0.19
Renewables (Excluding Large Hydro)	33.09
Unspecified	5.36

Source: CEC 2021a

Natural gas provides the largest portion of the total in-state capacity and electricity generation in California, with nearly 45 percent of the natural gas burned in California used for electricity generation in a typical year. Much of the remainder is consumed in the residential, industrial, and commercial sectors for uses such as cooking, space heating, and as an alternative transportation fuel. In 2012, total natural gas demand in California for industrial, residential, commercial, and electric power generation was 2,313 billion cubic feet per year (bcf/year), up from 2,196 bcf/year in 2010 (CEC 2021b).

Transportation accounts for a major portion of California's energy budget. Automobiles and trucks consume gasoline and diesel fuel, which are nonrenewable energy products derived from crude oil. Gasoline is the most used transportation fuel in California, with 97 percent of all gasoline being

consumed by light-duty cars, pickup trucks, and sport utility vehicles (SUVs). In 2015, 15.1 billion gallons of gasoline were sold in California (CEC 2021c). Diesel fuel is the second most consumed fuel in California, used by heavy-duty trucks, delivery vehicles, buses, trains, ships, boats, and farm and construction equipment. In 2015, 4.2-billion gallons of diesel were sold in California (CEC 2021d).

Impact Analysis

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less than Significant Impact.

Construction

Energy consumed for proposed project construction would primarily consist of transportation fuels in the form of diesel and gasoline. Fuel consumption would result from the use of on-road and off-highway trucks for the transportation of construction materials, construction worker vehicles traveling to and from the proposed project site, and the use of off-road construction equipment. While construction activities would consume petroleum-based fuels, consumption of such resources would be temporary and would cease upon the completion of construction. Additionally, the project would be required to comply with State idling rules: commercial diesel vehicles- 13 CCR Chapter 10 Section 2485; off road diesel vehicles- 13 CCR Chapter 9 Article 4.8 Section 2449, resulting in reduced transportation fuels.

Operation

During long-term operation of the project, energy would be consumed in the form of diesel and gasoline used by vehicles, water taxis, and boats traveling to and from the project site; building heating and cooling; and electricity used to power the buildings. Operational energy demands were estimated to be 121,867 kWh per year, based on CalEEMod defaults a. As outlined in Section 5.III, Air Quality, operational energy demands, would not exceed SJVAPCD thresholds for ROG, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$.

Energy use and GHG emissions are closely related. As discussed in Section 5.VIII, Greenhouse Gas Emissions, the project GHG emissions would not exceed the adjusted CAPCOA threshold.

Impact Conclusion

Based on the above analysis, construction and operation of the proposed project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project operation. Therefore, the impact would be less than significant.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less than Significant Impact. See the discussion under question a) above. The proposed project would not result in a substantial new demand for energy resources nor conflict with or obstruct any State or local plan for renewable energy or energy efficiency. Therefore, the impact would be less than significant.

VII. GEOLOGY AND SOILS

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
	ii. Strong seismic ground shaking?	☐	☐	☒	☐
	iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
	iv. Landslides?	☐	☐	☒	☐
b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☒	☐	☐
f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Environmental Setting

San Joaquin County is located in the San Joaquin Valley, which comprises the southernmost portion of the Great Valley Geomorphic Province of California. The Great Valley geomorphic province is characterized by a long alluvial plain that extends approximately 400 miles through central California. The San Joaquin Valley is drained by the San Joaquin River, which has been depositing sediments in the valley for about 160 million years (County 2014).

The NRCS mapped one soil unit occurring within the project site: Ryde clay loam, partially drained, 0 to 2 percent slopes, MLRA 16. This soil unit is comprised of herbaceous organic material derived from reeds

and tules, and fine-loamy alluvium derived from mixed rock sources. It is typical of floodplains and deltas. A general soil profile is clay loam from 0 to 24 inches, mucky clay loam from 24 to 32 inches, and stratified muck to silty clay loam from 32 to 79 inches. It is very poorly drained, has a rare frequency of flooding, and no frequency of ponding. This soil unit is considered hydric (USDA 2025).

Geologic Hazards

Expansive Soils

Expansive soils are characterized by their potential "shrink-swell" behavior. Shrink-swell is the cyclic change in volume (expansion and contraction) that occurs in certain fine-grained clay sediments from the process of wetting and drying. Clay minerals such as smectite, bentonite, montmorillonite, beidellite, vermiculite and others are known to expand with changes in moisture content. According to the soil survey data for San Joaquin County, close to half of the upper five feet of soils throughout the County have a low shrink-swell potential, a lesser portion is considered to have a moderate potential, and about an eighth of the area (primarily in the southwestern end of the County) has been mapped with a high potential (County 2014).

Soil Erosion

Erosion is the wearing away of soil and rock by processes such as mechanical or chemical weathering, mass wasting, and the action of waves, wind, and underground water. Excessive soil erosion can eventually lead to damage to building foundations and roadways. Areas that are susceptible to erosion are often those that become exposed during the construction phase of development when existing cover is removed, or earthwork activities disturb sub-grade areas (County 2014).

Settlement

Settlement can occur from immediate settlement, consolidation, shrinkage of expansive soil, and liquefaction. Soils tend to settle at different rates and by varying amounts depending on the load weight or changes in properties over an area, which is referred to as differential settlement. Subsidence can result in reduced storage capacity of groundwater aquifers. Subsidence within the County is usually the result of pumping groundwater or oxidation of peat in the Delta (County 2014).

Landslides and Slope Failure

Slope failures, commonly referred to as landslides, include many phenomena that involve the downslope displacement and movement of material, either triggered by static (i.e., gravity) or dynamic (i.e., earthquake) forces. Steep slopes in the county are relatively limited and are primarily found in the southwestern portion of the County within the Coastal Range. In addition, there are minor slopes, in terms of vertical height, which are susceptible to slope instability in various levees located throughout the Delta area (County 2014).

Seismic Hazards

Seismic Activity

The County is located in a region that lies between two areas of seismic activity. The active faults associated with the San Andreas Fault System of the greater San Francisco Bay Area lie west of the County line, with the Marsh Creek-Greenville active fault located immediately west of the southern tip

of the County. To the east lies a regional shear zone associated with the Sierra Nevada foothills known as the Foothills Fault System. Other active faults associated with the San Andreas Fault System include the Concord, Calaveras, Hayward, and the San Andreas fault. There are no active faults located within San Joaquin County (County 2014).

Liquefaction

Liquefaction is a transformation of soil from a solid to a liquefied state during which saturated soil temporarily loses strength resulting from the buildup of excess pore water pressure, especially during earthquake-induced cyclic loading. Soil susceptible to liquefaction includes loose to medium dense sand and gravel, low-plasticity silt, and some low-plasticity clay deposits (County 2014).

Impact Analysis

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

   i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?

Less than Significant Impact. The County is located in a region that lies between two areas of seismic activity. The active faults associated with the San Andreas Fault System of the greater San Francisco Bay Area lie west of the County line, with the Marsh Creek-Greenville active fault located immediately west of the southern tip of the County. To the east lies a regional shear zone associated with the Sierra Nevada foothills known as the Foothills Fault System. Other active faults associated with the San Andreas Fault System include the Concord, Calaveras, Hayward, and the San Andreas fault. There are no active faults located within San Joaquin County (County 2014). According to the DOC Earthquake Hazards Zone Application (EQ Zapp) Map, there are no known active faults crossing the project site, and the site is not located within an Alquist Priolo Fault Zone (DOC 2025b). Therefore, the risk of ground rupture as a result of proposed project activities would be unlikely, and the impact would be less than significant.

   ii. Strong seismic ground shaking?

Less than Significant Impact. The project site may be subject to ground shaking from earthquakes occurring outside the County. However, the potential for seismic ground shaking in the project area would be considered low, as stated under question a.i) above. The proposed project would be required to comply with the provisions of the California Building Code (CBC) and the County's Building Regulations (Title 8 of the San Joaquin Ordinance Code), which would increase the stability of the proposed structures and their ability to withstand potential occurrences of strong seismic ground shaking. Therefore, with adherence to existing building regulations, the impact would be less than significant.

   iii. Seismic-related ground failure, including liquefaction?

Less than Significant Impact. Liquefaction generally occurs in areas where moist, fine-grained, cohesionless sediment or fill materials are subjected to strong seismic ground shaking. Under certain

circumstances, seismic ground shaking can temporarily transform an otherwise solid, granular material to a fluid state. Liquefaction is most often triggered by seismic shaking, but it can also be caused by improper grading, landslides, or other factors. The project site is not located within a mapped liquefaction zone (DOC 2025b). Therefore, the risk of seismic-related ground failure, including liquefaction, would be unlikely, and the impact would be less than significant.

iv. Landslides?

Less than Significant Impact. Terrain in the project site is relatively flat, with an elevation ranging from approximately six to 12 feet amsl. Due to the relatively flat topography and lack of steep slopes on the project site, landslides are unlikely to occur on the project site or in the immediate vicinity. As noted in question a.i), there are no known active faults crossing the project site and the site is not located within an Alquist Priolo Fault Zone. Additionally, the project site is not located within a mapped landslide zone (DOC 2025b). Therefore, there would be little potential for seismically induced landslides, and the impact would be less than significant.

b) Result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact. Areas that are susceptible to erosion are often those that become exposed during the construction phase of development when existing cover is removed, or earthwork activities disturb sub-grade areas (County 2014). Construction activities that require more than one acre of ground disturbance are regulated by the CVRWQCB and are subject to the requirements of the National Pollutant Discharge Elimination System (NPDES) General Construction Permit, including preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) during construction. The SWPPP must include details of how the sediment and erosion control best management practices (BMPs) would be implemented.

The project site is relatively flat and lacks steep slopes. As the proposed project would disturb greater than once acre, the proposed project would be subject to NPDES requirements and would be required to prepare and implement a SWPPP including BMPs to reduce soil erosion during construction activities. Additionally, the proposed project would be required to adhere to the provisions of the County Development Title regulating construction activities, including Chapter 9-812, Grading and Drainage Permits, which would require the project applicant to obtain a grading permit prior to construction to protect against soil loss and pollution of watercourses (County 2025b). Therefore, with the required compliance with existing NPDES and County regulations, construction of the proposed project would not result in substantial soil erosion or the loss of topsoil, and the impact would be less than significant.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Less than Significant Impact. As noted under question a.i), a.iii), and a.iv), impacts related to geologic hazards, including earthquakes, liquefaction, and landslides would be less than significant for the proposed project. Construction of the proposed project would require minor ground disturbance and grading. Although the project site may be subject to ground shaking and secondary seismic activities from earthquakes occurring outside the County, development of the proposed project would not result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. Additionally, the proposed project would be required to comply with the provisions of the CBC and the County's Building

Regulations (Title 8 of the San Joaquin Ordinance Code), which would minimize potential adverse effects in the event of a geologic unit becoming unstable. Therefore, the impact would be less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less than Significant Impact. According to the Soil Expansive Potential Map prepared on September 17, 2024, for the County, McDonald Island contains areas of expansive soil ranging from low (0 to 3 percent) to high (6 to 9 percent) potential (County 2024a). The project site is not mapped as containing expansive soil; however, land immediately south of the project site is mapped as containing moderate (3 to 6 percent) potential for expansion (County 2024a). All development in California is required to comply with the CBC, which contains construction and engineering standards for projects located in areas that have high shrink-swell soils (County 2014). Therefore, with adherence to existing CBC requirements and the County's Building Regulations (Title 8 of the San Joaquin Ordinance Code), potential impacts related to expansive soil would be minimized, and the impact would be less than significant.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Less than Significant with Mitigation Incorporated. Due to the location of the project, public sewer systems are not available; therefore, the project would construct a private septic system that includes a 5,000-gallon underground wastewater holding tank, a 5,000-sf primary septic system disposal field, a 5,000-sf replacement septic system disposal field, and a 500-gallon aboveground wastewater pump-out holding tank. The NRCS mapped one soil unit occurring within the project site, Ryde clay loam, which is rated as "very limited" for septic tank absorption (USDA 2025). However, the septic system would be required to be permitted through the San Joaquin County Environmental Health Department (SJCEHD) in accordance with California Health and Safety Code and Chapters 9-604, Wastewater Treatment and Disposal, and 9-605, Private On-Site Wastewater Disposal Facilities, of the County Development Title. The proposed septic system would also be required to comply with the County's Onsite Wastewater Treatment Systems Standards (County 2017). These requirements are designed to ensure proper handling and disposal of sewage effluent by governing construction, repair, destruction, permitting and inspection of on-site septic systems. With implementation of Mitigation Measure GEO-1, which requires septic system engineering design review and approval, the impact would be less than significant.

Mitigation Measure GEO-1: Septic System Engineering Design Review

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.

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 *U.S. EPA Design Manual: Onsite Wastewater Treatment and Disposal Systems* 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.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than Significant with Mitigation Incorporated. The majority of paleontological specimens from San Joaquin County have been found in rock formations in the foothills of the Diablo Mountain Range. However, remains of extinct animals such as mammoth, could be found virtually anywhere in the County, especially along watercourses such as the San Joaquin River and its tributaries (County 2014).

The proposed project site is located in the northeastern portion of McDonald Island in a rural area of the County. No previous surveys conducted on the project site or in the project area have identified the project site as sensitive for paleontological resources or other geologically sensitive resources, nor have testing or ground disturbing activities performed to date uncovered any paleontological resources or geologically sensitive resources. While the likelihood of encountering paleontological resources and other geologically sensitive resources would be low, project-related ground disturbing activities could affect the integrity of a previously unknown paleontological or other geologically sensitive resource. Mitigation Measure GEO-2 would avoid and minimize impacts to paleontological resources. With implementation of Mitigation Measure GEO-2, the impact would be less than significant.

Mitigation Measure GEO-2: Avoid and Minimize Impacts to Paleontological Resources

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 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.

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Environmental Setting

Global climate change refers to changes in average climatic conditions on Earth, including temperature, wind patterns, precipitation, and storms. Global temperatures are moderated by atmospheric gases. These gases are commonly referred to as GHGs because they function like a greenhouse by letting sunlight in but preventing heat from escaping, thus warming the Earth's atmosphere.

GHGs are emitted by natural processes and human (anthropogenic) activities. Anthropogenic GHG emissions are primarily associated with (1) the burning of fossil fuels during motorized transport, electricity generation, natural gas consumption, industrial activity, manufacturing, and other activities; (2) deforestation; (3) agricultural activity; and (4) solid waste decomposition.

The GHGs defined under California's Assembly Bill (AB) 32, described below, include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). Each GHG differs in its ability to absorb heat in the atmosphere based on the lifetime, or persistence, of the gas molecule in the atmosphere. Estimates of GHG emissions are commonly presented in carbon dioxide equivalents (CO_2e), which weigh each gas by its global warming potential (GWP). Expressing GHG emissions in CO_2e takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO_2 were being emitted. GHG emissions quantities in this analysis are presented in metric tons (MT) of CO_2e. For consistency with United Nations Standards, modeling, and reporting of GHGs in California and the U.S. use the GWPs defined in the Intergovernmental Panel on Climate Change's (IPCC) Fourth Assessment Report (IPCC 2007): $CO_2 – 1$; $CH_4 – 25$; $N_2O – 298$.

Regulatory Setting

GHG Reduction Regulations and Plans

The primary GHG reduction regulatory legislation and plans (applicable to the project) at the State, regional, and local levels are described below. Implementation of California's GHG reduction mandates is primarily under the authority of CARB at the State level, FRAQMD at the regional level, and the City at the local level.

Executive Order S-3-05: On June 1, 2005, Executive Order (EO) S-3-05 proclaimed that California is vulnerable to climate change impacts. It declared that increased temperatures could reduce snowpack in the Sierra Nevada, further exacerbate California's air quality problems, and potentially cause a rise in sea levels. To avoid or reduce climate change impacts, EO S-3-05 calls for a reduction in GHG emissions to the year 2000 level by 2010, to year 1990 levels by 2020, and to 80 percent below 1990 levels by 2050. Executive Orders are not laws and can only provide the governor's direction to State agencies to act within their authority to reinforce existing laws.

Assembly Bill 32 – Global Warming Solution Act of 2006: The California Global Warming Solutions Act of 2006, widely known as AB 32, requires that CARB develop and enforce regulations for the reporting and verification of Statewide GHG emissions. CARB is directed by AB 32 to set a GHG emission limit, based on 1990 levels, to be achieved by 2020. The bill requires CARB to adopt rules and regulations in an open public process to achieve the maximum technologically feasible and cost-effective GHG emission reductions.

Executive Order B-30-15: On April 29, 2015, EO B-30-15 established a California GHG emission reduction target of 40 percent below 1990 levels by 2030. The EO aligns California's GHG emission reduction targets with those of leading international governments, including the 28-nation European Union. California is on track to meet or exceed the target of reducing GHG emissions to 1990 levels by 2020, as established in AB 32. California's new emission reduction target of 40 percent below 1990 levels by 2030 will make it possible to reach the goal established by EO S-3-05 of reducing emissions to 80 percent under 1990 levels by 2050.

Senate Bill 32: Signed into law by Governor Brown on September 8, 2016, Senate Bill (SB) 32 (Amendments to the California Global Warming Solutions Action of 2006) extends California's GHG reduction programs beyond 2020. SB 32 amended the Health and Safety Code to include Section 38566, which contains language to authorize CARB to achieve a Statewide GHG emission reduction of at least 40 percent below 1990 levels by no later than December 31, 2030. SB 32 codified the targets established by EO B-30-15 for 2030, which set the next interim step in the State's continuing efforts to pursue the long-term target expressed in EO B-30-15 of 80 percent below 1990 emissions levels by 2050.

Assembly Bill 1279: Approved by Governor Newsom on September 16, 2022, AB 1279, the California Climate Crisis Act, declares the policy of the State to achieve net zero GHG emissions as soon as possible, but no later than 2045, and achieve and maintain net negative GHG emissions thereafter, and ensure that by 2045, Statewide anthropogenic GHG emissions are reduced to at least 85 percent below the 1990 levels. AB 1279 anticipates achieving these policies through direct GHG emissions reductions, removal of CO_2 from the atmosphere (carbon capture), and an almost complete transition away from fossil fuels.

California Air Resources Board Scoping Plan: The Scoping Plan is a strategy CARB develops and updates at least once every five years, as required by AB 32. It lays out the transformations needed across our society and economy to reduce emissions and reach our climate targets. The current 2022 Scoping Plan is the third update to the original plan that was adopted in 2008. The initial 2008 Scoping Plan laid out a path to achieve the AB 32 mandate of returning to 1990 levels of GHG emissions by 2020, a reduction of approximately 15 percent below business as usual. The 2008 Scoping Plan included a mix of incentives, regulations, and carbon pricing, laying out the portfolio approach to addressing climate change and clearly making the case for using multiple tools to meet California's GHG targets. The 2013 Scoping Plan assessed progress toward achieving the 2020 mandate and made the case for addressing short-lived

climate pollutants (SLCPs). The 2017 Scoping Plan also assessed the progress toward achieving the 2020 limit and provided a technologically feasible and cost-effective path to achieving the SB 32 mandate of reducing GHGs by at least 40 percent below 1990 levels by 2030. On December 15, 2022, CARB approved the 2022 Scoping Plan for Achieving Carbon Neutrality (2022 Scoping Plan). The 2022 Scoping Plan lays out a path to achieve targets for carbon neutrality and reduce anthropogenic GHG emissions by 85 percent below 1990 levels no later than 2045, as directed by AB 1279. The actions and outcomes in the plan will achieve significant reductions in fossil fuel combustion by deploying clean technologies and fuels; further reductions in SLCPs; support for sustainable development; increased action on natural and working lands to reduce emissions and sequester carbon; and the capture and storage of carbon (CARB 2022).

San Joaquin Valley Air Pollution Control District: In December 2009, the SJVAPCD adopted the following guidance documents applicable to the project:

- Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA (SJVAPCD 2009a), and
- District Policy: Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency (SJVAPCD 2009b).

This guidance and policy are the documents referenced in the SJVAPCD's *Guidance for Assessing and Mitigating Air Quality Impacts*, adopted in March 2015 (SJVAPCD 2015). Consistent with the District Guidance and District Policy above, SJVAPCD acknowledges the current absence of numerical thresholds, and recommends a tiered approach to establish the significance of the GHG impacts on the environment:

1. If a project complies with an approved GHG emission reduction plan or GHG mitigation program which avoids or substantially reduces GHG emissions within the geographic area in which the project is located, then the project would be determined to have a less than significant individual and cumulative impact for GHG emissions;
2. If a project does not comply with an approved GHG emission reduction plan or mitigation program, then it would be required to implement best performance standards (BPS); and
3. If a project is not implementing BPS, then it should demonstrate that its GHG emissions would be reduced or mitigated by at least 29 percent, compared to business-as-usual.

The SJVAPCD adopted a Climate Change Action Plan (CCAP) in 2008 and issued guidance for development project compliance with the plan in 2009. The guidance adopted an approach that relies on the use of BPS to reduce GHG emissions. Projects implementing BPS would be determined to have a less than cumulatively significant impact. For projects not implementing BPS, demonstration of a 29 percent reduction in project-specific (i.e., operational) GHG emissions from business-as-usual conditions is required to determine that a project would have a less than cumulatively significant impact (SJVAPCD 2009a). Both the SJVAPCD CCAP and the guidance for development project compliance are limited to achieving the State 2020 GHG reduction goals mandated by AB 32. The SJVAPCD CCAP and the guidance for development project compliance do not address California's post-2020 GHG reduction goals.

San Joaquin Council of Governments: The San Joaquin Council of Governments (SJCOG) is preparing a Climate Adaptation & Resiliency Study to incorporate strategies set forth in the SJCOG's 2018 RTP/SCS. Those strategies include reducing transportation-related emissions, but do not set quantitative thresholds for GHG emissions (SJCOG 2018).

Methodology and Assumptions

See Section 5.III, Air Quality, for a discussion on methodology and assumptions.

Standards of Significance

Given the relatively small levels of emissions generated by a project in relationship to the total amount of GHG emissions generated on a national or global basis, individual projects are not expected to result in significant, direct impacts with respect to climate change. However, given the magnitude of the impact of GHG emissions on the global climate, GHG emissions from new development could result in significant, cumulative impacts with respect to climate change. Thus, the potential for a significant GHG impact is limited to cumulative impacts. According to Appendix G of the state CEQA Guidelines, the following criteria may be considered in establishing the significance of GHG emissions:

Would the project:

1. Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?
2. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs?

The determination of significance is governed by CEQA Guidelines 15064.4, entitled "Determining the Significance of Impacts from Greenhouse Gas Emissions." CEQA Guidelines Section 15064.4(a) states, "[t]he determination of the significance of greenhouse gas emissions calls for a careful judgment by the lead agency consistent with the provisions in Section 15064. A lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project. A lead agency shall have discretion to determine, in the context of a particular project, whether to ... [use a quantitative model or qualitative model]" (emphasis added). In turn, CEQA Guidelines Section 15064.4(b) clarifies that a lead agency should consider "Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project." Therefore, consistent with CEQA Guidelines Section 15064.4, the GHG emissions analysis for the project appropriately relies upon a threshold based on the exercise of careful judgement and believed to be appropriate in the context of this project.

Prior to 2020, a screening level based on the California Air Pollution Control Officers Associations (CAPCOA's) report *CEQA & Climate Change* was used as a tool used to determine whether further analysis would be needed to examine the GHG impacts of a project (CAPCOA 2008). CAPCOA developed a screening threshold of 900 metric tons (MT) of carbon dioxide equivalent (CO_2e) per year by analyzing the capture of 90 percent or more of future discretionary development for residential and commercial projects across the state. Direct and cumulative impacts would be potentially significant and require further analysis if a project results in emissions that exceed 900 MT CO_2e beyond current baseline emissions. This screening threshold was developed with the goal in mind of achieving the reductions described by AB 32 for meeting 1990 levels of statewide GHG emissions by the year 2020.

Subsequently, SB 32 set a further GHG emission reduction target of 40 percent below 1990 levels by 2030. To achieve this target, a regression trajectory can be projected by reducing the operational year emissions goal from the 900 MT CO_2e target in 2020 to the 540 MT CO_2e target in 2030. This trajectory is outlined in Table 8, *GHG Significance Thresholds Trajectory*, below. Therefore, for the purpose of this report, 629 MT CO_2e is considered a valid and adequate screening level as it is based on current methodologies. This threshold is intended to disclose quantitative information and put the Project generated GHG emissions in the appropriate statewide context and consider the Project's potential impacts.

Table 8
GHG SIGNIFICANCE THRESHOLDS TRAJECTORY

Year	Screening Level (MT CO_2e)
2020	900
2021	855
2022	813
2023	722
2024	734
2025	697
2026	662
2027	629
2028	598
2029	568
2030	540

Source: CAPCOA 2008; SB 32
Note: Emissions reduce by 4.98 percent each year to achieve SB 32's 2030 target.
MT = metric tons; CO2e = carbon dioxide equivalents.

To be conservative in accounting for all the project's GHG emissions, the construction period emissions were amortized (i.e., averaged) over the anticipated 30-year lifespan of the project and added to the project's operational emissions.

Impact Analysis

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less than Significant Impact. GHG emissions would be generated by the project during construction (vehicle engine exhaust from construction equipment, on-road hauling trucks, and worker commuting trips) and during long-term operation (employee and guest trips, use of 27 fire pits, and use of emergency propane generator with a 226 hp motor). GHG emissions were calculated using CalEEMod, as described in *Methodology and Assumptions*.

Construction Emissions

The project's construction period GHG emissions was estimated to result in the emission of approximately 363 MT CO_2e over the constructed period. Averaged over 30 years, the proposed

construction activities would contribute approximately 12.1 MT CO_2e emissions per year. Table 8, Operational GHG Emissions, below, shows the calculated total annual emissions and amortized construction emissions for the project.

Operational Emissions

The project's operational GHG emissions was estimated to result in the emission of approximately 267.7 MT CO_2e. Table 9 below demonstrates that the project's total annual operational emissions would not exceed the adjusted CAPCOA threshold.

Table 9
OPERATIONAL GHG EMISSIONS

Emission Sources	2027 Emissions (MT CO_2e)
Mobile – employees traveling by car from N. Zuckerman Road to the resort	7.3
Mobile – employees and guests traveling by car to Kings Island Marina parking area	133.4
Mobile – employees and guests traveling by water taxi from Kings Island Marina to the resort	0.1
Mobile – guests traveling by private boat to the resort	4.8
Area	62.8
Energy	43.8
Water	1.5
Waste	8.7
Refrigerants	4.9
Stationary	0.4
Subtotal[1]	**267.7**
Construction (Amortized over 30 years)	12.1
Total	**279.8**
CAPCOA 2027 Threshold	*629*
Exceed Threshold?	**No**

Source: CalEEMod (output data is provided in Appendix B); CAPCOA 2008
[1] Totals may not sum due to rounding.
GHG = greenhouse gas; MT = metric tons; CO_2e = carbon dioxide equivalent;
CAPCOA = California Air Pollution Control Officers Association

Impact Conclusion

As shown in Table 8, the project's construction and operational emissions would not exceed the adjusted CAPCOA threshold. Therefore, the project would not generate significant GHG emissions, either directly or indirectly, that may have a significant impact on the environment, and the impact would be less than significant.

b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less than Significant Impact. There are numerous State plans, policies, and regulations adopted for the purpose of reducing GHG emissions. The original overall State plan and policy was AB 32, the California Global Warming Solutions Act of 2006. The quantitative goal of AB 32 was to reduce GHG emissions to

1990 levels by 2020. Senate Bill (SB) 32 extended the requirements of AB 32 by requiring further reductions of 40 percent below 1990 levels by 2030. AB 1279, the California Climate Crisis Act, was approved on September 16, 2022, and declares the policy of the State to achieve net zero GHG emissions as soon as possible, but no later than 2045, and achieve and maintain net negative GHG emissions thereafter, and to ensure that by 2045, Statewide anthropogenic GHG emissions are reduced to at least 85 percent below the 1990 levels. The 2022 CARB Scoping Plan lays out a path to achieve targets for carbon neutrality and reduce anthropogenic GHG emissions by 85 percent below 1990 levels no later than 2045, as directed by AB 1279. Statewide plans and regulations such as GHG emissions standards for vehicles (AB 1493), the LCFS, and regulations requiring an increasing fraction of electricity to be generated from renewable sources are being implemented at the Statewide level; as such, compliance at the project level is not addressed. Therefore, the proposed project would not conflict with those plans and regulations.

SJCOG is preparing a Climate Adaptation & Resiliency Study to incorporate strategies set forth in the SJCOG's 2018 RTP/SCS (SJCOG 2018). However, the County does not have a CAP or other GHG reduction plan addressing State GHG reduction goals after 2020. As shown under question a), the project's construction and operational emissions would not exceed the adjusted CAPCOA threshold. Therefore, the project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions, and the impact would be less than significant.

IX. HAZARDS AND HAZARDOUS MATERIALS

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Environmental Setting

Hazardous Materials

Hazardous materials include all flammable, reactive, corrosive, or toxic substances, which, because of these properties, pose potential harm to the public or environment. The California Code of Regulations defines a hazardous material or hazardous waste as a substance that, because of physical or chemical properties, quantity, concentration, or other characteristics, may either: (1) cause an increase in mortality or an increase in serious, irreversible, or incapacitating, illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of, or otherwise managed (County 2014).

Numerous federal and State laws regulate hazardous materials and wastes, such as the California Environmental Protection Agency (Cal/EPA) and Department of Toxic Substances Control (DTSC). However, depending on the waste, the Office of the State Fire Marshal (OSFM), the SWRCB, or another agency may be involved. Locally, SJCEHD, San Joaquin County Office of Emergency Services (SJCOES), and the SJVAPCD have responsibility for enforcing some State standards (County 2014).

The SJCEHD is the Certified Unified Program Agency (CUPA) for all cities and unincorporated areas within San Joaquin County. The CUPA was created by the California legislature to minimize the number of inspections and different fees for businesses. The SJCEHD provides the management and record keeping of hazardous materials and underground storage tank (UST) sites for San Joaquin County. Through the Hazardous Materials Program, the SJCEHD inspects businesses for compliance with the Hazardous Waste Control Act. Hazardous waste is subject to storage time limits, disposal requirements and labeling requirements on containers.

Emergency Response and Planning

The SJOES is responsible for effective planning for emergencies including those related to hazardous material incidents. The SJOES coordinates planning, response to emergencies, improves procedures for incident notification, and provides training and equipment to safety personnel. The SJOES maintains the County Local Hazard Mitigation Plan (LHMP), most recently updated in 2023, which includes strategies for the County and other local jurisdictions to identify and implement mitigation actions for reducing damages from various natural and technological disasters (County 2023).

The SJOES and other County departments maintain the Emergency Operations Plan (EOP), which established the central role of the San Joaquin County Emergency Operations Center (EOC) in the overall incident management of emergencies and major disasters. The EOP is developed pursuant to the California Emergency Services Act and conforms to the Standardized Emergency Management System (SEMS). The EOP identifies major highway/freeway routes in the County that would serve as possible evacuation routes in the event of an emergency, including I-5, I-205, I-580, and Highways 99, 12, 88, 4, 120, 132, and 26 (County 2022).

Impact Analysis

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than Significant Impact. Construction activities would involve the limited transport, storage, use, and/or disposal of hazardous materials, such as for the fueling and servicing of construction equipment on-site. The routine transport, use, or disposal of hazardous materials during construction would be required to comply with existing local, State, and federal regulations. Therefore, construction activities that require transport, storage, use, and/or disposal of hazardous materials would not create a significant hazard to the public or the environment.

Operation and maintenance activities would involve the use of limited hazardous materials, such as cleaners and pool chemicals. If spilled during construction and/or operational activities, these substances could pose a risk to the environment and to human health. However, the proposed land use typically does not present an operational hazard associated with the accidental release of hazardous substances into the environment, as the project is not anticipated to use, store, dispose of, or transport large volumes of hazardous materials. The routine transport, use, and disposal of hazardous materials

during project operation would be subject to local, State, and federal regulations to minimize risk and exposure. Therefore, in compliance with existing regulations, the proposed project would not create a significant hazard to the public or environment, and the impact would be less than significant.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less than Significant Impact with Mitigation Incorporated. The project site has no history of previous land uses associated with potentially hazardous sites, as discussed in greater detail in question d). As discussed above in question a), project construction and operation would involve the limited use of hazardous materials; however, these materials would be required to be transported, used, and stored in accordance with existing regulations that would limit the potential for their accidental release. Additionally, construction BMPs would be implemented during handling of construction materials, debris, and waste, as required under Mitigation Measure BIO-4. With adherence to regulations and implementation of Mitigation Measure BIO-4, the potential for foreseeable upset and accident conditions involving the release of hazardous materials into the environment would be low. Therefore, the impact would be less than significant.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The nearest school to the project site is Elkhorn Elementary School, located approximately 7.9 miles northeast of the project site. No proposed schools are located within one-quarter mile of the site. Therefore, because the project site would not emit hazardous emissions or handle hazardous materials within one-quarter mile of an existing or proposed school, no impact would occur.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less than Significant Impact. The following databases were reviewed for the project site and surrounding area to identify potential hazardous contamination sites: the SWRCB's GeoTracker tool (SWRCB 2025), California DTSC's EnviroStor online tool (DTSC 2025), and the USEPA's Superfund National Priorities List (USEPA 2025). Based on the results of the databases reviewed, the project site is not located on a hazardous contamination site. DTSC indicates two closed program cleanup sites associated with PG&E's Whiskey Slough and McDonald Island Compressor stations are located over 2 miles south of the project site. These cleanup program sites were completed and closed in 2018 and 2017, respectively (DTSC 2025). The project site is not located on a list of hazardous materials sites and therefore, the impact would be less than significant.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. The closest airports are the Kingdon Airpark, located over 7 miles northeast of the project site, and the Stockton Metropolitan Airport, located approximately 15 miles southeast of the project site. Due to the distance from the airport, the project would not expose people residing or working in the project area to excessive noise levels from aircraft or airport operations. Therefore, no impact would occur.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. There are no emergency evacuation routes on McDonald Island, nor is the island located within a mapped evacuation zone (County 2022). The project site is located on the northeastern corner of McDonald Island. Access to McDonald Island is via a dirt levee road from McDonald River Bridge off of Roberts Island, in the southeastern corner of McDonald Island. N. Zuckerman Road is the primary roadway on McDonald Island and traverses the perimeter of the island. Due to the location of the proposed project, and because there are no emergency evacuation routes near the project site, implementation of the proposed project would not impair or physically interfere with an adopted emergency response or evacuation plan. Therefore, the impact would be less than significant.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less than Significant Impact. The proposed project would receive electricity from PG&E, and it is anticipated that the project would require the installation of new electrical transformers and underground power lines. Propane would be delivered on-site and stored in a 1,000-gallon propane tank. A "U"-shaped gravel internal access road off the two vehicle entrances would provide circulation throughout the proposed resort. The installation and/or maintenance of infrastructure associated with the proposed project would not involve any unique elements that would exacerbate fire risk.

Additionally, pursuant to CBC Chapter 7A, *Fire Hazard Severity Zones and Building Standards and Materials*, and PRC Section 4291, the project applicant would be required to maintain a 100-foot radius of defensible space around the proposed structures to reduce the risk of structural fires. For these reasons, the proposed infrastructure would not exacerbate fire risk or result in temporary or ongoing impacts to the environment. Therefore, the proposed project would not expose people or structures to significant risk of loss, injury, or death involving wildland fires. The impact would be less than significant.

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☒	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off- site?	☐	☐	☒	☐
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional resources of polluted runoff?	☐	☐	☒	☐
iv. Impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Environmental Setting

Surface Water

The Central Valley is divided into three hydrologic regions or surface water basins including the Sacramento River Basin in the north, the San Joaquin River Basin in the center, and the Tulare Lake Basin to the very south. The two main drainages for these valleys, the Sacramento River and the San Joaquin River, empty into the San Francisco Bay estuary system through a large expanse of interconnected canals, streambeds, sloughs, marshes and peat islands known as the Delta (County 2014).

The County lies entirely within the San Joaquin River Basin which is bounded topographically and geologically by the bedrock of the Diablo Range on the west and the Sierra Nevada to the east. The San

Joaquin River flows in a southeast to northwest direction from the Sierra Nevada through the County into the Delta, San Francisco Bay, and ultimately the Pacific Ocean. Both the headwaters and ultimate destination of the San Joaquin River and its tributaries are outside of the County. Four major rivers and streams drain from the western slope of the Sierra Nevada traversing or bordering the County, including Calaveras River, Mokelumne River, Stanislaus River, and San Joaquin River (County 2014).

Groundwater

The County lies within the San Joaquin Hydrologic Region and overlies three of the subbasins within the San Joaquin Valley Groundwater Basin: Eastern San Joaquin, Tracy, and Cosumnes (County 2014). The project site is located within the northern portion of the Tracy Subbasin (Basin No. 5-022.15), the boundaries of which follow the Old River on the northwest, the Coastal Range on the southwest and south, and the San Joaquin River on the east (GEI Consultants 2021).

In 2014, the California legislature, including Assembly Bill (AB) 1739, Senate Bill (SB) 1168, and SB 1319, enacted the Sustainable Groundwater Management Act (SGMA) in response to the continued overdraft of California's groundwater resources, requiring local agencies to form groundwater sustainability agencies (GSAs) for the high and medium basins, and to develop and implement groundwater sustainability plans (GSPs) to avoid undesirable results and mitigated overdraft from groundwater basins within 20 years. Six agencies (Banta-Carbona Irrigation District, Byron-Bethany Irrigation District, City of Lathrop, City of Tracy, San Joaquin County, and the Stewart Tract) comprise the six GSAs responsible for sustainability managing groundwater in the Tracy Subbasin, and the final GSP was developed in November 2021 (GEI Consultants 2021). The California Department of Water Resources (DWR) Sustainable Groundwater Management Office sent a letter to the County on January 18, 2024, evaluating and approving the Tracy Subbasin GSP (DWR 2024). As determined in the letter and in the GSP, the Tracy Subbasin is not currently in a state of long-term overdraft and projections of future basin extractions are likely to stay within current and historic ranges, at least until the next periodic evaluation by the GSA and DWR.

Flood Hazard Areas

The County receives runoff from over 40 percent of the land area in California. Flood events from rainstorms generally occur between November and April and are characterized by high peak flows of moderate duration. Snowmelt floods, which normally occur between April and June, have larger water volumes and last longer than rain flooding. Intensive rainstorms or snowmelt generally cause flooding because of levee overtopping, levee failure, or localized drainage problems (County 2014).

The Federal Emergency Management Agency (FEMA) provides information on flood hazard and frequency for cities and counties on its Flood Insurance Rate Maps (FIRMs). FEMA identifies designated zones to indicate flood hazard potential. The project site is located on Map Panel No. 06077C0290F, effective 10/16/2009 (FEMA 2025). Through correspondence with FEMA, a Letter of Map Amendment (LOMA) from FEMA's Federal Insurance and Mitigation Administration dated December 11, 2024, and included as Appendix H to this IS/MND, determined that the project site is not located within a SFHA. A LOMA is a letter from FEMA that states that an existing structure or parcel of land "that is on naturally high ground and has not been elevated by fill" would not be inundated by the base flood.

Impact Analysis

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less than Significant with Mitigation Incorporated.

Construction

Project construction would involve ground disturbing activities such as grading, trenching, and building construction. Disturbed soils are typically more susceptible to erosion from rain and wind, which in the absence of preventative measures, can lead to mobilization of sediments and silt through runoff. Erosion potential can increase under storm events where slopes are steep. The proposed project site is relatively flat and lacks steep slopes. As discussed in Section 5.VII, Geology and Soils, project construction would result in more than one acre of ground disturbance and would be subject to the requirements of the NPDES Construction Permit, including preparation and implementation of a SWPPP during construction. The primary objectives of the SWPPP are to (1) identify pollutant sources that may affect the quality of stormwater associated with construction activity and (2) identify, construct, and implement stormwater pollution prevention measures to reduce pollutants in stormwater discharges during and after construction. The SWPPP is required to include a description of potential pollutants and the manner in which sediments and hazardous materials present on site during construction (including vehicle and equipment fuels) would be managed. In addition, project construction activities would be required to adhere to the applicable provisions of the County Development Title, including Chapter 9-812, Grading and Drainage Permits, which would require the project applicant to obtain a grading permit prior to construction to protect against soil loss and pollution of watercourses (County 2025b).

Fueling or maintenance of construction vehicles within the project area could pose a risk of accidental spills or releases of fuels, oils, trash, or other potentially toxic materials. An accidental release of these materials could pose a threat to water quality if contaminants enter receiving water bodies, including the San Joaquin River. The magnitude of the impact from an accidental release depends on the amount and type of material spilled. However, with implementation of Mitigation Measure BIO-4, which requires that construction BMPs be implemented during handling of construction materials, debris, and waste, potential impacts to water quality during construction would be reduced to less than significant.

Operation

The proposed project would construct a stormwater system to convey surface runoff to the proposed underground stormwater retention basin. A 4,000-sf underground stormwater retention basin would be constructed under the proposed dog run and would temporarily detain stormwater collected on-site to allow sediment and particulates to settle prior to ground infiltration. Therefore, the project design would ensure that the proposed project would not substantially degrade surface water or ground water quality, nor violate water quality standards or waste-discharge requirements. The impact during project operation would be less than significant.

Impact Conclusion

With adherence to the applicable provisions of the County Development Title, preparation of a SWPPP, and implementation of Mitigation Measure BIO-4, project construction would not substantially degrade surface water or ground water quality, nor violate water quality standards or waste-discharge

requirements. During operation, the proposed stormwater system and underground stormwater retention basin would ensure that runoff is contained on-site and would not impact water quality in the San Joaquin River. Therefore, the impact related to water quality would be less than significant with mitigation incorporated.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less than Significant Impact. During operation, water on-site would be pumped from a new proposed well and stored in a proposed 5,000-gallon water storage tank located in the southwestern corner of the project site. The existing well on-site would be utilized for landscaping and other non-potable uses. Per the New Public Water System Technical Report, the total average daily water demand for the project is estimated to be 6,917.9 gpd. The 25 proposed rental lodges would be rented to overnight guests on a temporary, short-term basis. As these rental lodges would not represent permanent housing stock that would require long-term water availability to serve the population, the proposed water system would be classified as a Transient Non-Community Public Water. The proposed well would be regulated by Chapter 9-601, Water Well and Well Drilling Regulations, and Chapter 9-602, Water Systems, of the County Development Title, and the design would be required to be reviewed by SJCEHD and the County Public Works Department.

Chapter 7 of the Tracy Subbasin GSP provides historical, current, and projected water budgets for the entire subbasin, as well as projected budgets for each of the management areas under climate change conditions. The project site is located within the Delta Management Area of the subbasin, which encompasses the Tracy Subbasin portion of the Delta Primary Zone. The Tracy Subbasin GSP projected that, between 2016 and 2065, the annual inflow of water into the Delta Management area of the Tracy Subbasin would be 255,828 acre feet per year (AFY), and annual outflow would be 254,116 AFY. Of the projected annual outflow, the GSP projected that 140,806 AFY would be attributed to pumping (GEI Consultants 2021). The proposed project's water demand of 6,917.9 gpd, or 7.75 AFY, would represent less than 0.001 percent of the projected annual outflow due to pumping within the Delta Management Area of the Tracy Subbasin or total projected annual outflow. Due to the small nature of the project, the project would represent a minimal demand on groundwater within the Tracy Subbasin.

Additionally, the proposed impervious surfaces, which are discussed in greater detail in the response to question c.ii) and c.iii), would not result in substantial surface runoff or otherwise substantially interfere with groundwater recharge. Therefore, the project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge, nor impede sustainable groundwater management of the Tracy Subbasin. The impact would be less than significant.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

    i. Result in substantial erosion or siltation on- or off-site?

Less than Significant Impact. As previously discussed in Section 5.VII, Geology and Soils, as the proposed project would disturb greater than one acre, the project would be subject to NPDES requirements and would be required to prepare and implement a SWPPP including BMPs to reduce soil erosion during construction activities. Additionally, the proposed project would be required to adhere to the applicable provisions of the County Development Title regulating construction activities, including Chapter 9-812,

Grading and Drainage Permits, which would require the project applicant to obtain a grading permit prior to construction to protect against soil loss and pollution of watercourses (County 2025b). Therefore, with adherence to existing NPDES and County requirements, construction activities would not result in substantial erosion or siltation on- or off-site, and the impact would be less than significant.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off- site?

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional resources of polluted runoff?

Less than Significant Impact. As discussed in question a) and c.i), as the proposed project would disturb greater than one acre, the project would be required to adhere to existing NPDES and County regulations, which would minimize surface runoff during ground-disturbing activities. Project construction would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, exceed the capacity of existing or planned stormwater drainage systems, or provide substantial additional resources of polluted runoff. Therefore, the construction-related impact would be less than significant for questions c.ii) and c.iii).

The project site is currently undeveloped and does not contain existing stormwater drainage systems. Development of the proposed project would result in the construction of 18,723 sf (0.43 acre) of impervious surfaces associated with all concrete and asphalt paving. The construction of impervious surfaces would increase the amount of surface runoff compared to existing site conditions; however, the project would construct a stormwater system to convey surface runoff to the proposed underground stormwater retention basin. A 4,000-sf underground stormwater retention basin would be constructed under the proposed dog run and would temporarily detain stormwater collected on-site to allow sediment and particulates to settle prior to ground infiltration. The stormwater system would be required to be designed in accordance with Chapter 9-606, Storm Drainage, of the County Development Title, which requires that stormwater facilities are properly designed, sited, constructed, and maintained to efficiently capture runoff and minimize impacts to water quality. Additionally, the project would utilize 12,044 sf of pervious pavers for the proposed pedestrian walkway and 8,649 sf of gravel for the internal access road to facilitate infiltration and reduce the amount of surface runoff. The project design would ensure that the proposed project would not contribute runoff water which would or provide substantial additional resources of polluted runoff. Therefore, the impact for questions c.ii) and c.iii) would be less than significant.

iv. Impede or redirect flood flows?

Less than Significant Impact. According to a LOMA from FEMA's Federal Insurance and Mitigation Administration, dated December 11, 2024, the project site is not located within a SFHA; therefore, the site is not located within an area that would be subject to inundation by the one percent annual chance flood (100-year flood). Additionally, as discussed in questions c.ii) and c.iii), the project would construct a stormwater system to convey surface runoff to the proposed underground stormwater retention basin. A 4,000-sf underground stormwater retention basin would be constructed under the proposed dog run and would temporarily detain stormwater collected on-site to allow sediment and particulates to settle prior to ground infiltration. The stormwater system would be required to be designed in accordance with Chapter 9-606, Storm Drainage, of the County Development Title, which requires that stormwater facilities are properly designed, sited, constructed, and maintained to efficiently capture

runoff. Therefore, implementation of the proposed project would not impede or redirect flood flows, and the impact would be less than significant.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less than Significant Impact. As discussed in question c.iv) above, according to a LOMA from FEMA's Federal Insurance and Mitigation Administration, dated December 11, 2024, the project site is not located within a SFHA; therefore, the site is not located within an area that would be subject to inundation by the one percent annual chance flood (100-year flood). The project site is located over 60 miles east of the Pacific Ocean; therefore, there is no risk of tsunami at the site. A seiche is a standing wave that occurs in a partially or fully enclosed body of water, such as in lakes and reservoirs. The project would be located on the San Joaquin River, which is not susceptible to seiche events. Therefore, the risk of seiche at the project site would be unlikely. Because the project site is not located within a SFHA, nor is the site at risk of tsunami or seiche, the risk of project inundation would be unlikely. Therefore, the proposed project would not risk release of pollutants due to project inundation, and the impact would be less than significant.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than Significant Impact. As discussed in question a), the proposed project would have a less than significant impact related to water quality with implementation of Mitigation Measure BIO-4, which requires that construction BMPs be implemented during handling of construction materials/debris. Additionally, as discussed in question b), the proposed water system would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge, nor impede sustainable groundwater management of the Tracy Subbasin. Therefore, the project would not conflict or obstruct implementation of a water quality control plan or sustainable groundwater management plan, and the impact would be less than significant.

XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Environmental Setting

San Joaquin County General Plan

The General Plan designates the project site as OS/RC (Resource Conservation), which provides for areas with significant natural resources that should remain in open space, used for recreation, or preserved and used for resource production (e.g., mining). The Resource Conservation (OS/RC) designation may be applicable to any area of the County that is essentially unimproved and planned to remain open in character, improved for recreational uses, managed in the production of resources, protected from development-related impacts, or restricted from access for the protection of the community (e.g., floodplains).

The General Plan contains the following policies applicable to land use on OS/RC (Resource Conservation) designated land:

- **Policy LU-8.1: Open Space Preservation.** The County shall limit, to the extent feasible, the conversion of open space and agricultural lands to urban uses, and place a high priority on preserving open space lands for recreation, habitat protection and enhancement, flood hazard management, public safety, water resource protection, and overall community benefit.

- **Policy LU-8.2: Open Space Character.** The County shall require new development in Resource Conservation designated areas to be planned and designed to maintain the scenic open space character of the surrounding area, including view corridors from highways. New development should use natural landforms and vegetation in the least visually disruptive manner possible, and use design, construction, and maintenance techniques that minimize the visibility of structures.

The General Plan contains the following policies applicable to marinas and land use in the Delta:

- **Policy D-5.2: Delta Protection.** 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.

- **Policy LU-5.17: New Marinas.** The County shall require proposed new marinas to be evaluated to assess their impacts on the waterways, riparian habitat, adjacent land uses, and traffic circulation.

- **Policy NCR-8.23: Marina Facilities.** The County shall require new or expanded marinas to include the following facilities: adequate restrooms, pump-out facilities, trash containers, and oil waste disposal facilities.

Zoning

The project site is zoned AG-80 (General Agriculture, 80-acre minimum), which is established to preserve agricultural lands for the continuation of commercial agricultural enterprises. The proposed project would be an allowed use (Recreation Facilities – Resort; Marina) on the current zoning with a Conditional Use Permit.

Delta Protection Commission

The Delta Protection Act of 1992 (Act) established the Delta Protection Commission (DPC), a State entity to plan for and guide the conservation and enhancement of the natural resources of the Delta, while sustaining agriculture and meeting increased recreational demand. The Act defines a Primary Zone, which comprises the principal jurisdiction of the DPC. The Secondary Zone is the area outside the Primary Zone and within the "Legal Delta"; the Secondary Zone is not within the planning area of the DPC. The Act requires DPC to prepare and adopt a Land Use and Resource Management Plan for the Primary Zone of the Delta, which must meet specific goals. The Plan's goals for recreational uses in the Delta are to ensure that facilities are maintained and supervised, to prevent trespassing on private lands, and to promote recreational uses. The proposed project is located on McDonald Island, which is within the Primary Zone of the Delta.

Delta Stewardship Council

The Delta Stewardship Counsil (DSC) was established by legislation to create a comprehensive, long-term plan to guide federal, State, and local agencies in managing the Delta. The resulting Delta Plan has requirements for certain projects, categorized as "covered actions", that must be found to be consistent with the DSC's Delta Plan regulations. The County has determined that, because the proposed project will not have a significant impact on government-sponsored flood control programs, which is one of the criteria to be categorized as a "covered action", the project is exempt from this regulation.

Impact Analysis

a) Physically divide an established community?

No Impact. The proposed project is located in a rural area of unincorporated San Joaquin County in the northeastern corner of McDonald Island, near the confluence of Stockton Deepwater Channel and Headreach Cut-off. McDonald Island is approximately 53 miles south of Sacramento and is bounded on the north and east by San Joaquin River, on the south by the Empire Cut inlet, and on the west by Middle River and Latham Slough. The proposed project site is currently undeveloped and would not construct new roadways or linear features outside of the project site that would physically divide an established community. Therefore, no impact would occur.

b) Cause significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less than Significant Impact. The proposed project would include construction of a private resort and marina, which would provide a new recreation facility in the Delta. The proposed project would be an allowed use (Recreation Facilities – Resort; Marina) on the current zoning of the site with a Conditional Use Permit. The project site has a Resource Conservation (OS/RC) land use designation, which applies to areas in the County that may be improved for recreational uses (County 2016). The proposed project's land use would be compatible with the existing land use designation, as well as with the applicable General Plan goals that relate to recreational uses in the Delta.

The project site is located on McDonald Island within the Delta and is further regulated by the DPC and DSC. The proposed project would be consistent with the DPC's Land Use and Resource Management Plan goals related to recreation facilities in the Primary Zone of the Delta. Lastly, the County has determined that, because the proposed project will not have a significant impact on government-sponsored flood control programs, which is one of the criteria to be categorized as a "covered action", the project is exempt from the DSC's Delta Plan regulations. Therefore, the proposed project would not conflict with applicable land use plans, policies, or regulations, and the impact would be less than significant.

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Environmental Setting

The primary extractive resources in San Joaquin County are sand and gravel aggregate with limited mining of peat soil, placer gold, and silver. Mining activities are monitored by the State Office of Mining Reclamation (OMR) and the County Public Works Department to ensure compliance with applicable laws, to promote reclamation that is cost-effective and beneficial to end-uses, and to protect public health and safety. As of 2013, the OMR identified a total of 41 mining sites within San Joaquin County, with 13 active mines and 4 newly permitted mines. The remaining mines are either closed or idle. Nearly all of the mines listed are related to the extraction and processing of sand and gravel aggregate and are located near sand and gravel deposits in the southwest and northeast areas of the County (County 2014).

Impact Analysis

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No Impact. The project site does not include known mineral resources, nor is the project site within or adjacent to active mining operations (DOC 2025c; DOC 2025d). Implementation of the project would not result in the loss of availability of mineral resources or locally important mineral resource recovery site. Therefore, no impact would occur for questions a) and b).

XIII. NOISE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Noise Metrics

All noise-level and sound-level values presented herein are expressed in terms of decibels (dB), with A weighting, abbreviated "dBA," to approximate the hearing sensitivity of humans. Time averaged noise levels of one hour are expressed by the symbol "L_{EQ}" unless a different time period is specified. Maximum noise levels are expressed by the symbol "L_{MAX}."

Because decibels are logarithmic units, S_{PL} cannot be added or subtracted through standard arithmetic. Under the decibel scale, a doubling of sound energy corresponds to a 3 dBA increase. In other words, when two identical sources are each producing sound of the same loudness, the resulting sound level at a given distance would be 3 dBA higher than from one source under the same conditions. For example, if one automobile produces an S_{PL} of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dBA—rather, they would combine to produce 73 dBA. Under the decibel scale, three sources of equal loudness together produce a sound level 5 dBA louder than one source.

Under controlled conditions in an acoustical laboratory, the trained, healthy human ear is able to discern 1 dBA changes in sound levels, when exposed to steady, single-frequency ("pure-tone") signals in the mid-frequency (1,000 Hertz [Hz]–8,000 Hz) range. In typical noisy environments, changes in noise of 1 to 2 dBA are generally not perceptible. It is widely accepted, however, that people begin to detect sound level increases of 3 dB in typical noisy environments. Further, a 5 dBA increase is generally perceived as a distinctly noticeable increase, and a 10 dBA increase is generally perceived as a doubling of loudness.

Vibration Metrics

Groundborne vibration consists of rapidly fluctuating motions or waves transmitted through the ground with an average motion of zero. Sources of groundborne vibrations include natural phenomena and anthropogenic causes (e.g., explosions, machinery, traffic, trains, construction equipment). Vibration sources may be continuous (e.g., factory machinery) or transient (e.g., explosions). Peak particle velocity (PPV) is commonly used to quantify vibration amplitude. The PPV, with units of inches per second (in/sec), is defined as the maximum instantaneous positive or negative peak of the vibration wave.

County Noise Regulations

Section 9-404.060(a), Additional Regulations for Specific Activities, of the County Development Title limits general construction noise to weekdays from 6:00 a.m. to 9:00 p.m. Pre-construction activities, including loading and unloading, deliveries, truck idling, backup beeps, and radios, also are limited to these construction noise hours. Additionally, no noise-producing construction activities shall be permitted outside of these hours or on Sundays and federal holidays unless a temporary waiver is granted by the Building Official.

Section 9-404.040(b), Noise Limits, of the County Development Title states that proposed projects that will create new stationary noise sources or expand existing stationary noise sources shall be required to mitigate the noise levels from these sources, so as not to exceed the noise level standards specified in Table 9-404.040, Part II (presented in Table 10, below) for the specified noise sensitive land uses:

Table 10
MAXIMUM ALLOWABLE NOISE EXPOSURE FOR NOISE-SENSITIVE LAND USES
PART II: STATIONARY NOISE SOURCES

Sound Level	Outdoor Activity Areas of Noise Sensitive Land Uses	
	Daytime[1] (7:00 a.m. – 10:00 p.m.)	Nighttime[2] (10:00 p.m. – 7:00 a.m.)
Hourly equivalent sound level (L_{EQ}), dB[3]	55	45
Maximum sound level (L_{MAX}), dB	75	65

Source: County Code Section 9-404.040

[1] Where the location of outdoor activity areas is unknown or is not applicable, the noise standard shall be applied at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards shall be applied on the receiving side of noise barriers or other property line noise mitigation measures.

[2] Each of the noise level standards specified shall be reduced by 5 dB for impulsive noise, single tone noise, or noise consisting primarily of speech or music.

[3] If the noise source operates for less than 30 minutes per hour, then the maximum sound level standard shall apply.

Noise Sensitive Lands Uses

Noise-sensitive land uses (NSLUs) are land uses that may be subject to stress and/or interference from excessive noise, including residences, hospitals, schools, hotels, resorts, libraries, or similar facilities where quiet is an important attribute of the environment. The closest existing NSLUs to the project site is a single-family residential home located approximately 3,500 feet (0.66 miles) southeast of the project site. There are no schools, hospitals, hotels, resorts, or libraries located in the project vicinity.

Impact Analysis

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less than Significant Impact. Pursuant to Section 9-404.020(c), Exemptions, noise associated with construction is exempt from further provisions of Chapter 9-404, Noise, provided that construction noise occurs between the hours of 6:00 a.m. and 9:00 p.m. Project construction activities would adhere to Section 9-404.060(a), Additional Regulations for Specific Activities, of the County Development Title, which limits pre-construction activities and general construction noise to weekdays from 6:00 a.m. to 9:00 p.m.

Construction Noise

Project construction would require the use of off-road equipment including dozers, graders, excavators, and backhoes which would be a temporary source of noise. However, because the closest NSLU to the project site is located more than 0.5 mile away and because project construction activities would be restricted to the hours between 6:00 a.m. and 9:00 p.m., construction of the project would not result in substantial temporary increase in ambient noise levels in the vicinity of the project.

Operational Noise

Project on-site operation noise sources would include building heating, ventilation, and air conditioning (HVAC) systems, an emergency generator, and outdoor recreation (including a pool, volleyball, pickleball, and a dog run). Because the closest NSLU to the project site is located more than 0.5 mile away, project on-site operational noise would not result in noise exceeding the County standard of 55 dBA L_{EQ} daytime or 45 dBA L_{EQ} nighttime measured at the outdoor use area of NSLUs.

The project would result in the addition of traffic to West Eight Mile Road near King Island Marina. In typical outdoor environments, a 3 dBA increase in noise is considered a just perceptible increase. A 3 dBA increase in noise requires a doubling of sound energy or, in the case of traffic noise, a doubling of traffic volume. Per County traffic counts, West Eight Mile Road near King Island Marina carries 1,381 ADT (County 2025c). Based on the 40 project parking spaces at King Island Marina, the project would add up to 80 ADT to West Eight Mile Road and would not result in a perceptible increase in traffic noise.

Impact Conclusion

Construction or operation of the project would not result in a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County noise ordinance, and the impact would be less than significant.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact. Per the Caltrans *Transportation and Construction Vibration Guidance Manual*, for continuous vibrations, a level of 0.2 In/sec PPV is the threshold at which there is a risk of architectural damage to normal dwelling houses (houses with plastered walls and ceilings) and is the level at which the human response to continuous vibrations (indoors) is considered "annoying" (Caltrans 2020). Construction of the project would require pile driving for installation of the marina docks and the

use of a vibratory roller for compaction of soils, gravel, and asphalt. The closest occupied structure to the project site is a building at the Delta Yacht Club, approximately 540 feet north of the project marina location, across the San Joaquin River. At a reference distance of 25 feet, an impact pile driver with a 36,000-foot-pound reference energy would result in 0.650 in/sec PPV, and a large vibratory roller would result in 0.210 in/sec PPV (Caltrans 2020). At the closest off-site occupied structure (540 feet), an impact pile driver would result in 0.022 in/sec PPV, and a large vibrator roller would result in 0.07 in/sec PPV measured.[3] The vibrations levels would not exceed the 0.2 in/sec PPV threshold for building damage or human annoyance. Therefore, the project would not result in the generation of excessive groundborne vibration levels, and the impact would be less than significant.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The closest airports are the Kingdon Airpark, located over 7 miles northeast of the project site, and the Stockton Metropolitan Airport, located approximately 15 miles southeast of the project site. Due to the distance from the airport, the project would not expose people residing or working in the project area to excessive noise levels from aircraft or airport operations. Therefore, no impact would occur.

[3] Equipment PPV = Reference PPV * $(25/D)^n$(in/sec), where Reference PPV is PPV at 25 feet, D is distance from equipment to the receptor in feet, and n= 1.1 (the value related to the attenuation rate through the ground); formula from Caltrans 2020.

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Environmental Setting

State Housing Element law (Government Code Section 65580 et seq.) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of their city or county. The Housing Element is one of the mandated elements of the General Plan. State law requires local government plans to address the existing and projected housing needs of all economic segments of the community through their housing elements. The purpose of the San Joaquin County 2023-2031 Housing Element is to identify the County's housing needs, to identify goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the County will implement to achieve the stated goals and objectives (County 2024b).

According to the U.S. Census Bureau, the population in the County in 2024 was estimated to be 816,108 people (USCB 2025). From 2010 to 2023, San Joaquin County's unincorporated population experienced an 11.0 percent growth rate. In comparison, the County had a 15.7 percent growth rate as a whole. The majority of the unincorporated area of the County is designated for agricultural use, which is typical for other counties in the Central Valley, and for open space in the areas, including and immediately adjacent to the San Joaquin River and its tributaries. Many of the more rural unincorporated communities also have primarily agricultural land use designations and consistent zoning, which lends itself to much lower-density housing. Lower-density residential and rural designations are also typical in the Spheres of Influence (SOIs) of Tracy, Manteca, Ripon, and Escalon (County 2024b).

Impact Analysis

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less than Significant Impact. The proposed project would include construction of a private resort and marina on McDonald Island in the Delta. Implementation of the proposed project could provide short-term jobs during project construction; however, these jobs would be temporary in nature and would not

induce substantial population growth. During operation, it is anticipated that maximum 16 employees for the proposed project would mainly reside locally; however, if future employees move to the County for work, it would be within the projected increase in population for planned growth as outlined in the County's Housing Element.

The 25 proposed rental lodges would be rented to overnight guests on a temporary basis; however, these rental lodges would not represent permanent housing stock. Although the project would construct new utilities on-site, the proposed utilities would serve the operation of the proposed resort and marina and would not result in indirect growth on McDonald Island or surrounding areas. Therefore, the proposed project would not involve the construction or replacement of homes and would not directly induce substantial population growth in the County. The impact would be less than significant.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. As discussed above in question a), the proposed project would construct 25 rental lodges that would be rented to overnight guests on a temporary basis. The project site is currently undeveloped, and implementation of the proposed project would not displace existing people or housing. Therefore, no impact would occur.

XV. PUBLIC SERVICES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	☐	☐	☒	☐
b) Police protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☐	☒
d) Parks?	☐	☐	☐	☒
e) Other public facilities?	☐	☐	☐	☒

Environmental Setting

Fire Protection

The Stockton Fire District (SFD) provides mutual fire protection services for the project site. The nearest SFD stations to the project site include Station 10, located approximately 7.4 miles southeast of the site, and Station 7, located approximately 7.5 miles east of the site.

Police Protection

Police services in unincorporated areas of San Joaquin County are provided by the San Joaquin County Sheriff's Department. The Sheriff's Department Office is located approximately 13.6 miles southeast of the project site. The California Highway Patrol (CHP) assists in maintaining routine patrols and investigating traffic accidents on public roads in unincorporated areas. The project site is located within the CHP Central Division.

Schools

The project site is located within the Lodi Unified School District. The nearest school to the project site within the Lodi Unified School District is Elkhorn Elementary School, located approximately 7.9 miles northeast of the project site.

Parks

San Joaquin County has several regional park facilities that offer a wide variety of recreational opportunities. The San Joaquin County Parks and Recreation department manages the operation and expansion of all County-owned regional, community, and neighborhood park facilities (County 2014).

Several community and neighborhood parks within the City of Stockton are located approximately 5 to 6 miles east of the project site.

Libraries

The Stockton-San Joaquin County Public Library system offers public library services throughout the County, with a collection of over one million items and an annual circulation of nearly 2.1 million items in 2008. Funding for the library system is provided through the City of Stockton, San Joaquin County, and the State of California through Public Library Foundation Program funding (County 2014). There are no libraries located within the vicinity of the project site.

Impact Analysis

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?

b) Police protection?

Less than Significant Impact. The project site receives fire protection from the SFD and police protection services from the County Sheriff's Department and the CHP Central Division. The potential for a minor increase in demand for fire and police protection services may occur during project construction due to increased potential for a crime or accident; however, these minor public demands would not overburden the existing fire and police protection services within the project area.

During project operation, it is anticipated that up to 250 overnight guests would be on-site at a time and could either reside in the proposed lodges or personal boats that utilize the proposed marina. The project site would include a 5,000-gallon water storage tank that could be used for fire suppression. The project applicant would also be required to adhere to all federal, State, and local fire requirements/ regulations for setbacks and defensible space, including requirements adherence to the CBC Chapter 7A, *Fire Hazard Severity Zones and Building Standards and Materials*, and PRC Section 4291, which requires property owners to maintain clearance of flammable vegetation of 100 feet from structures in order to reduce the risk of fire. The project site would also include a four-foot-high wood ranch fence located along the southern boundary of the resort to prevent unauthorized entry. Emergency vehicles would access the project site via N. Zuckerman Road and the proposed marina would be able to accommodate emergency response boats.

Although there is potential for crime or accidents to occur during project operations, due to the small nature of the project, the incremental demand on fire and police protection services required during operation of the proposed project would not overburden existing fire and police protection services within the project area and would not require the provision of new or altered facilities. Therefore, the impact would be less than significant for questions a) and b).

c) Schools?

d) Parks?

e) Other public facilities?

No Impact. As discussed in section 5.XIV, Population and Housing, the 25 proposed rental lodges would be rented to overnight guests on a temporary basis and would not represent permanent housing stock. The proposed project would not directly induce substantial population growth in the County, nor would otherwise promote or indirectly induce new development in the County. The project would not cause an increase in demand for schools, parks, or other public facilities; therefore, the project would not require the construction or expansion of new public facilities or result in the degradation of those facilities. No impact would occur for questions c) through e).

XVI. RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☒	☐	☐

Environmental Setting

San Joaquin County has several regional park facilities that offer a wide variety of recreational opportunities. The San Joaquin County Parks and Recreation department manages the operation and expansion of all County-owned regional, community, and neighborhood park facilities (County 2014). Several community and neighborhood parks within the City of Stockton are located approximately 5 to 6 miles east of the project site.

Impact Analysis

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact. As discussed in section 5.XIV, Population and Housing, the 25 proposed rental lodges would be rented to overnight guests on a temporary basis and would not represent permanent housing stock. The proposed project would not directly induce substantial population growth in the County, nor would it otherwise promote or indirectly induce new development in the County. The project would not cause an increase in demand for parks; therefore, the project would not require the construction or expansion of new parks or result in the degradation of those facilities. No impact would occur.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less than Significant Impact with Mitigation Incorporated. As discussed in question a), the proposed project would not require the expansion of recreational facilities due to unplanned population growth; however, the proposed project would construct a private resort and marina in the Delta, which would provide private recreational facilities to resort guests. However, as evaluated throughout this IS/MND, the proposed project would not result in substantial adverse effects on the environment with implementation of mitigation measures. Therefore, with implementation of mitigation measures identified throughout this IS/MND, the impact would be less than significant.

XVII. TRANSPORTATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

Environmental Setting

Roadways

Roadways in the immediate project vicinity include N. Zuckerman Road, an unpaved dirt levee road that traverses the perimeter of McDonald Island; W. McDonald Road, a paved, two-lane local roadway; and Neugebauer Road, a paved, two-lane local roadway. W. McDonald Road and Neugebauer Road are located on Roberts Island and provide access to McDonald Island via McDonald River Bridge.

Marinas and Boat Transportation

Waterways, including the San Joaquin River, provide navigable boating routes throughout the Delta. The nearest marina to the project site is the King Island Marina located approximately 2.1 miles northeast of the project site.

Impact Analysis

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less than Significant Impact. The project site is located on McDonald Island in the Delta. McDonald Island is mainly comprised of open space and agricultural fields, and is developed with PG&E facilities, pump stations, and a few labor camp residences and abandoned structures throughout the island. Access to the project site is via dirt levee road from McDonald River Bridge off of Roberts Island, in the southeastern corner of McDonald Island. N. Zuckerman Road is the primary roadway on McDonald Island and traverses the perimeter of the island. The majority of N. Zuckerman Road is unpaved and unstriped. There are no public transit services, rail services, or formal bicycle or pedestrian facilities in the immediate project vicinity. Project construction would result in increased vehicle trips on N. Zuckerman Road and roadways in the vicinity of McDonald Island. However, construction would be short-term and temporary and would not result in lane closures or otherwise conflict with program

plans, ordinances, or policies addressing the circulation system including transit, roadway, bicycle, or pedestrian facilities.

Once operational, resort guests and employees would primarily travel to the project site via a water taxi from King Island Marina parking area. Through a parking agreement between the project applicant and King Island Marina, King Island Marina would allow for up to 40 guest and employee vehicles to utilize the existing parking lot located at 11530 W. Eight Mile Road in Stockton. The 40 parking spaces would include 25 guest spaces (one space per lodge), 10 employee spaces, and five additional spaces. Along with the existing parking facilities at King Island Marina, five paved guest parking spaces, including one ADA parking space, would be located on the project site. Guests that arrive by personal boat would utilize the proposed dock and would not require vehicular parking spaces. The proposed dock does not include designated berths; however, it would have a capacity of approximately 33 to 44 boats, depending on the length of the boat. Per Section 9-406.040 of the County Development Title, the proposed project would be required to provide 0.4 parking spaces per berth. Assuming a maximum capacity of 44 boats, the project would be required to provide 17.6 spaces. Therefore, because the project includes 40 parking spaces at the King Island Marina and five parking spaces on-site, the project would be consistent with applicable provisions of the County Development Title. As mentioned, there are no public transit services, rail services, or formal bicycle or pedestrian facilities in the immediate project vicinity. Therefore, project operation would not otherwise conflict with program plans, ordinances, or policies addressing the circulation system including transit, roadway, bicycle, or pedestrian facilities. Therefore, the impact would be less than significant.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less than Significant Impact. Senate Bill (SB) 743, passed in 2013, required the Governor's Office of Land Use and Climate Innovation (LCI), to develop new CEQA Guidelines that address traffic metrics under CEQA. As stated in the legislation, "automobile delay, as described solely by Level of Service (LOS) or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment pursuant to this division, except in locations specifically identified in the CEQA guidelines, if any." The Office of Administrative Law approved the updated CEQA Guidelines on December 28, 2018, and the changes are reflected in new CEQA Guidelines (Section 15064.3). CEQA Guidelines Section 15064.3 was added December 28, 2018, to address the determination of significance for transportation impacts. Pursuant to the current CEQA Guidelines, VMT replaced congestion as the metric for determining transportation impacts. The 2018 LCI Technical Advisory on Evaluating Transportation Impacts in CEQA recommends that small land use projects that would generate or attract fewer than 110 trips per day generally may be assumed to cause a less than significant impact related to VMT.

As discussed in Section 5.III, Air Quality, operation of the proposed project is estimated to generate a total of 84 vehicle trips per day, including up to four trips for employees traveling to the site by vehicle and up to 80 trips for guests traveling to the King Island Marina parking area, who would then travel to the site via water taxi. Therefore, as the proposed project would not generate more than 110 vehicle trips per day, the impact related to VMT would be less than significant.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less than Significant Impact. Access to McDonald Island is via a dirt levee road from McDonald River Bridge off of Roberts Island, in the southeastern corner of McDonald Island. N. Zuckerman Road is the primary roadway on McDonald Island and traverses the perimeter of the island. The project would include two gated vehicle entrances off N. Zuckerman Road for vehicles to access the project site. A "U"-shaped gravel internal access road off the two vehicle entrances would provide vehicle circulation throughout the proposed resort. The project would not construct geometric design features or result in incompatible uses that would substantially increase hazards. Therefore, the impact would be less than significant.

d) Result in inadequate emergency access?

Less than Significant Impact. There are no emergency evacuation routes on McDonald Island, nor is the island located within a mapped evacuation zone (County 2022). The project site is located on the northeastern corner of McDonald Island. Access to McDonald Island is via a dirt levee road from McDonald River Bridge off of Roberts Island, in the southeastern corner of McDonald Island. N. Zuckerman Road is the primary roadway on McDonald Island and traverses the perimeter of the island. In the event of an emergency or evacuation, it is anticipated that guests and employees would evacuate the resort by water taxi and/or by vehicle along N. Zuckerman Road. In the event of an emergency, adequate access for emergency service vehicles would be available along N. Zuckerman Road, which is approximately 20 feet in width. Additionally, the proposed dock would be designed to accommodate emergency response boats; as such, San Joaquin County Sheriff could access the project site via boat in the event of an emergency. Therefore, the project would not result in inadequate emergency access, and the impact would be less than significant.

XVIII. TRIBAL CULTURAL RESOURCES

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a)	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
	i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☐	☒	☐	☐
	ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Environmental Setting

CEQA, as amended in 2014 by Assembly Bill (AB) 52, requires that lead agencies provide notice to California Native American tribes that have requested notice of projects subject to CEQA review, and consult with tribes that responded to the notice within 30 days of receipt with a request for consultation. Section 21073 of the PRC defines California Native American tribes as "a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of the Statutes of 2004." This includes both federally and non-federally recognized tribes.

The purpose of consultation is to identify Tribal Cultural Resources (TCRs) that may be significantly impacted by the proposed project, and to allow the County to avoid or mitigate significant impacts prior to project approval and implementation. Section 21074(a) of the PRC defines TCRs for the purpose of CEQA as:

> *Sites, features, places, cultural landscapes (geographically defined in terms of the size and scope), sacred places, and objects with cultural value to a California Native American tribe that are either of the following:*
>
> *(a) included or determined to be eligible for inclusion in the California Register of Historical Resources; and/or,*

(b) included in a local register of historical resources as defined in subdivision (k) of Section 5020.1; and/or,

(c) a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

Because the first two criteria also meet the definition of a Historical Resource under CEQA, a TCR may also require additional consideration as a Historical Resource. TCRs may or may not exhibit archaeological, cultural, or physical indicators and can only be identified by a culturally affiliated tribe, which has been determined under State law to be the subject matter expert for TCRs.

Impact Analysis

a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

   i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?

   ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less than Significant with Mitigation Incorporated. CEQA requires that the County initiate consultation (known as AB 52) with tribes at the commencement of the CEQA process to identify TCRs. Furthermore, because a significant effect on a TCR is considered a significant impact on the environment under CEQA, consultation is required to develop appropriate avoidance, impact minimization, and mitigation measures. Therefore, in accordance with the requirements summarized above, the County carried out tribal consultation for the project. Formal invitations to consult under CEQA were sent by the County to the following tribes on November 15, 2024:

- Buena Vista Rancheria
- North Valley Yokuts Tribe
- United Auburn Indian Community
- CA Valley Miwok Tribe

Each tribe was provided with a brief description of the project and its location, the contact information for the County's authorized representative, and a notification that the tribe has 30 days to request consultation. As of the time this IS/MND was written, the County did not receive responses from any of the tribes listed above, and consultation was closed.

The proposed project is not anticipated to cause substantial adverse changes in the significance of a tribal cultural resource in the project area. However, in the unlikely event that tribal cultural resources are encountered during construction, Mitigation Measure TCR-1 would be implemented. With implementation of Mitigation Measure TCR-1, potential impacts to TCRs would be reduced to less than significant.

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 *Professional Qualifications Standards* 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.

XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☒	☐	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Environmental Setting

Water Supply

Potable water for irrigation and domestic use in the County is provided through multiple agencies and water projects, including federal, regional, and local water districts, special districts, and private systems. The County lies within the San Joaquin Hydrologic Region and overlies three of the subbasins within the San Joaquin Valley Groundwater Basin: Eastern San Joaquin, Tracy, and Cosumnes (County 2014). The project site is located within the northern portion of the Tracy Subbasin (Basin No. 5-022.15), the boundaries of which follow the Old River on the northwest, DWR Sustainable Groundwater Management Office sent a letter to the County on January 18, 2024, evaluating and approving the Tracy Subbasin GSP (DWR 2024). As determined in the letter and in the GSP, the Tracy Subbasin is not currently in a state of long-term overdraft and projections of future basin extractions are likely to stay within current and historic ranges, at least until the next periodic evaluation by the GSA and DWR.

Wastewater

The collection, treatment, and disposal of wastewater in San Joaquin County occurs in primarily two ways: community collection and treatment systems with discharge into various rivers, watercourses,

and the Delta, or individual on-site wastewater treatment system (OWTS) with discharge into the ground (County 2014).

Stormwater

San Joaquin County is the primary provider for storm drainage infrastructure to unincorporated areas in the County. The unincorporated areas are mostly served by smaller individual or private systems (County 2014).

Solid Waste

San Joaquin County has an agreement with Waste Management Services (WMS) to provide general waste collection services, including organic recycling services, to residents and businesses. San Joaquin County contains five Class III sanitary landfills, one Class II sanitary landfill, three transfer stations, and one planned transfer station (CalRecycle 2025).

The San Joaquin County Solid Waste Division is the lead for the administration of solid wastes and the operation of related facilities. SJCEHD is involved in administering local and State regulations regarding waste management and has been appointed as the Local Enforcement Agency (LEA) in the unincorporated areas. The General Plan required the County to achieve a 75 percent diversion of landfilled waste by 2020 and requires a 90 percent diversion rate by 2035 (County 2014).

Natural Gas and Electricity

PG&E, San Joaquin Irrigation District (SJID), Lodi Electric Utility, and Ava Community Energy are the electric service providers in San Joaquin County. PG&E provides all of the natural gas services within the County (County 2014).

Impact Analysis

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less than Significant with Mitigation Incorporated. The project would require the construction of on-site utilities to service the project site, including water, wastewater, stormwater, electricity, and propane; however, the project would not require the relocation or construction of new or expanded utilities off-site.

Water Supply

Water on-site would be pumped from a new proposed well and stored in a proposed 5,000-gallon water storage tank located in the southwestern corner of the project site. The new water system would provide potable water for a total of 31 service connections for the 25 lodges, clubhouse, caretaker unit, laundry facilities, and pool, as well as 44 water spigots for the dock and two spigots for the dog run. Additionally, there is one existing well on-site, which would be utilized for landscaping, irrigation, and other non-potable uses. The proposed water system would be classified as a Transient Non-Community Public Water system and would be required to be designed in compliance with CCR Title 22, American Water Works Associated (AWWA) Standards and the Uniform Plumbing Code (UPC). The proposed well

would be regulated by Chapter 9-601, Water Well and Well Drilling Regulations, and Chapter 9-602, Water Systems, of the County Development Title, and the design would be required to be reviewed by SJCEHD and the County Public Works Department. Therefore, with adherence to existing well design and drilling regulations, the proposed water system would not result in significant environmental effects, and the impact would be less than significant.

Wastewater

As discussed in Section 5.VII, Geology and Soils, the project would construct a private septic system that includes a 5,000-gallon underground wastewater holding tank, a 5,000-sf primary septic system disposal field, a 5,000-sf replacement septic system disposal field, and a 500-gallon aboveground wastewater pump-out holding tank. The septic system would be required to be permitted through the SJCEHD in accordance with California Health and Safety Code and Chapters 9-604, Wastewater Treatment and Disposal, and 9-605, Private On-Site Wastewater Disposal Facilities, of the County Development Title. The proposed septic system would also be required to comply with the County's Onsite Wastewater Treatment Systems Standards (County 2017). These requirements are designed to ensure proper handling and disposal of sewage effluent by governing construction, repair, destruction, permitting and inspection of on-site septic systems. With implementation of Mitigation Measure GEO-1, which requires septic system engineering design review and approval, the impact would be less than significant.

Stormwater

Stormwater collected on-site would be conveyed to a 4,000-sf underground stormwater chamber retention system constructed under the proposed dog run, which would temporarily detain stormwater to allow sediment and particulates to settle prior to ground infiltration. The stormwater system would be required to be designed in accordance with Chapter 9-606, Storm Drainage, of the County Development Title, which requires that stormwater facilities are properly designed, sited, constructed, and maintained to efficiently capture runoff and minimize impacts to water quality. Therefore, with adherence to existing design regulations, the proposed stormwater system would not result in significant environmental effects, the impact would be less than significant.

Natural Gas and Electricity

Propane would be delivered on-site and stored in a 1,000-gallon propane tank located on a paved pad adjacent to the garage. Electric power on McDonald Island is currently provided by PG&E. It is anticipated that the project would require the installation of a new PG&E transformer and underground power lines to provide electricity to the project site. An existing 30-ft wide PG&E easement and pole line is located on the project site; however, the project applicant would be required to submit the project design plans to PG&E for review prior to construction to ensure compatible uses and activities within the easement. Additionally, the proposed connections to PG&E utilities would require review prior to the issuance of building permits to ensure appropriate design. Therefore, the impact resulting from extension of PG&E utilities would be less than significant.

Conclusion

As demonstrated above, the proposed project would require the construction of on-site water, wastewater, stormwater, electricity, and natural gas utilities to service the project site. However, due to the rural location and small nature of the project, the proposed project would not require the relocation or construction of new or expanded utilities off-site. All proposed utilities would be required to be

designed and constructed in accordance with existing federal, State, and local standards to minimize the potential for environmental effects. With implementation of Mitigation Measure GEO-1 for the proposed septic system, the impact related to on-site utilities would be less than significant.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less than Significant Impact. SB 610, as codified in the California Water Code (CWC) Division 6, Part 2.10 (Sections 10910-10915) requires preparation of a Water Supply Assessment (WSA) for "water-demand projects". CEQA Guidelines Section 15155(a)(1) provides definitions of water-demand projects, which includes projects that would demand an amount of water equivalent to or greater than the water required by a 500 dwelling unit project. The proposed project would construct 31 service connections for the 25 lodges, clubhouse, caretaker unit, laundry facilities, and pool, as well as 44 water spigots for the dock and two spigots for the dog run. It is anticipated that up to 250 overnight guests and approximately nine to 16 employees would be present on-site at a time. Therefore, the project would not be a water-demand project and would not require a WSA.

During operation, water on-site would be pumped from a new proposed well and stored in a proposed 5,000-gallon water storage tank located in the southwestern corner of the project site. The existing well on-site would be utilized for landscaping and other non-potable uses. The total average daily water demand for the project is estimated to be 6,917.9 gpd. The 25 proposed rental lodges would be rented to overnight guests on a temporary, short-term basis. As these rental lodges would not represent permanent housing stock that would require long-term water availability to serve the population, the proposed water system would be classified as a Transient Non-Community Public Water. The proposed well would be regulated by Chapter 9-601, Water Well and Well Drilling Regulations, and Chapter 9-602, Water Systems, of the County Development Title, and the design would be required to be reviewed by SJCEHD and the County Public Works Department.

Chapter 7 of the Tracy Subbasin GSP provides historical, current, and projected water budgets for the entire subbasin, as well as projected budgets for each of the management areas under climate change conditions. The project site is located within the Delta Management Area of the subbasin, which encompasses the Tracy Subbasin portion of the Delta Primary Zone. The Tracy Subbasin GSP projected that, between 2016 and 2065, the annual inflow of water into the Delta Management area of the Tracy Subbasin would be 255,828 AFY, and annual outflow would be 254,116 AFY. Of the projected annual outflow, the GSP projected that 140,806 AFY would be attributed to pumping (GEI Consultants 2021). The proposed project's water demand of 6,917.9 gpd, or 7.75 AFY, would represent less than 0.001 percent of the projected annual outflow due to pumping within the Delta Management Area of the Tracy Subbasin or total projected annual outflow. Due to the small nature of the project, the project would represent a minimal demand on groundwater within the Tracy Subbasin. Therefore, it is anticipated that the proposed well would have sufficient water to serve the project and reasonably foreseeable future during normal, dry, and multiple dry years. The impact would be less than significant.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No Impact. As discussed in question a), the project would utilize a septic system and would not require a wastewater treatment provider to serve the site. Therefore, no impact would occur.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less than Significant Impact. Solid waste such as material packaging generated during project construction would be transported off-site to a licensed landfill. Since demolition is not required for the proposed project, construction-related solid waste would be minimal and would not exceed the capacity of landfills in the County. Additionally, 400 CY of vegetation and debris would be exported during site preparation. The vegetation and debris would be diverted from landfills to a green waste or composting facility in accordance with County waste diversion policies and CalRecycle standards.

During operation, solid waste would be generated by guests and employees; however, due to the relatively small size of the proposed project, it is anticipated that project operations would not generate a substantial amount of solid waste in excess of State or local standards, or in excess of the capacity of landfills in the County. The General Plan EIR notes that development facilitated by County General Plan implementation could require more landfill space than was available at the time of preparation of the EIR; however, the waste diversion policies outlined in the General Plan EIR were considered to conserve landfill volume and extend the capacity of existing landfills to 2054 or beyond (County 2014). As the proposed project would be required to comply with the General Plan requirements for waste diversion, the impact would be less than significant for questions d) and e).

XX. WILDFIRE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Environmental Setting

Fire potential for wildlands is based on three major factors: fuels, terrain, and weather (County 2014). The proposed project is located on McDonald Island in the Delta, and the elevation of the site varies between six and 12 feet amsl. The project site is bordered to the north, east, and west by San Joaquin River and wetlands, and to the south by N. Zuckerman Road and agricultural land.

PRC Section 4201-4204 directs the California Department of Forestry and Fire Protection (CAL FIRE) to map fire hazard within State Responsibility Areas (SRA) based on fuel loading, slope, fire weather, and other relevant factors present, including areas where winds have been identified as a major cause of wildfire spread. These zones, referred to as Fire Hazard Severity Zones (FHSZ), classify a wildland zone as Moderate, High, or Very High fire hazard based on the average hazard across the area included in the zone. According to the CAL FIRE Fire Hazard Severity Zone Viewer Map, the project site is located within an LRA and is not located on or near a Very High Fire Hazard Severity Zone (VHFHSZ; CAL FIRE 2025).

The Stockton Fire District (SFD) provides mutual fire protection services for the project site. The nearest SFD stations to the project site include Station 10, located approximately 7.4 miles southeast of the site, and Station 7, located approximately 7.5 miles east of the site.

Impact Analysis

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. There are no emergency evacuation routes on McDonald Island, nor is the island located within a mapped evacuation zone (County 2022). The project site is located on the northeastern corner of McDonald Island. Access to McDonald Island is via a dirt levee road from McDonald River Bridge off of Roberts Island, in the southeastern corner of McDonald Island. N. Zuckerman Road is the primary roadway on McDonald Island and traverses the perimeter of the island. As there are no emergency evacuation routes near the project site, implementation of the proposed project would not impair or physically interfere with an adopted emergency response or evacuation plan. Therefore, the impact would be less than significant.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less than Significant Impact. The risk of wildfire is related to a variety of parameters, including fuel loading (vegetation), fire weather (winds, temperatures, humidity levels and fuel moisture contents) and topography (degree of slope). Steep slopes contribute to fire hazard by intensifying the effects of wind and making fire suppression difficult. Fuels such as grass are highly flammable because they have a high surface area to mass ratio and require less heat to reach the ignition point. According to the CAL FIRE Fire Hazard Severity Zone Viewer Map, the project site is located within an LRA and is not located on or near a VHFHSZ (CAL FIRE 2025). Nevertheless, construction of the proposed project could require activities that could result in sparks, such as welding or grinding, which have a greater likelihood of creating a source of ignition than other construction-related activities. However, construction workers would be trained in basic firefighting in the unlikely event of construction-related emergencies, and the availability of tools and training would allow construction crews to help control or extinguish fires they may come upon.

During project operation, the project applicant would be required to adhere to all federal, State, and local fire requirements/regulations for setbacks and defensible space, including requirements adherence to the CBC Chapter 7A, *Fire Hazard Severity Zones and Building Standards and Materials*, and PRC Section 4291, which requires property owners to maintain clearance of flammable vegetation of 100 feet from structures in order to reduce the risk of fire. Additionally, the proposed project is located within an LRA and is not mapped as a VHFHSZ. For these reasons, the proposed project would not exacerbate wildfire risks and would not expose project occupants to pollutant concentrations from wildfire. Therefore, the impact would be less than significant.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less than Significant Impact. Propane would be delivered on-site and stored in a 1,000-gallon propane tank located on a paved pad adjacent to the garage. The project site would include a 5,000-gallon water storage tank that could be used for fire suppression. Electric power on McDonald Island is currently provided by PG&E. It is anticipated that the project would require the installation of a new PG&E transformer and underground power lines to provide electricity to the project site. A "U"-shaped gravel

internal access road off the two vehicle entrances would provide circulation throughout the proposed resort.

The installation and/or maintenance of infrastructure associated with the proposed project would not involve any unique elements that would exacerbate fire risk. However, the project proposes to construct a total of 27 fire pits on-site, including one fire pit per lodge and two additional common fire pits. It is anticipated that the use of the fire pits would be limited to three hours per day, three days per week, between April and October each year. However, as discussed above in question b), pursuant to CBC Chapter 7A, *Fire Hazard Severity Zones and Building Standards and Materials*, and PRC Section 4291, the project applicant would be required to maintain defensible space around the proposed structures, which would extend 100 feet from the structure to reduce the risk of structural fires. For these reasons, the proposed infrastructure would not exacerbate fire risk or result in temporary or ongoing impacts to the environment. Therefore, the impact would be less than significant.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less than Significant Impact. As discussed in Section 5.VII, Geology and Soils, the project is not located on an unstable geologic unit or soil and does not have a high risk of landslides or liquefaction. The site is relatively flat, and the minimal grading associated with the project would not significantly alter drainage patterns. Therefore, the proposed project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. The impact would be less than significant.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of past, present and probable future projects)?	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Impact Analysis

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less than Significant Impact with Mitigation Incorporated. Based on the preceding analyses contained in Sections 5.IV, Biological Resources; 5.V, Cultural Resources; 5.VII, Geology and Soils; 5.IX, Hazards and Hazardous Materials; 5.X, Hydrology and Water Quality; and 5.XVIII, Tribal Cultural Resources, the proposed project would implement Mitigation Measures BIO-1 through BIO-7, CUL-1 and CUL-2, GEO-2, and TCR-1 to reduce the potential impacts to biological, cultural, paleontological, and tribal cultural resources to a less than significant level. Therefore, with implementation of these mitigation measures, the project would not substantially degrade the quality of the environment substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Therefore, the impact would be less than significant with mitigation incorporated.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of past, present and probable future projects)?

Less than Significant Impact with Mitigation Incorporated. As evaluated in Sections 5.I through 5.XX of this IS/MND, the proposed project would not result in substantial adverse effects with incorporation of Mitigation Measures BIO-1 through BIO-7, CUL-1 and CUL-2, GEO-1 and GEO-2, and TCR-1. With implementation of these mitigation measures, the project would not result in cumulatively considerable impacts in combination with past, present, and probable future projects in the County. Therefore, the impact would be less than significant with mitigation incorporated.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant with Mitigation Incorporated. As described in Sections 5.III, Air Quality; 5.VII, Geology and Soils; 5.IX, Hazards and Hazardous Materials; and 5.XIII, Noise, the proposed project would not result in substantial environmental effects that would cause substantial direct or indirect adverse effects on human beings. As discussed in Section 5.IX, Hazards and Hazardous Materials, with implementation of Mitigation Measure BIO-4, the project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, the impact would be less than significant with mitigation incorporated.

6.0 MITIGATION MONITORING AND REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program (MMRP) has been prepared by the County per Section 15097 of the CEQA Guidelines. The MMRP is available as Appendix I to this IS/MND.

7.0 INITIAL STUDY PREPARERS

San Joaquin County
Alisa Goulart, Associate Planner

HELIX Environmental Planning, Inc.
Lesley Owning, Principal Planner
Julia Pano, Project Manager
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Christine Gonzalez, Biology Project Manager
Ryan Quinn, GIS Specialist
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Appendix A

New Public Water System Report

Camp Gold Star Resort & Marina
(Proposed Water System)
4103 N. Zuckerman Rd.,
Stockton, CA 95206

Preliminary - Technical - Report

Prepared for
Gena Farley
SWRCB, Division of Drinking Water
State Water Resources Control Board
3021 Reynolds Ranch Parkway, Suite 260
Lodi, CA 95240

Prepared by
Aracelia Franco
Quality Service, Inc.
November 2024

Preliminary Technical Report

Introduction

Quality Service, Inc. (QSI) has been hired by Camp Gold Star Marina (Proposed Water System) to complete the permitting documentation for a new small public water system due to instruction from San Joaquin County (SJC) Environmental Health Department (EHD). The business was required to become a public water system as it will serve water to more than 25 people annually. Camp Gold Star, LLC is the owner of the proposed Water System, Quality Service, Inc. (QSI) was hired to assist with the permitting documentation. The Water System will be designed to comply with regulations under Title 22 California Code of Regulations (CCR), American Water Works Associated (AWWA) Standards and the Uniform Plumbing Code (UPC).

Background

Camp Gold Star Marina first inquired permitting the pre-existing well onsite. However, this well was not permitted by the EHD as a public water system, the well did not meet current standards due to the depth of its annular seal. Camp Gold Star, LLC will be drilling another well onsite in order to have a source that meets California requirements.

Purpose

The purpose of this New Public Water System Technical Report (Report) is to provide specifications and information about the components of the proposed water system with the aim to prove the system meets California Drinking Water Standards in order to be permitted as a small water system.

Section I. Applicant General Information

Name of applicant: Camp Gold Star, LLC

Phone number of applicant: (925) 787-0821

Email address of applicant: Deltagman@yahoo.com

Name of engineering consultant responsible for the project: Quality Service Inc.

Phone number of engineering consultant: 209-838-7842

Email of engineering consultant: afranc@qualityservicein.net

Have you previously applied to be a public water system for this property?

☐ Yes

☑ No

Who is the legal owner of the property?

Frank Morgan, Melinda Lamb, & Tim Bubnial

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

Section II. General Information on the Proposed Water System

County of proposed new public water system: San Joaquin

Assessor's *Parcel Number(s) or address of proposed new public water system:*

4103 N. Zuckerman Rd., Stockton, CA 95206. See Attachment 1.

Number of proposed connections (e.g. buildings, homes, etc.) the new public water system would serve:

29 buildings consisting of: 25 cabins, 1 club house, 1set of restrooms/showers, 1 laundry room, 1 **caretaker's** condo above the clubhouse, and 3 additional connections consisting of: 1 dock, 1 dog park, 1 outdoor shower see
Attachment 2.

Number of people the new public water system would serve:

10 employees (4 full time, 6 part time), 150 estimated average visitors to 250 on peak weekends and holidays.

Number of days per year the new public water system will serve water (e.g. 365): 365 days

What are the sources of water for the proposed public water system (mark all that apply, note: more detailed source information is required in Section VI):

- ☐ Lake or Pond
- ☐ River/Stream
- ☐ Spring
- ☐ Creek
- ☐ Multiple Wells
- ☐ Well within 100 feet of a lake, river, or creek
- ☑ Unknown/source does not exist yet

What type of properties will be served, indicate all that are applicable, or provide a copy of the use permit:

- ☐ Residential Community
- ☐ Businesses
- ☐ Industrial Park
- ☐ Schools/Daycares
- ☐ Winery
- ☐ Restaurant
- ☑ Park/Recreation
- ☐ Mobile Home Park
- ☐ Other:

Is any treatment known to be required for the source water? If yes, explain.

No existing well. No treatment is anticipated.

Provide a summary description of the proposed water system (physical facilities, type of legal entity it will be, who it will serve, who will manage it, existing facilities that will be incorporated, any contamination in the local area that could impact the water quality, other pertinent factors).

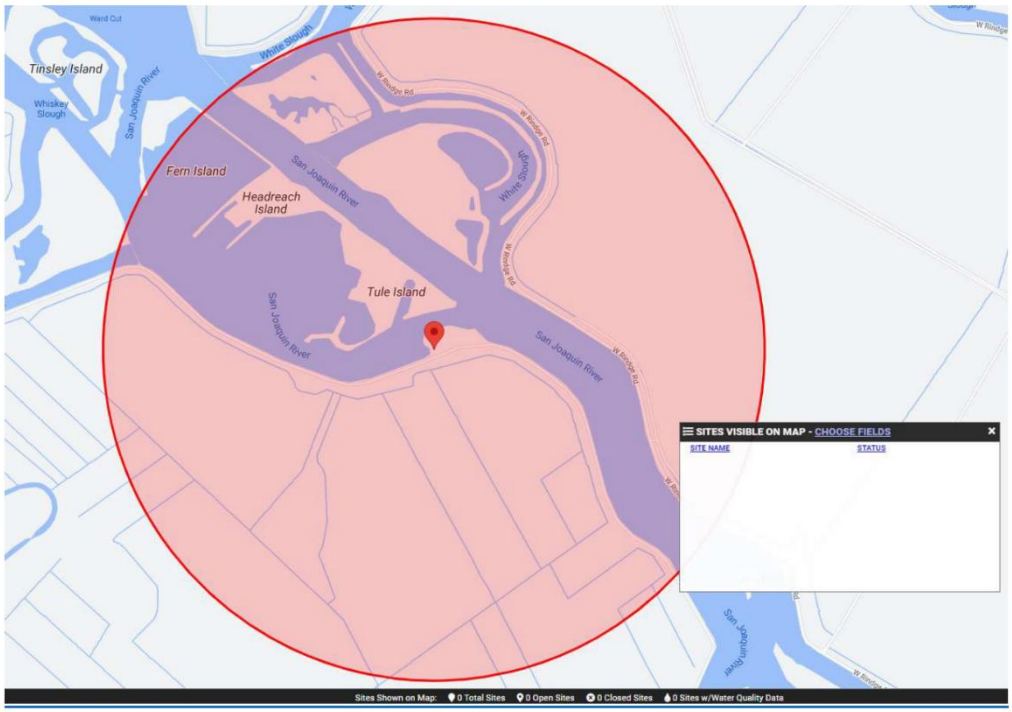
Camp Gold Star is a proposed 10-acre Resort and Marina in honor of fallen heroes (veterans and first responders). The resort will be classified as Public Water System based on the peak operation period; the resort will employ 10 employees and an estimated average of 150 visitors with a 250 daily maximum on peak season weekends and holidays. The water system will be considered and classified as a Transient, Non-**Community ("TNC") Public Water System.**

The one [1] existing well will be utilized for non-potable uses, irrigation purposes and dust control.

The new well will provide the demand for all fixtures that require potable water. The proposed water system will consist of 31 service connections entailing 25 mini lodges, each equipped with a bathroom and kitchenette, a club house with a caretaker unit attached, laundry facilities, a pool with an outdoor shower, a dock with 44 water spigots and dog park with 2 water spigots

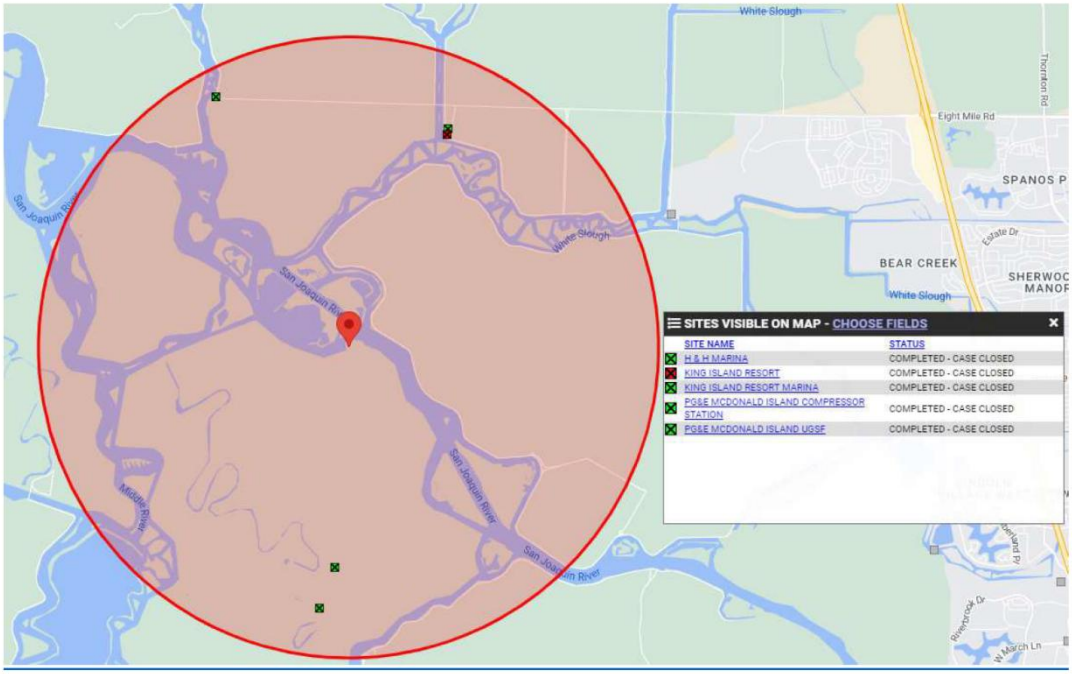
No active sources of contamination were identified using GeoTracker within a one (1) mile radius. See Figure 1. Five (5) closed cases of either Leaky Underground Storage Tank (LUST) or similar cleanup sites were identified within a 3-mile radius. See Figure 2. In addition to, the surrounding vicinity is comprised of irrigated with no other known sources of contamination.

Figure 1



CAMP GOLD STAR RESORT & MARINA PTR QUALITY SERVICE, INC.

Figure 1



The review of the Drinking Water website (sdwis.waterboards.ca.gov/PDWW) found that there is one Community Water System (CWS) operating within a 3-mile radius of this site and are permitted to serve raw (untreated) source water. This water system was used as an indication a newly constructed groundwater source may meet all drinking water quality standards established for a Non-Transient Non-Community (NTNC) water system without treatment. However, it is not known if treatment will be required until the well has been properly constructed, developed, and well water samples collected and analyzed to determine if the any result exceeds the Maximum Contaminant Level (MCL)

See Attachment 1 for the boundaries of the water system.

Section III. Discussion of the Potential for the Proposed Water System to be served by an Existing Water System:

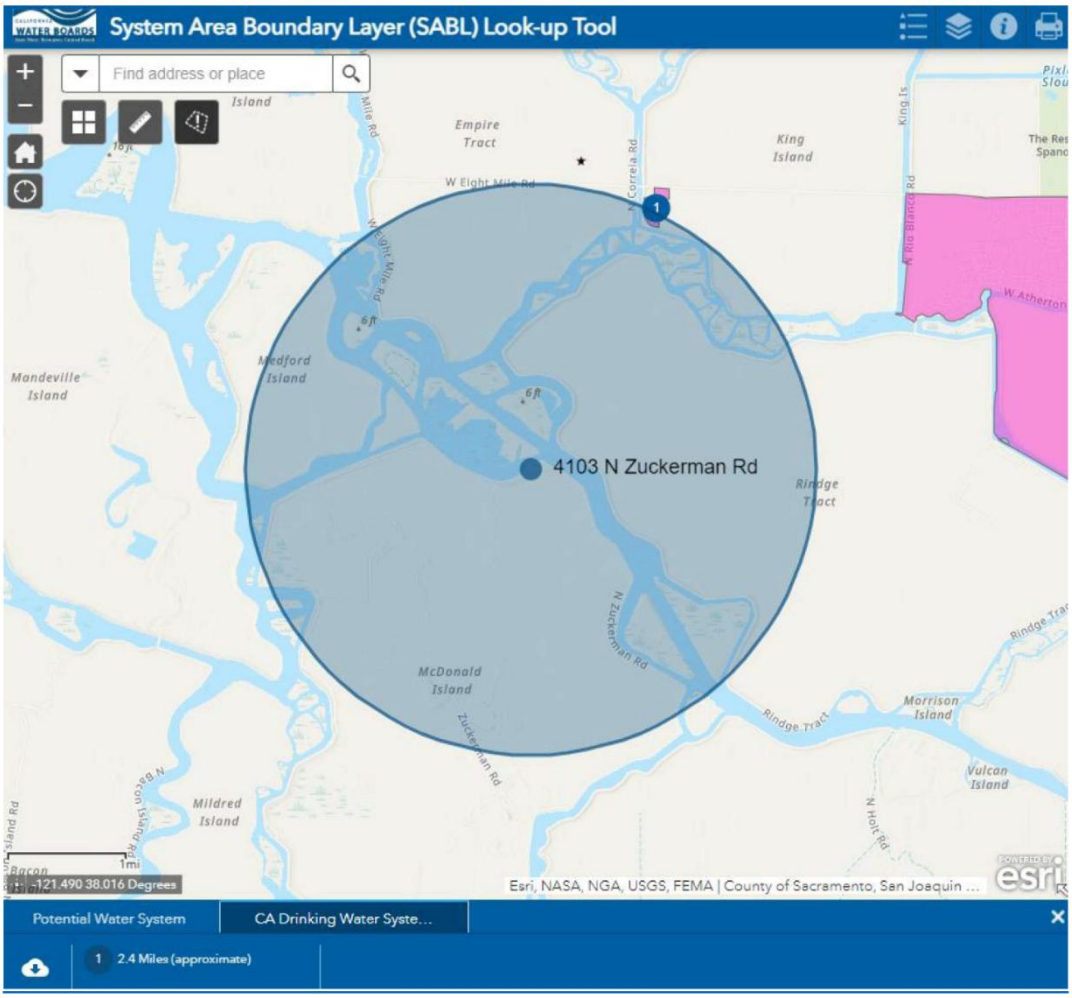
Community Water Systems in 3-mile Radius:

A search was conducted using the California Water System Area Boundary Map application and cross referenced by using the GeoTracker Map application. The following active Public Water System were identified within 3-mile radius.

1. CA3901114 King Island Trailer Park

See Figure 3.

Figure 2



Is the proposed water system in the County Local Area Formation ***Commission's*** *(LAFCo) sphere of influence boundary for any city or municipal water service? CHSC 116527(c)(9)*

☐ Yes
☑ No

Attach a feasibility report evaluating the possibility of obtaining water supply from each public water system listed above and the estimated costs. The report should include:

- *dates of contact with the public water systems;*
- *names and titles of all parties involved as well as phone numbers and email addresses of all*

parties;

- *a summary of their responses;*
- *all actions taken to obtain service for the proposed new public water* ***system's*** *service area; CHSC 116527(c)(2)*

all information provided by each identified public water system regarding the feasibility of annexing, connecting or otherwise supplying domestic water to the proposed service area. ***Commission's*** *(LAFCo) executive officer and/or staff regarding identified public water systems.*

There is only one [1] community water system within 3-mile radius. It is located across a deep-water channel and is a small community water system with 76 service connections and only one [1] source well. Connecting to the small community water systems would change their classification. The cost would be prohibitive for connection, and thus not be feasible. There are no large or municipal water systems located within a 3-mile radius.

Section IV. Managerial Consolidation

If physically connecting to another water system appears unfeasible, submit a discussion of all actions taken by the applicant to pursue a contract for managerial or operational oversight from the identified community water systems in Section III. This should include a summary of names, dates and contact information of those individuals you have interacted with as well as their responses. CHSC 116527(c)(7)

Not applicable. See above.

Section V. Cost of Proposed New Public Water System

We recommend that you review the Drinking Water Related Regulations related to operating a public water system. Please attach a report on the proposed cost to construct, operate, and maintain the proposed new public water system for 20 years. We recommend this report be prepared by an engineer who is knowledgeable regarding the legal requirements for public water systems, typically an engineer that has experience in working on public water systems. The new water system should consider the following costs listed below, as they would apply to the proposed water system. The report must also include a discussion of the proposed rates based on the costs. CHSC 116527(c)(5) Other costs may also be applicable, particularly those with other regulatory agencies, such as Division of Water Rights, LAFCo, Public Utilities Commission, business licenses, etc. To facilitate review of each cost, the section from the CCR Title 22, Division 5 discussing the specific requirements is included in parentheses. If the requirement comes from another regulatory section, the location is noted:

- *System engineering and design costs for construction and permitting (§64552), including pump tests (§64554), two water supply well sources for communities (§64554c and §64561), a 50-foot source protection zone around wells (§64560), and initial monitoring costs*
- *Construction costs, backup electricity for pumps to maintain 40 pounds per square inch (psi) minimum pressure at all times (§64602), proper construction of distribution systems (§64570-64580), installation of meters (§64561), adequate storage capacity (§64554 and 64585) and fire*

capacity (contact local fire official)

- *Monthly electricity costs for pumps, other utilities, interest on any debt service*
- *Cost of as-built maps (§64604)*
- *Annual water-treatment quality chemical costs (§64590), and equipment for distribution monitoring of any added chemical treatment (dependent on the type of needed treatment)*
- *Ongoing raw water chemical monitoring sampling and analysis costs (§64431-64445.2)*
- *Ongoing bacteriological monitoring sampling and analysis costs for untreated water (§64430)*
- *Ongoing bacteriological monitoring sampling and analysis costs for treated water (§64421- 64430, Table 64423-A)*
- *Maintenance of bacteriological plans (§64422) and emergency notification plans for notification of water quality emergencies(§64463-64466)*
- *Required lead and copper monitoring sampling and analysis costs and maintenance of lead and copper plan (§64670-64690.80, Table 64675-A)*
- *Required disinfection byproducts monitoring costs and maintenance of associated plan (§64530-64537.6, Table 64534.2-A)*
- *Customer water quality complaint program (§64470)*
- *Flushing (§64575), valve and meter maintenance (§64600), and maintaining maps (§64604)*
- *Cross connection program and annual backflow device testing and maintenance (from Title 17, §7583-7605)*
- *Salary for licensed operator staff costs, including time for reports and inspections required by Division of Drinking Water staff(§64413.1-64413.7)*
- *The cost to maintain written procedures for system maintenance, for example main line breaks procedures, etc. (§64580, 64582, and 64583)*
- *Source capacity planning studies and permit amendments for any additional growth (§64558 and §64556)*
- *Annual Consumer Confidence Report preparation and distribution costs (§64480-64483)*
- *Annual electronic Report to State Water Resource Control Board-Division of Drinking Water (Health and Safety Code §116530)*
- *Records of the estimated life of all pumps, treatment, storage, and distribution system and an annual capital improvement plan to fund replacement*
- *Metering and billing staff costs*
- *Emergency reserve costs for drought, regulatory changes, public notice of bacteriological or chemical failures, etc.*
- *Maintaining of business licenses and paying annual permit fees (Ca Health and Safety Code §116565) and any State enforcement fees for actions resulting from water system non-compliance (Ca Health and Safety Code §116577)*

- *Appropriate workspace to house staff, records (§64470, §64423.1), and appropriate containment of chemicals*
- *Insurance and liability for staff, for duties including climbing tanks, handling hazardous chemicals, if appropriate.*
- *Knowledgeable management staff costs to coordinate the above and maintain financial controls (per Corporation Code and Government Code requirements and Health and Safety Code §116540) and office supplies*
- *If the source is surface water (lake, stream, pond, etc.), additional costs should be considered for the following:*
    - *A water treatment plant meeting all the requirements of the Surface Water Treatment Rule (§64650 through §64666)*
        - *Continuous operator supervision of the water treatment plant when operating (§64660) chemical monitoring equipment, at minimum turbidity and chlorine (§64655-64656.5, §64659)*
        - *Operations Plan (§64661)*
        - *Alarms (§64659)*
        - *Monthly monitoring reports to the Division of Drinking Water (§64662- 64664.2)*
        - *Additional raw water sampling requirements (§64654.8)*
        - *Watershed Sanitary Survey, every five years (§64665), and*
        - *Engineering Report after one year of operation for system optimization for alternative technologies (§64653 (i)).*

See Attachment 3.

Section VI. 20 Year Evaluation of Proposed New Public Water System's Supply Capacity CHSC 116527(c)(8)

Submit an analysis of the proposed new public water systems' total projected water supplies available *during normal, single dry, or multiple dry water years to meet current demand, and any anticipated growth, for the next 20 years. If a source has not yet been constructed (e.g. a well) an engineer shall evaluate demands required under these scenarios. Please be aware that for a community water system using wells, it will be required to have at least two well sources and must be capable of meeting the maximum day demand with the highest-capacity source off-line, prior to being granted an initial domestic water supply permit, per Section 64554(c).*

As the proposed public water system does not yet have a constructed well, we are unable to provide specific data for this system's projected water supplies under normal, single dry, or multiple dry water year scenarios. However, we have conducted an analysis based on data from comparable systems that were under the same deltaic conditions, located within the same basin and within a less than 10-mile radius of the proposed water system.

System A		System B		System C	
Date:	Static Water Level (ft.)	Date:	Static Water Level (ft.)	Date:	Static Water Level (ft.)
12/6/2022	15.73	6/15/2023	62.94	11/9/2023	5.5
6/14/2023	50.16	2/27/2024	56.07	6/9/2023	9.12
3/5/2024	65.11	4/30/2024	56.07	12/18/2023	8.12

The similar system's average static water levels are 40.74 feet during the dryer summer months and 34.43 feet during the wetter winter months. These levels provide a baseline for evaluating potential supply capacities under varying hydrological conditions.

Source capacity – Being a recreational park facility, the average daily demand (ADD) for the proposed water system will vary both daily and dramatically seasonally, therefore an estimate based on similar systems within the same deltaic conditions and seasonal demands have been used to estimate the ADD below:

Riverboat Marina with a transient population of 300:
Maximum Daily Demand (MDD) 10,376.8 – gpd
ADD (estimated) 10,376.8/1.5 = 6917.9 – gpd
Peak Hourly Demand (MDD/24) x 1.5 = 648.5 – gph

Korth's Pirate Lair Marina with 64 service connections:
Maximum Daily Demand (MDD) 17,616.3 – gpd
ADD (estimated) 17,616.3 – gpd /1.5 = 11,744.2 – gpd
Peak Hourly Demand (MDD/24) x 1.5 = 1,101.0 – gph

Water system usage tables see Attachment 5.

Once the well is constructed, an engineer will evaluate the system's demands under normal and dry year scenarios as required. Additionally, we acknowledge the regulatory requirement for at least two well sources capable of meeting maximum day demand with the highest-capacity source offline, as per Section 64554(c), prior to obtaining an initial domestic water supply permit.

This evaluation will be updated with site-specific data upon well construction to ensure compliance with all applicable requirements.

Section VII. Cost-Comparison CHSC 116527(c)(6)

Submit an analysis comparing the 20-year estimated costs associated with the construction, operation, and maintenance of the proposed new public water system to the 20-year costs associated with providing water through connecting to an existing public water system. Also, compare the long-term sustainability of each water system, including but not limited to local groundwater contamination migration, global climate change, and potential treatment needs.

Some water systems will require proposed water system to annex or enter into an out-of-area service agreement to obtain water. These identified water systems may not be excluded from cost comparison

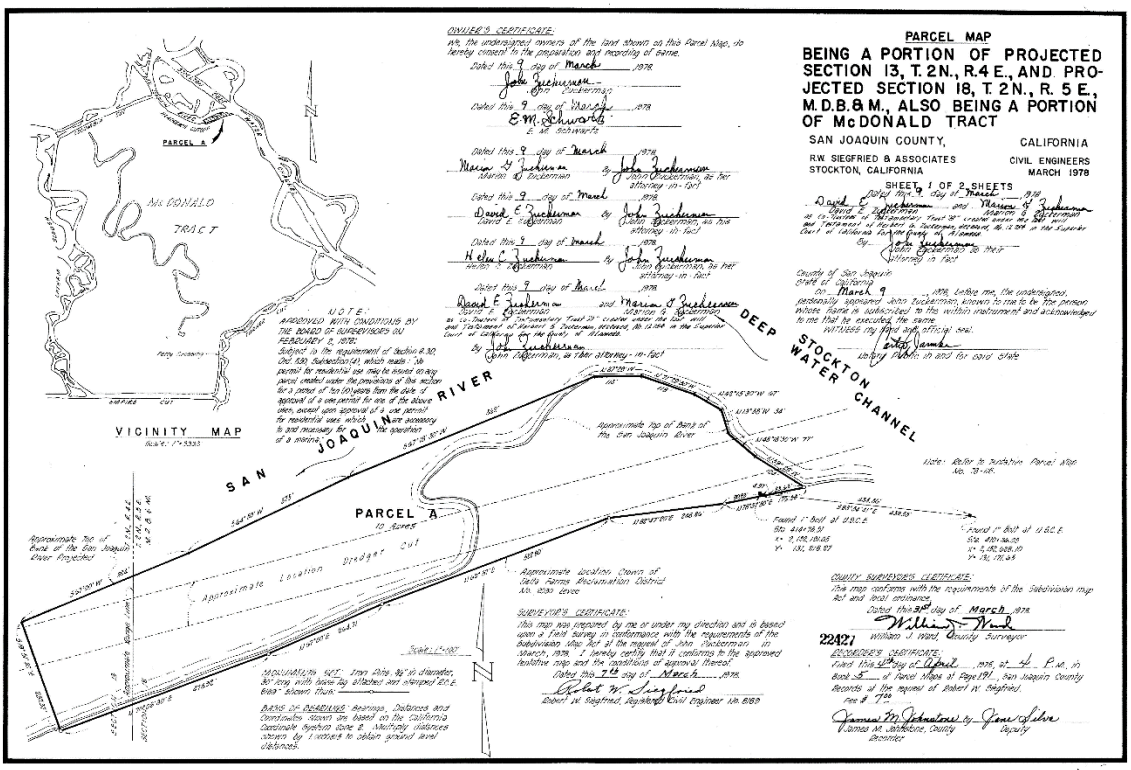
evaluation due to the need for annexation or out-of-area agreements.

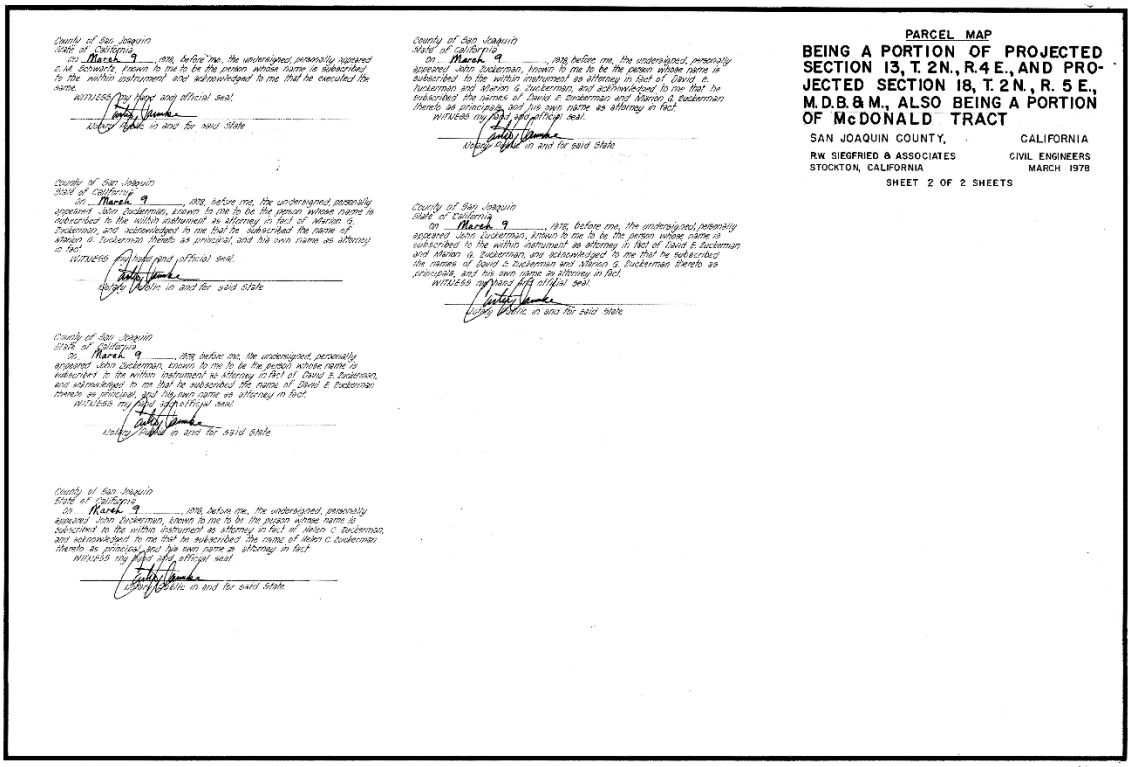
Not applicable. It is unfeasible to consolidate with only the single Small Community Water System within 3-mile proximity.

CAMP GOLD STAR RESORT & MARINA PTR QUALITY SERVICE, INC.

Attachment 1

Parcel Map


PARCEL MAP
BEING A PORTION OF PROJECTED SECTION 13, T. 2N., R.4 E., AND PROJECTED SECTION 18, T. 2N., R. 5 E., M.D.B.& M., ALSO BEING A PORTION OF McDONALD TRACT
SAN JOAQUIN COUNTY, CALIFORNIA
R.W. SIEGFRIED & ASSOCIATES CIVIL ENGINEERS
STOCKTON, CALIFORNIA MARCH 1978
SHEET 1 OF 2 SHEETS
OWNER'S CERTIFICATE:
VICINITY MAP
PARCEL A
10 Acres
McDONALD TRACT
SAN JOAQUIN RIVER
DEEP WATER CHANNEL
Approximate Location Dredged Cut
Approximate Top of Bank of the San Joaquin River
Approximate Top of Bank of the San Joaquin River Projected
Approximate Location Storm of Delta Farms Reclamation District 404 2030 Levee
SURVEYOR'S CERTIFICATE:
COUNTY SURVEYOR'S CERTIFICATE:
RECORDER'S CERTIFICATE:
Scale: 1"=100'
5-191
5-191



County of San Joaquin
State of California
On March 9, 1978, before me, the undersigned, personally appeared C.M. Schwartz, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.
WITNESS my hand and official seal.
Notary Public in and for said State

County of San Joaquin
State of California
On March 9, 1978, before me, the undersigned, personally appeared John Zuckerman, known to me to be the person whose name is subscribed to the within instrument as attorney in fact of Marion G. Zuckerman, and acknowledged to me that he subscribed the name of Marion G. Zuckerman thereto as principal, and his own name as attorney in fact.
WITNESS my hand and official seal.
Notary Public in and for said State

County of San Joaquin
State of California
On March 9, 1978, before me, the undersigned, personally appeared John Zuckerman, known to me to be the person whose name is subscribed to the within instrument as attorney in fact of David E. Zuckerman, and acknowledged to me that he subscribed the name of David E. Zuckerman thereto as principal, and his own name as attorney in fact.
WITNESS my hand and official seal.
Notary Public in and for said State

County of San Joaquin
State of California
On March 9, 1978, before me, the undersigned, personally appeared John Zuckerman, known to me to be the person whose name is subscribed to the within instrument as attorney in fact of Helen C. Zuckerman, and acknowledged to me that he subscribed the name of Helen C. Zuckerman thereto as principal, and his own name as attorney in fact.
WITNESS my hand and official seal.
Notary Public in and for said State

County of San Joaquin
State of California
On March 9, 1978, before me, the undersigned, personally appeared John Zuckerman, known to me to be the person whose name is subscribed to the within instrument as attorney in fact of David E. Zuckerman and Marion G. Zuckerman, and acknowledged to me that he subscribed the names of David E. Zuckerman and Marion G. Zuckerman thereto as principal, and his own name as attorney in fact.
WITNESS my hand and official seal.
Notary Public in and for said State

County of San Joaquin
State of California
On March 9, 1978, before me, the undersigned, personally appeared John Zuckerman, known to me to be the person whose name is subscribed to the within instrument as attorney in fact of David E. Zuckerman and Marion G. Zuckerman, and acknowledged to me that he subscribed the names of David E. Zuckerman and Marion G. Zuckerman thereto as principal, and his own name as attorney in fact.
WITNESS my hand and official seal.
Notary Public in and for said State

PARCEL MAP

BEING A PORTION OF PROJECTED SECTION 13, T. 2N., R.4E., AND PROJECTED SECTION 18, T. 2N., R. 5E., M.D.B.&M., ALSO BEING A PORTION OF McDONALD TRACT

SAN JOAQUIN COUNTY, CALIFORNIA

R.W. SIEGFRIED & ASSOCIATES CIVIL ENGINEERS
STOCKTON, CALIFORNIA MARCH 1978

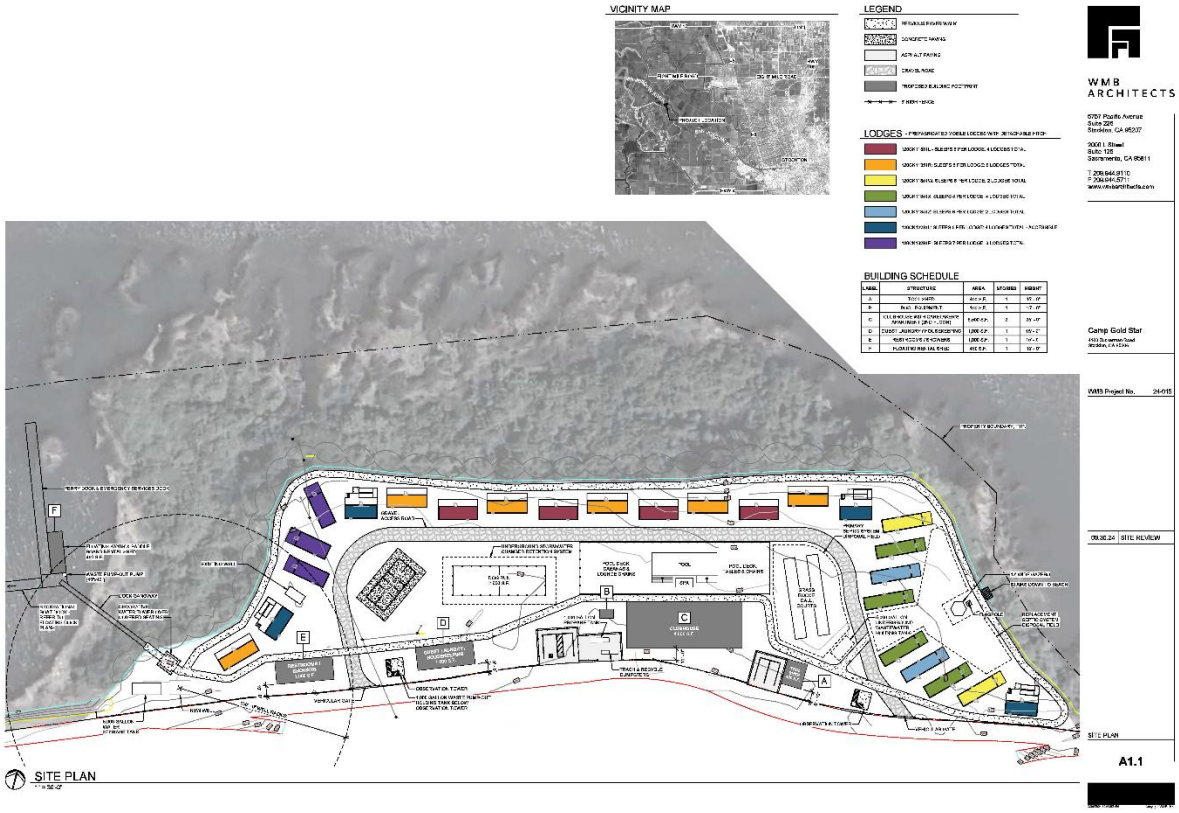
SHEET 2 OF 2 SHEETS

5-191A

5-191A

Attachment 2

Site Map


VICINITY MAP
LEGEND
LODGES
BUILDING SCHEDULE
WMB ARCHITECTS
Camp Gold Star
SITE PLAN
A1.1
SITE PLAN

Attachment 3

Operation Cost Estimate

Camp Gold Star

Estimated Construction Cost Estimate for a New Source Well

Item	Description	Unit Cost, $	Quantity	Unit	Total Unit Cost
1	Permitting Process and Fees	$15,000.00	1	LS	$15,000.00
2	Test Well Constuction	$10,000.00	1	LS	$10,000.00
3	E-Log Survey	$3,000.00	1	LS	$3,000.00
4	Well Casing (non perforated)	$4,000.00	1	LS	$4,000.00
5	Well Casing (perforated screen)	$4,000.00	1	LS	$4,000.00
6	Gravel Envelope	$2,000.00	1	LS	$2,000.00
7	Annular and Transitional Seal	$2,000.00	1	LS	$2,000.00
8	Final Well Construction	$30,000.00	1	LS	$30,000.00
9	Well Source Capacity Testing	$4,200.00	1	LS	$4,200.00
10	Title 22 Analytical Testing	$2,000.00	1	EA	$2,000.00
11	Site Clean-up	$4,000.00	1	EA	$4,000.00
12	Pressure tank	$5,000.00	1	LS	$5,000.00
13	Water meter	$3,500.00	1	LS	$3,500.00
14	valves, discharge piping, misc. materials	$5,000.00	1	LS	$5,000.00
15	Connection to distribution system	$6,500.00	1	EA	$6,500.00
16	Wellhead improvements	$5,000.00	1	LS	$5,000.00
17	Power	$30,000.00	1	LS	$30,000.00
18	Distribution System Construction				
Estimated Construction Cost					$135,200.00
35% Contingency					$47,320.00
Estimated Project Cost					**$182,520.00**

Camp Gold Star Marina Transient NonCommunity (TNC)
Operations Cost Estimate
adjusted for an inflation rate of 4%

Item	Cost Description	Current Year 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Year 7 2031	Year 8 2032	Year 9 2033	Year 10 2034	Year 11 2035	Year 12 2036	Year 13 2037	Year 14 2038	Year 15 2039	Year 16 2040	Year 17 2041	Year 18 2042	Year 19 2043	Year 20 2044
1	System engineering and design costs for construction and permitting, including pump test, a 50- foot protection zone, and initial monitoring costs.		–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
2	Construction costs, backup for electricity for pump to maintain 40 pounds per square inch (psi) minimum pressure at all times, proper construction of distribution system, installation of meters.	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
3	Monthly electricity costs for pump, other utilities, Internet an any dept service.	$ 3,500.00	$ 3,640.00	$ 3,785.60	$ 3,937.02	$ 4,094.50	$ 4,258.29	$ 4,428.62	$ 4,605.76	$ 4,789.99	$ 5,120.85	$ 5,180.85	$ 5,388.09	$ 5,603.61	$ 5,827.76	$ 6,060.87	$ 6,303.30	$ 6,555.43	$ 6,817.65	$ 7,090.36	$ 7,373.97
4	Cost of as-built maps.	$ 2,500.00	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
5	Annual water-treatment quality chemical costs, and equipment for distribution monitoringof any added chemical treatment (dependent on the type of needed treatment).	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
6	Ongoing raw water chemical monitoring sampling and analysis costs.	$ 2,000.00	$ 2,080.00	$ 2,163.20	$ 2,249.73	$ 2,339.72	$ 2,433.31	$ 2,530.64	$ 2,631.86	$ 2,737.14	$ 2,846.62	$ 2,960.49	$ 3,078.91	$ 3,202.06	$ 3,330.15	$ 3,463.35	$ 3,601.89	$ 3,745.96	$ 3,745.96	$ 4,051.63	$ 4,213.70
7	Ongoing bacteriological monitoring sampling and analysis cost for untreated water.	$ 1,200.00	$ 1,248.00	$ 1,297.92	$ 1,349.84	$ 1,403.83	$ 1,459.98	$ 1,518.38	$ 1,579.12	$ 1,642.28	$ 1,707.97	$ 1,776.29	$ 1,847.34	$ 1,921.24	$ 1,998.09	$ 2,078.01	$ 2,161.13	$ 2,247.58	$ 2,337.48	$ 2,430.98	$ 2,528.22
8	Ongoing bacteriological monitoring sampling and analysis cost for treated water.	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
9	Maintenance of bacteriological plans and emergency notification plans for water quality emergencies.	$ 4,000.00	$ 4,160.00	$ 4,326.40	$ 4,499.46	$ 4,679.43	$ 4,866.61	$ 5,061.28	$ 5,263.73	$ 5,693.25	$ 5,920.98	$ 6,157.82	$ 6,157.82	$ 6,404.13	$ 6,660.29	$ 6,926.71	$ 7,203.77	$ 7,491.92	$ 7,791.60	$ 8,103.27	$ 8,427.40
10	Required lead and copper monitoring sampling and analysis costs and maintenance of lead and copper plan.	$ 500.00	$ 520.00	$ 540.80	$ 562.43	$ 584.93	$ 608.33	$ 632.66	$ 657.97	$ 684.28	$ 711.66	$ 740.12	$ 769.73	$ 800.52	$ 832.54	$ 865.84	$ 900.47	$ 936.49	$ 973.49	$ 1,012.91	$ 1,053.42
11	Required disinfection byproducts monitoring costs and maintenance of associated plan.	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
12	Customer water quality complaint.	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
13	flushing, valve and meter maintenance and maintaining maps.	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
14	Cross connection control program and annual backflow device testing and maintenance	$ 500.00	$ 520.00	$ 540.80	$ 562.43	$ 584.93	$ 608.33	$ 632.66	$ 657.97	$ 684.28	$ 711.66	$ 740.12	$ 769.73	$ 800.52	$ 832.54	$ 865.84	$ 900.47	$ 936.49	$ 973.95	$ 1,012.91	$ 1,053.42
15	Salary for licensed operator Staff costs, including time for reports and inspections required by Division of Drinking Water staff.	$ 7,000.00	$ 7,280.00	$ 7,571.20	$ 7,874.05	$ 8,189.01	$ 8,516.57	$ 8,857.23	$ 9,211.52	$ 9,579.98	$ 9,963.18	$ 10,361.71	$ 10,776.18	11,207.23	$ 11,655.51	$ 12,121.74	$ 12,606.60	$ 13,110.87	$ 13,635.30	$ 14,180.72	$ 14,747.94
16	The cost to maintain written procedures for the system maintenance, for example line breaks procedures, etc.	$ 1,800.00	$ 1,872.00	$ 1,946.88	$ 2,024.76	$ 2,105.75	$ 2,189.98	$ 2,277.57	$ 2,368.68	$ 2,463.42	$ 2,561.96	$ 2,664.44	$ 2,771.02	$ 2,881.86	$ 2,997.13	$ 3,117.02	$ 3,241.70	$ 3,371.37	$ 3,506.22	$ 3,646.47	$ 3,792.33
17	Source Capacity planning studies and permit amendments for any additional growth.	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
18	Annual Consumer Confidence Report preparation and distribution costs.	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
19	Annual electronic Report to State Water Resources Control Board-Division of Drinking Water	$ 3,000.00	$ 3,120.00	$ 3,244.80	$ 3,374.59	$ 3,509.58	$ 3,649.96	$ 3,795.96	$ 3,947.80	$ 4,105.71	$ 4,269.94	$ 4,440.73	$ 4,618.36	$ 4,803.10	$ 4,995.22	$ 5,195.03	$ 5,402.83	$ 5,618.94	$ 5,843.70	$ 6,077.45	$ 6,320.55
20	Records of estimated life of all pumps, treatment, storage, and distribution system and an annual capital improvement plan to fund replacement.	$ 120.00	$ 124.80	$ 129.79	$ 134.98	$ 140.38	$ 146.00	$ 151.84	$ 157.91	$ 164.23	$ 170.80	$ 177.63	$ 184.73	$ 192.12	$ 199.81	$ 207.80	$ 216.11	$ 224.76	$ 233.75	$ 243.10	$ 252.82
21	Metering and billing staff costs.	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
22	Emergency reserve costs for drought, regulatory change, public notice of bacteriological or chemical failures, etc.	$ 1,000.00	$ 1,040.00	$ 1,081.60	$ 1,124.86	$ 1,169.86	$ 1,216.65	$ 1,265.32	$ 1,315.93	$ 1,368.57	$ 1,423.31	$ 1,480.24	$ 1,539.45	$ 1,601.03	$ 1,665.07	$ 1,731.68	$ 1,800.94	$ 1,872.98	$ 1,947.90	$ 2,025.82	$ 2,106.85
23	Appropriate work space to house staff records and appropriate containment of chemicals.	$ 800.00	$ 832.00	$ 865.28	$ 899.89	$ 935.89	$ 973.32	$ 1,012.26	$ 1,052.75	$ 1,094.86	$ 1,138.65	$ 1,184.20	$ 1,231.56	$ 1,280.83	$ 1,332.06	$ 1,385.34	$ 1,440.75	$ 1,498.38	$ 1,558.32	$ 1,620.65	$ 1,685.48
24	Insurance and liability for staff, for duties including climbing tanks, handling hazardous chemicals, if appropriate.	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
25	Knowledgeable management staff costs to coordinate the above and maintain financial controls and office supplies.	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
26	maintaining of business licence and paying annual permit fees and any State enforcement fees for actions resulting from water system non-compliance.	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Total:																				

Attachment 4

Deed

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 1231005949
APN: 129-080-540-000

When Recorded Mail Document and Tax Statements to:

Camp Gold Star, LLC a California limited liability company
1700 Riverlake Road
Discovery Bay, CA 94505

Doc #: 2024-022830
03/20/2024 08:22:21 AM
Page 1 of 3 Fee: $30.00 Tax Paid: $269.50
Steve J. Bestolarides
San Joaquin County Recorder
Paid By:

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

Exempt from fee per GC27388.1(a)(2) and GC27388.2(b) ; document is subject to the imposition of documentary transfer tax

The undersigned grantor(s) declare(s):
Documentary Transfer Tax is $269.50
(X) computed on full value of property conveyed, or
( ) computed on full value less of liens and encumbrances remaining at time of sale.
(X) Unincorporated area: ( ) City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Candyce Holliday, Trustee of the Candyce Holliday Trust dated June 21, 2018
hereby GRANT(S) to
Camp Gold Star, LLC a California limited liability company
that property in Unincorporated area of San Joaquin County, State of California, described as follows:
* * * See "Exhibit A" attached hereto and made a part hereof. * * *

Date: March 15, 2024

Candyce Holliday Trust dated June 21, 2018

By: Candyce Holliday
Candyce ~~Holliday~~, Trustee
Holliday CH

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura

On March 18, 2024 before me, Perla Esqueda. a Notary Public, personally appeared Candyce Holliday, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Perla Esqueda

Name: Perla Esqueda.
(Typed or Printed)

PERLA ESQUEDA
Notary Public - California
Ventura County
Commission # 2476465
My Comm. Expires Jan 11, 2028

(Seal)

PERLA ESQUEDA
Notary Public - California
Ventura County
Commission # 2476465
My Comm. Expires Jan 11, 2028

Grant Deed Order No. 1231005949

Page 2 of 2

ORDER NO. : 1231005949

EXHIBIT A

The land referred to is situated in the unincorporated area of the County of San Joaquin, State of California, and is described as follows:

A portion of projected Section 13, Township 2 North, Range 4 East, Mount Diablo Base and Meridian, and projected Section 16, Township 2 North, Range 3 East, Mount Diablo Base and Meridian, also being a portion of McDonald Tract, described as follows:

Parcel "A" as shown upon Parcel Map filed for record April 4, 1978 in Book 5 of Parcel Maps at Page 191, San Joaquin County Records. together with a non-exclusive right of way along the levee road as the same may from time to time exist, for ingress and egress.

Excepting therefrom all minerals, mineral substances, mineral interest, ore, oil, gas, asphaltum and hydrocarbons lying in or under said land, and rights to drill for, produce, extract and take said substances from, and to store the same upon said land, and to inject and store therein any gas wherever produced, without limitations as to time, as granted to Weyl-Zuckerman & Company, a corporation, by Instrument dated January 9, 1947 and recorded January 10, 1947 in Vol. 1025 of Official Records, Page 174, San Joaquin County Records.

APN: 129-080-540-000

Attachment 5

Comparable Water System's Supply Capacity

RIVERBOAT MARINA WATER SYSTEM METER READINGS AND USAGE

Transient population of 300

Date of Reading	No. Days	Meter Reading	Gallons Used	GPD	MDD	PHD	GPM at PHD
05/02/2016	1	223,800.00		0.0	0.0	0.0	0.0
06/01/2016	30	337,100.00	113,300	3,776.7	5,665.0	354.1	5.9
07/06/2016	35	478,300.00	141,200	4,034.3	6,051.4	378.2	6.3
08/26/2016	51	655,100.00	176,800	3,466.7	5,200.0	325.0	5.4
09/09/2016	14	694,100.00	39,000	2,785.7	4,178.6	261.2	4.4
10/03/2016	24	771,400.00	77,300	3,220.8	4,831.3	302.0	5.0
11/07/2016	35	878,400.00	107,000	3,057.1	4,585.7	286.6	4.8
12/06/2016	29	957,100.00	78,700	2,713.8	4,070.7	254.4	4.2
01/12/2017	37	1,070,700.00	113,600	3,070.3	4,605.4	287.8	4.8
02/09/2017	28	1,138,300.00	67,600	2,414.3	3,621.4	226.3	3.8
03/06/2017	25	1,176,100.00	37,800	1,512.0	2,268.0	141.8	2.4
04/10/2017	35	1,235,200.00	59,100	1,688.6	2,532.9	158.3	2.6
05/08/2017	28	1,317,000.00	81,800	2,921.4	4,382.1	273.9	4.6
06/28/2017	51	1,570,400.00	253,400	4,968.6	7,452.9	465.8	7.8
07/27/2017	29	1,755,500.00	185,100	6,382.8	9,574.1	598.4	10.0
08/09/2017	13	1,826,700.00	71,200	5,476.9	8,215.4	513.5	8.6
09/08/2017	30	1,975,000.00	148,300	4,943.3	7,415.0	463.4	7.7
10/06/2017	**28**	**2,168,700.00**	**193,700**	**6,917.9**	**10,376.8**	**648.5**	**10.8**
11/09/2017	34	2,261,000.00	92,300	2,714.7	4,072.1	254.5	4.2
01/05/2018	57	2,268,700.00	7,700	135.1	202.6	12.7	0.2
02/02/2018	28	2,436,500.00	167,800	5,992.9	8,989.3	561.8	9.4
03/09/2018	35	2,504,100.00	67,600	1,931.4	2,897.1	181.1	3.0
04/18/2018	40	2,504,100.00	0	0.0	0.0	0.0	0.0
05/11/2018	23	2,688,900.00	184,800	8,034.8	12,052.2	753.3	12.6
06/08/2018	28	2,805,500.00	116,600	4,164.3	6,246.4	390.4	6.5
07/06/2018	28	2,958,800.00	153,300	5,475.0	8,212.5	513.3	8.6
08/03/2018	28	3,127,600.00	168,800	6,028.6	9,042.9	565.2	9.4
09/07/2018	35	3,300,800.00	173,200	4,948.6	7,422.9	463.9	7.7
10/05/2018	28	3,430,700.00	129,900	4,639.3	6,958.9	434.9	7.2
11/02/2018	28	3,504,100.00	73,400	2,621.4	3,932.1	245.8	4.1
12/14/2018	42	3,611,400.00	107,300	2,554.8	3,832.1	239.5	4.0
1/14/2019	31	3,666,600.00	55,200	1,780.6	2,671.0	166.9	2.8
2/8/2019	25	3,730,000.00	63,400	2,536.0	3,804.0	237.8	4.0
3/6/2019	26	3,776,100.00	46,100	1,773.1	2,659.6	166.2	2.8
4/2/2019	27	3,826,700.00	50,600	1,874.1	2,811.1	175.7	2.9
5/9/2019	37	3,897,700.00	71,000	1,918.9	2,878.4	179.9	3.0
6/4/2019	26	3,952,300.00	54,600	2,100.0	3,150.0	196.9	3.3
7/3/2019	29	4,057,700.00	105,400	3,634.5	5,451.7	340.7	5.7
8/8/2019	36	4,178,500.00	120,800	3,355.6	5,033.3	314.6	5.2
9/5/2019	28	4,264,100.00	85,600	3,057.1	4,585.7	286.6	4.8
10/8/2019	33	4,364,700.00	100,600	3,048.5	4,572.7	285.8	4.8
11/7/2019	30	4,471,100.00	106,400	3,546.7	5,320.0	332.5	5.5
12/5/2019	28	4,601,000.00	129,900	4,639.3	6,958.9	434.9	7.2

1/7/2020	33	4,712,700.00	111,700	3,384.8	5,077.3	317.3	5.3
2/6/2020	30	4,817,300.00	104,600	3,486.7	5,230.0	326.9	5.4
3/11/2020	34	4,928,800.00	111,500	3,279.4	4,919.1	307.4	5.1
4/1/2020	21	5,000,200.00	71,400	3,400.0	5,100.0	318.8	5.3
5/19/2020	48	5,185,600.00	185,400	3,862.5	5,793.8	362.1	6.0
6/10/2020	22	5,262,700.00	77,100	3,504.5	5,256.8	328.6	5.5
7/1/2020	21	5,332,400.00	69,700	3,319.0	4,978.6	311.2	5.2
8/3/2020	33	5,504,100.00	171,700	5,203.0	7,804.5	487.8	8.1
9/1/2020	29	5,634,900.00	130,800	4,510.3	6,765.5	422.8	7.0
10/5/2020	34	5,754,200.00	119,300	3,508.8	5,263.2	329.0	5.5
11/2/2020	28	5,826,900.00	72,700	2,596.4	3,894.6	243.4	4.1
12/2/2020	30	5,897,000.00	70,100	2,336.7	3,505.0	219.1	3.7
1/6/2021	35	5,936,900.00	39,900	1,140.0	1,710.0	106.9	1.8
2/3/2021	28	5,980,500.00	43,600	1,557.1	2,335.7	146.0	2.4
3/3/2021	28	6,035,300.00	54,800	1,957.1	2,935.7	183.5	3.1
4/7/2021	35	6,100,200.00	64,900	1,854.3	2,781.4	173.8	2.9
5/11/2021	34	6,222,400.00	122,200	3,594.1	5,391.2	336.9	5.6
6/9/2021	29	6,353,400.00	131,000	4,517.2	6,775.9	423.5	7.1
7/7/2021	28	6,517,000.00	163,600	5,842.9	8,764.3	547.8	9.1
8/11/2021	35	6,529,900.00	12,900	368.6	552.9	34.6	0.6
9/6/2021	26	6,602,700.00	72,800	2,800.0	4,200.0	262.5	4.4
10/6/2021	30	6,676,700.00	74,000	2,466.7	3,700.0	231.3	3.9
11/9/2021	34	6,729,600.00	52,900	1,555.9	2,333.8	145.9	2.4
12/15/2021	36	6,772,100.00	42,500	1,180.6	1,770.8	110.7	1.8
01/12/22	28	6,796,900.00	24,800	885.7	1,328.6	83.0	1.4
02/10/22	29	6,842,500.00	45,600	1,572.4	2,358.6	147.4	2.5
03/09/22	27	6,881,700.00	39,200	1,451.9	2,177.8	136.1	2.3
04/13/22	35	6,940,700.00	59,000	1,685.7	2,528.6	158.0	2.6
05/03/22	20	6,971,400.00	30,700	1,535.0	2,302.5	143.9	2.4
06/06/22	34	7,042,300.00	70,900	2,085.3	3,127.9	195.5	3.3
07/13/22	37	7,123,600.00	81,300	2,197.3	3,295.9	206.0	3.4
08/11/22	29	7,159,800.00	36,200	1,248.3	1,872.4	117.0	2.0
09/14/22	34	7,201,600.00	41,800	1,229.4	1,844.1	115.3	1.9
10/13/22	29	7,246,900.00	45,300	1,562.1	2,343.1	146.4	2.4
11/09/22	27	7,277,200.00	30,300	1,122.2	1,683.3	105.2	1.8

KORTH'S PIRATE LAIR MARINA WATER SYSTEM WATER SYSTEM METER READINGS

64 service connections consisting of 53- RS and 11-CM

Date of Reading	No. Days	Meter Reading	Gallons Used	GPD	MDD	PHD	GPM at PHD
12/14/2018	1	36,460,000.00		0.0	0.0	0.0	0.0
01/14/2019	31	36,584,000.00	124,000	4,000.0	6,000.0	375.0	6.3
02/08/2019	25	36,724,000.00	140,000	5,600.0	8,400.0	525.0	8.8
03/06/2019	26	36,835,000.00	111,000	4,269.2	6,403.8	400.2	6.7
04/02/2019	27	36,961,000.00	126,000	4,666.7	7,000.0	437.5	7.3
05/09/2019	37	37,175,000.00	214,000	5,783.8	8,675.7	542.2	9.0
06/04/2019	26	37,328,000.00	153,000	5,884.6	8,826.9	551.7	9.2
07/01/2019	27	37,479,000.00	151,000	5,592.6	8,388.9	524.3	8.7
08/08/2019	38	37,816,000.00	337,000	8,868.4	13,302.6	831.4	13.9
09/05/2019	28	38,020,000.00	204,000	7,285.7	10,928.6	683.0	11.4
10/08/2019	33	38,246,000.00	226,000	6,848.5	10,272.7	642.0	10.7
11/07/2019	30	38,410,000.00	164,000	5,466.7	8,200.0	512.5	8.5
12/05/2019	28	38,531,000.00	121,000	4,321.4	6,482.1	405.1	6.8
05/19/2020	166	39,246,000.00	715,000	4,307.2	6,460.8	403.8	6.7
07/01/2020	**43**	**39,751,000.00**	**505,000**	**11,744.2**	**17,616.3**	**1,101.0**	**18.4**
08/03/2020	33	39,832,000.00	81,000	2,454.5	3,681.8	230.1	3.8
09/28/2020	56	40,257,000.00	425,000	7,589.3	11,383.9	711.5	11.9
10/05/2020	7	40,301,000.00	44,000	6,285.7	9,428.6	589.3	9.8
11/02/2020	28	40,469,000.00	168,000	6,000.0	9,000.0	562.5	9.4
12/02/2020	30	40,624,000.00	155,000	5,166.7	7,750.0	484.4	8.1
01/06/2021	35	40,765,000.00	141,000	4,028.6	6,042.9	377.7	6.3
02/03/2021	28	40,878,000.00	113,000	4,035.7	6,053.6	378.3	6.3
03/03/2021	28	40,980,000.00	102,000	3,642.9	5,464.3	341.5	5.7
04/07/2021	35	41,148,000.00	168,000	4,800.0	7,200.0	450.0	7.5
05/05/2021	28	41,331,000.00	183,000	6,535.7	9,803.6	612.7	10.2
06/09/2021	35	41,567,000.00	236,000	6,742.9	10,114.3	632.1	10.5
07/07/2021	28	41,794,000.00	227,000	8,107.1	12,160.7	760.0	12.7
08/11/2021	35	42,111,000.00	317,000	9,057.1	13,585.7	849.1	14.2
09/06/2021	26	42,326,000.00	215,000	8,269.2	12,403.8	775.2	12.9
10/06/2021	30	42,525,000.00	199,000	6,633.3	9,950.0	621.9	10.4
11/09/2021	34	42,691,000.00	166,000	4,882.4	7,323.5	457.7	7.6
12/15/2021	36	42,836,000.00	145,000	4,027.8	6,041.7	377.6	6.3
01/12/2022	28	42,940,000.00	104,000	3,714.3	5,571.4	348.2	5.8
02/09/2022	28	43,038,000.00	98,000	3,500.0	5,250.0	328.1	5.5
03/09/2022	28	43,144,000.00	106,000	3,785.7	5,678.6	354.9	5.9
04/13/2022	35	43,311,000.00	167,000	4,771.4	7,157.1	447.3	7.5
05/03/2022	20	43,420,000.00	109,000	5,450.0	8,175.0	510.9	8.5
06/06/2022	34	43,647,000.00	227,000	6,676.5	10,014.7	625.9	10.4
07/06/2022	30	43,880,000.00	233,000	7,766.7	11,650.0	728.1	12.1

08/11/2022	36	44,145,000.00	265,000	7,361.1	11,041.7	690.1	11.5
09/14/2022	34	44,427,000.00	282,000	8,294.1	12,441.2	777.6	13.0
10/13/2022	29	44,625,000.00	198,000	6,827.6	10,241.4	640.1	10.7
11/09/2022	27	44,771,000.00	146,000	5,407.4	8,111.1	506.9	8.4
12/15/2022	36	44,896,000.00	125,000	3,472.2	5,208.3	325.5	5.4
01/20/2023	36	45,052,530.00	156,530	4,348.1	6,522.1	407.6	6.8
02/07/2023	18	45,118,000.00	65,470	3,637.2	5,455.8	341.0	5.7
03/07/2023	28	45,237,000.00	119,000	4,250.0	6,375.0	398.4	6.6
04/14/2023	38	45,411,000.00	174,000	4,578.9	6,868.4	429.3	7.2
05/02/2023	18	45,519,000.00	108,000	6,000.0	9,000.0	562.5	9.4
06/09/2023	38	45,797,000.00	278,000	7,315.8	10,973.7	685.9	11.4
07/20/2023	41	46,154,000.00	357,000	8,707.3	13,061.0	816.3	13.6
08/15/2023	26	46,380,000.00	226,000	8,692.3	13,038.5	814.9	13.6
09/27/2023	43	46,698,000.00	318,000	7,395.3	11,093.0	693.3	11.6
10/17/2023	20	46,838,000.00	140,000	7,000.0	10,500.0	656.3	10.9
11/21/2023	35	47,014,000.00	176,000	5,028.6	7,542.9	471.4	7.9
12/18/2023	27	47,134,000.00	120,000	4,444.4	6,666.7	416.7	6.9
01/23/2024	36	47,272,000.00	138,000	3,833.3	5,750.0	359.4	6.0
02/14/2024	22	47,359,000.00	87,000	3,954.5	5,931.8	370.7	6.2
03/14/2024	29	47,461,000.00	102,000	3,517.2	5,275.9	329.7	5.5
04/11/2024	28	47,584,000.00	123,000	4,392.9	6,589.3	411.8	6.9
05/09/2024	28	47,729,000.00	145,000	5,178.6	7,767.9	485.5	8.1
06/06/2024	28	47,916,000.00	187,000	6,678.6	10,017.9	626.1	10.4
07/11/2024	35	48,210,000.00	294,000	8,400.0	12,600.0	787.5	13.1
08/08/2024	28	48,420,000.00	210,000	7,500.0	11,250.0	703.1	11.7
09/05/2024	28	48,657,000.00	237,000	8,464.3	12,696.4	793.5	13.2
10/03/2024	28	48,865,000.00	208,000	7,428.6	11,142.9	696.4	11.6
11/07/2024	35	49,135,000.00	270,000	7,714.3	11,571.4	723.2	12.1
12/05/2024	28	49,305,000.00	170,000	6,071.4	9,107.1	569.2	9.5

Appendix B

Emissions Calculations and CalEEMod Output

Camp Goldstar Mobile Emissions - King Island Marina Trips

Criteria Pollutants

	Trip/day	Miles/Trip	ROG	NOX	SOX	CO	PM10	PM2.5
VMT Emissions (lbs)	80	13.9	0.1654	0.1980	0.0034	8.9624	0.0415	0.0166
Trip Emissions (lbs)	80	-	0.1662	0.0401	0.0001	0.5594	0.0003	0.0003
Total Daily Emissions (lbs)	-	-	0.33	0.24	0.00	9.52	0.04	0.02
Total Annual Emissions (tons)	-	-	**0.06**	**0.04**	**0.00**	**1.74**	**0.01**	**0.00**

GHG Global Warming Potential

CO2	1
CH4	25
N20	298

GHG Emissions

	Trip/day	Miles/Trip	CO2	CH4	N20	C02e
VMT Emissions (lbs)	80	13.9	783.6680	0.0162	0.0250	-
Trip Emissions (lbs)	80	-	13.0291	0.0092	0.0032	-
Total Daily Emissions (lbs)	-	-	796.6971	0.0254	0.0282	-
Total Annual Emissions (MT)	-	-	**131.9021**	**0.0042**	**0.0047**	**133.40**

Notes:
1. Emissions factors calculated from EMFAC2025 (version 2.0.0) assuming employee and customer fleet mix would be cars, light trucks, and medium duty vehicles (LDA, LDT1, LDT2, and MDV), gross vehicle weights up to 8,500 pounds.
2. VMT emissions include running exhaust (RUNEX), running loss (RUNLOSS), particulate matter break wear (PMBW), and particulate matter tire wear (PMTW).
3. Trip emissions include starting exhaust (STREX), hot soak evaporative (HOTSOAK), and diurnal evaporative (DIURNAL).
4. Trip estimated by assuming each project parking space at King Island Marina would generate two trips per day.
5. Trip distance from CalEEMod (version 2022.1) default Home-Work distance for San Juaquin county.
6. GHG Global warming potential from United Nations Intergovernmental Panel on Climate Change (IPCC) Fourth Assessment Report (AR4).

Camp Goldstar Boat Emissions - King Island Marina Ferry

Criteria Pollutants

	Trip Data					Tons Per Year					
	Trip/day	Miles/Trip	Speed (MPH)	Gal/hr	Gal/day	ROG	NOX	SOX	CO	PM10	PM2.5
Annual Emissions (tons)	8	3.5	21.60	10.23	13.25	0.0019	0.0009	0.0000	0.0137	0.0003	0.0002

GHG Emissions

	Trip Data					Tons Per Year	
	Trip/day	Miles/Trip	Speed (MPH)	Gal/hr	Gal/day	CO2	MT CO2e
Annual Emissions (tons)	8	3.5	21.60	10.23	13.25	0.1016	0.1032

Notes:
1. Per project applicant, ferry would have two 200 horsepower outboard engines.
2. Average boat speed and fuel consumption calculated from boat performance data from Honda Marine Performance Tests (https://marine.honda.com/outboards/performance). Data unavailable for two 200 horsepower engines, data for two 225 horsepower engines used.
3. Emissions per gallon of fuel from CARB OFFROAD version 1.1.0.

Camp Goldstar Boat Emissions - Guest Boats

Criteria Pollutants

	Trip Data						Tons Per Year					
	Trip/day	Fleet Mix	Miles/Trip	Speed (MPH)	Gal/hr	Gal/day	ROG	NOX	SOX	CO	PM10	PM2.5
50 to 119 Horsepower	80	11.23%	20	12.57	2.16	30.90	0.01	0.002	0.00000	0.04	0.001	0.001
120 to 174 Horsepower	80	17.89%	20	13.50	3.45	73.09	0.02	0.003	0.00001	0.09	0.002	0.002
175 to 249 Horsepower	80	12.66%	20	21.81	4.92	45.67	0.01	0.004	0.00000	0.05	0.001	0.001
250 to 499 Horsepower	80	20.23%	20	21.57	7.04	105.71	0.02	0.007	0.00001	0.11	0.002	0.002
500 to 749 Horsepower	80	37.99%	20	25.75	14.89	351.40	0.03	0.010	0.00003	0.26	0.001	0.001
Total							**0.09**	**0.03**	**0.0001**	**0.55**	**0.007**	**0.006**

GHG Emissions

	Trip Data						Tons Per Year	
	Trip/day	Fleet Mix	Miles/Trip	Speed (MPH)	Gal/hr	Gal/day	CO2	MT CO2e
50 to 119 Horsepower	80	11.23%	20	12.57	2.16	30.90	0.19	0.19
120 to 174 Horsepower	80	17.89%	20	13.50	3.45	73.09	0.48	0.49
175 to 249 Horsepower	80	12.66%	20	21.81	4.92	45.67	0.34	0.34
250 to 499 Horsepower	80	20.23%	20	21.57	7.04	105.71	0.81	0.82
500 to 749 Horsepower	80	37.99%	20	25.75	14.89	351.40	2.94	2.99
Total								**4.84**

Notes:
1. Estimated 80 guest boat trips per day and 20 mile per trip.
2. Average boat speed and fuel consumption calculated from boat performance data from Honda Marine Performance Tests (https://marine.honda.com/outboards/performance). Inboard and sterndrive data unavailable, assumed to be similar to outboard data.
3. Fleet mix and emissions per gallon of fuel from CARB OFFROAD version 1.1.0.

Source: EMFAC2025 (v2.0.0) Emissions Inventory
Region Type: County
Region: San Joaquin
Calendar Year: 2027
Season: Annual
Vehicle Classification: EMFAC2007 Categories
Units: miles/day for Combustion VMT and Electric VMT, trips/day for Trips, tons/day for Emissions, 1000 gallons/day for Fuel Consumption, kWh/day for Energy Consumption, kg/day for Hydrogen Consumption

Region	Calendar Year	Vehicle Category	Model Year	Speed	Fuel	Population	Total VMT	CVMT	EVMT	Trips	NOx_RUNEX	NOx_STREX	PM2.5_RUNEX	PM2.5_STREX	PM2.5_PMTW	PM2.5_PMBW	PM10_RUNEX	PM10_STREX
San Joaquin	2027	LDA	Aggregate	Aggregate	Gasoline	206997.56	5997239.42	5997239.42	0.00	885475.12	4.4692E-01	1.8111E-01	2.0811E-02	1.9364E-03	1.3089E-02	1.2784E-02	2.2596E-02	2.1026E-03
San Joaquin	2027	LDA	Aggregate	Aggregate	Diesel	428.47	10509.89	10509.89	0.00	1766.29	3.2851E-03	0.0000E+00	2.5818E-04	0.0000E+00	2.3170E-05	2.3250E-05	2.6985E-04	0.0000E+00
San Joaquin	2027	LDA	Aggregate	Aggregate	Electricity	30389.14	1185127.10	0.00	1185127.10	141982.47	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	3.0047E-03	1.1591E-03	0.0000E+00	0.0000E+00
San Joaquin	2027	LDA	Aggregate	Aggregate	Plug-in Hybrid	6936.81	239908.22	116196.33	123711.90	24747.55	1.0369E-03	2.6884E-03	3.9252E-04	5.2544E-05	6.0634E-04	2.5672E-04	4.2690E-04	5.7146E-05
San Joaquin	2027	LDA	Aggregate	Aggregate	Fuel Cell Electric Vehicle	99.95	4285.87	0.00	4285.87	505.69	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	1.0868E-05	4.1738E-06	0.0000E+00	0.0000E+00
San Joaquin	2027	LDT1	Aggregate	Aggregate	Gasoline	20229.53	511705.49	511705.49	0.00	80444.19	1.2603E-01	3.5079E-02	2.0277E-03	2.5816E-04	1.1281E-03	1.3980E-03	2.2014E-03	2.8052E-04
San Joaquin	2027	LDT1	Aggregate	Aggregate	Diesel	4.76	63.95	63.95	0.00	12.69	1.0577E-04	0.0000E+00	1.7361E-05	0.0000E+00	1.4098E-07	1.9735E-07	1.8146E-05	0.0000E+00
San Joaquin	2027	LDT1	Aggregate	Aggregate	Electricity	297.45	13280.96	0.00	13280.96	1483.73	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	3.3671E-05	1.2990E-05	0.0000E+00	0.0000E+00
San Joaquin	2027	LDT1	Aggregate	Aggregate	Plug-in Hybrid	34.06	1478.30	741.09	737.21	198.44	6.6180E-06	1.5694E-05	1.8278E-06	2.1227E-07	3.7408E-06	1.5791E-06	1.9679E-06	2.3087E-07
San Joaquin	2027	LDT2	Aggregate	Aggregate	Gasoline	111942.33	3587626.13	3587626.13	0.00	528959.63	3.0549E-01	1.3839E-01	1.1143E-02	1.0425E-03	7.9094E-03	9.2925E-03	1.2109E-02	1.1391E-03
San Joaquin	2027	LDT2	Aggregate	Aggregate	Diesel	188.00	6193.13	6193.13	0.00	913.79	3.3720E-04	0.0000E+00	3.1292E-05	0.0000E+00	1.3521E-05	1.5884E-05	3.2706E-05	0.0000E+00
San Joaquin	2027	LDT2	Aggregate	Aggregate	Electricity	4232.17	183475.99	0.00	183475.99	22432.69	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	4.6517E-04	1.7903E-04	0.0000E+00	0.0000E+00
San Joaquin	2027	LDT2	Aggregate	Aggregate	Plug-in Hybrid	1401.59	59243.41	30852.17	28891.24	9349.79	2.7094E-04	6.8183E-04	7.6435E-05	9.3897E-06	1.5020E-04	6.3023E-05	8.3098E-05	1.0212E-05
San Joaquin	2027	MDV	Aggregate	Aggregate	Gasoline	94783.69	2789792.94	2789792.94	0.00	422768.81	4.2892E-01	1.8307E-01	8.9771E-03	9.1624E-04	6.1504E-03	7.5718E-03	9.7610E-03	9.9634E-04
San Joaquin	2027	MDV	Aggregate	Aggregate	Diesel	2984.97	104076.53	104076.53	0.00	14244.89	4.5326E-03	0.0000E+00	3.9026E-04	0.0000E+00	2.2945E-04	2.6698E-04	4.0791E-04	0.0000E+00
San Joaquin	2027	MDV	Aggregate	Aggregate	Electricity	2741.11	114452.49	0.00	114452.49	13939.38	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	2.9017E-04	1.1170E-04	0.0000E+00	0.0000E+00
San Joaquin	2027	MDV	Aggregate	Aggregate	Plug-in Hybrid	904.16	38482.21	19064.48	17417.72	3813.69	1.7012E-04	4.3383E-04	5.8182E-05	7.4078E-06	9.2494E-05	3.8852E-05	6.3279E-05	8.0566E-06
					Total		**1478493.03**			**2156778.71**								
					Emissions/VMT (lbs)						1.7809E-04		5.9770E-06			4.4915E-06	4.4883E-06	6.4893E-06
					Emissions/Trip (lbs)							5.0183E-04		3.9149E-06				4.2547E-06

Source: EMFAC2
Region Type: Co
Region: San Joaq
Calendar Year: 2
Season: Annual
Vehicle Classifica
Units: miles/day

Region	PM10_PMTW	PM10_PMBW	CO2_RUNEX	CO2_STREX	CH4_RUNEX	CH4_STREX	N2O_RUNEX	N2O_STREX	ROG_RUNEX	ROG_STREX	ROG_DIURN	ROG_HOTSOAK	ROG_RUNLOSS	CO_RUNEX	CO_STREX	SOx_RUNEX	SOx_STREX
San Joaquin	5.2858E-02	3.6526E-02	2.0969E+03	6.7559E+01	4.6862E-02	4.8165E-02	4.4225E-02	1.6991E-02	2.1291E-01	2.7498E-01	5.2797E-01	2.2990E-01	2.7072E-01	2.6784E+01	3.1591E+00	8.7451E-03	2.9004E-04
San Joaquin	9.2681E-05	6.6427E-05	3.0576E+00	0.0000E+00	2.1147E-05	0.0000E+00	3.9786E-03	0.0000E+00	4.5528E-04	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	6.0940E-03	0.0000E+00	1.0047E-05	0.0000E+00
San Joaquin	1.2019E-02	3.3116E-03	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00
San Joaquin	2.4390E-03	7.3949E-04	3.6119E+01	1.7565E+00	1.4977E-04	7.9480E-04	2.6900E-04	6.6369E-04	3.5647E-04	4.0196E-03	3.8518E-03	1.3168E-03	1.3517E-03	6.3883E-02	3.4853E-02	1.5507E-04	7.5412E-06
San Joaquin	4.3464E-05	1.1925E-05	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00
San Joaquin	4.5125E-03	3.9941E-03	2.0659E+02	7.8341E+00	7.6537E-03	8.3998E-03	8.6676E-03	2.4825E-03	3.4997E-02	5.4174E-02	9.4181E-02	3.2978E-02	5.6985E-02	2.8973E+00	5.5461E-01	8.8695E-04	3.3634E-05
San Joaquin	5.6394E-07	5.6385E-07	3.1262E-02	0.0000E+00	9.3148E-07	0.0000E+00	3.5246E-06	0.0000E+00	2.1346E-05	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	1.6924E-04	0.0000E+00	1.0273E-07	0.0000E+00
San Joaquin	1.3469E-04	3.6999E-05	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00
San Joaquin	1.4392E-05	4.4346E-06	2.3081E-01	1.0823E-02	9.5524E-07	4.5785E-06	1.7157E-06	3.2678E-06	2.2725E-06	2.8257E-05	1.1724E-05	3.8576E-06	3.6868E-06	4.1001E-04	1.9912E-04	9.9091E-07	4.4465E-08
San Joaquin	3.1637E-02	2.6550E-02	1.4497E+03	4.8394E+01	2.5075E-02	2.9981E-02	2.8156E-02	1.1100E-02	9.8156E-02	1.7938E-01	2.2813E-01	7.9472E-02	1.4437E-01	1.5516E+01	1.8972E+00	6.2297E-03	2.0777E-04
San Joaquin	5.4085E-05	4.5383E-05	2.1815E+00	0.0000E+00	5.0811E-06	0.0000E+00	2.6257E-03	0.0000E+00	1.0939E-04	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	1.2643E-03	0.0000E+00	7.1682E-06	0.0000E+00
San Joaquin	1.8807E-03	5.1152E-04	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00
San Joaquin	6.0080E-04	1.8007E-04	9.4485E+00	4.3513E-01	3.9123E-05	1.9843E-04	7.0266E-05	1.5249E-04	9.3114E-05	1.0088E-03	5.0485E-04	1.6897E-04	1.7568E-04	1.6753E-02	8.6406E-03	4.0856E-05	2.1257E-06
San Joaquin	2.4402E-02	2.1634E-02	1.4118E+03	4.9184E+01	2.7881E-02	3.5766E-02	3.8068E-02	1.2204E-02	1.0568E-01	2.2618E-01	2.4437E-01	6.2025E-02	1.7153E-01	1.4261E+01	1.8813E+00	6.0611E-03	2.1111E-04
San Joaquin	9.1780E-04	7.6280E-04	4.7774E+01	0.0000E+00	5.2220E-05	0.0000E+00	4.4893E-02	0.0000E+00	1.1243E-03	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	2.4197E-02	0.0000E+00	1.5698E-04	0.0000E+00
San Joaquin	1.1607E-03	3.1913E-04	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00	0.0000E+00
San Joaquin	3.6998E-04	1.1101E-04	5.9281E+00	3.9643E-01	2.4574E-05	1.2652E-04	4.4135E-05	1.0583E-04	5.8486E-05	6.4278E-04	4.0921E-04	1.3362E-04	1.4536E-04	1.0490E-02	5.5042E-03	2.5451E-05	1.7020E-06
	1.7966E-05	1.2824E-05	7.0474E-01		1.4578E-05		2.2456E-05		6.1428E-05				8.7298E-05	8.0597E-03		3.0184E-06	
				1.6286E-01		1.1441E-04		4.0470E-05		6.8102E-04	1.0195E-03	3.7648E-04			6.9929E-03		6.9921E-07

Model Output: Off-Road Web Query (v1.1.0) Emissions Inventory
Region Type: County
Region: San Joaquin
Calendar Year: 2027
Scenario: All Adopted Rules - Exhaust
Vehicle Classification: Off-Road Web Query Equipment Types
Units: tons/day for Emissions, gallons/year for Fuel, hours/year for Activity, Horsepower-hours/year for Horsepower-hours

Region	Calendar Year	Vehicle Category	Model Year	Horsepower Bin	Fuel	ROG_tpd	CO_tpd	NOx_tpd	CO2_tpd	PM10_tpd	PM2.5_tpd	SOx_tpd	Fuel Consumption	Total_Population	
50 to 119 Horsepower															
San Joaquin	2027	Pleasure Craft - Vessels W/Outboard Engines	Aggregate	50	Gasoline	1.49E-01	4.51E-01	1.78E-02	2.07E+00	1.09E-02	8.23E-03	3.23E-05	123268.19	1495.1	
					Emissions per Gallon	1.21E-06	3.66E-06	1.44E-07	1.68E-05	8.84E-08	6.68E-08	2.62E-10		Fleet Mix for Bin	11.23%
120 to 174 Horsepower															
San Joaquin	2027	Pleasure Craft - Vessels W/Outboard Engines	Aggregate	120	Gasoline	3.53E-01	1.34E+00	4.95E-02	6.99E+00	2.88E-02	2.18E-02	9.90E-05	385374.17	2380.8	
San Joaquin	2027	Pleasure Craft - Vessels W/Sterndrive Engines	Aggregate	120	Gasoline	2.85E-06	2.40E-05	1.39E-06	4.65E-04	4.24E-08	3.21E-08	4.98E-09	19.10	0.3	
					Emissions per Gallon	9.17E-07	3.49E-06	1.28E-07	1.81E-05	7.49E-08	5.65E-08	2.57E-10		Fleet Mix for Bin	17.89%
175 to 249 Horsepower															
San Joaquin	2027	Pleasure Craft - Vessels W/Outboard Engines	Aggregate	175	Gasoline	1.68E-01	8.11E-01	2.91E-02	3.92E+00	1.88E-02	1.42E-02	5.51E-05	215547.87	711.7	
San Joaquin	2027	Pleasure Craft - Vessels W/Sterndrive Engines	Aggregate	175	Gasoline	1.39E-02	1.54E-01	3.99E-02	2.68E+00	2.70E-04	2.04E-04	2.87E-05	111071.20	973.3	
					Emissions per Gallon	5.57E-07	2.95E-06	2.11E-07	2.02E-05	5.84E-08	4.41E-08	2.56E-10		Fleet Mix for Bin	12.66%
250 to 499 Horsepower															
San Joaquin	2027	Pleasure Craft - Vessels W/Inboard Engines	Aggregate	250	Gasoline	1.19E-04	3.15E-04	2.77E-05	7.61E-03	7.60E-07	5.74E-07	8.22E-08	317.70	1.6	
San Joaquin	2027	Pleasure Craft - Vessels W/Outboard Engines	Aggregate	250	Gasoline	1.59E-01	8.34E-01	5.05E-02	5.00E+00	3.56E-02	2.70E-02	6.54E-05	256366.54	633.7	
San Joaquin	2027	Pleasure Craft - Vessels W/Sterndrive Engines	Aggregate	250	Gasoline	6.95E-02	8.05E-01	6.15E-02	7.15E+00	7.14E-04	5.40E-04	8.32E-05	323055.27	2057.9	
					Emissions per Gallon	3.95E-07	2.83E-06	1.93E-07	2.10E-05	6.27E-08	4.75E-08	2.56E-10		Fleet Mix for Bin	20.23%
500 to 749 Horsepower															
San Joaquin	2027	Pleasure Craft - Vessels W/Inboard Engines	Aggregate	500	Gasoline	1.01E-01	1.14E+00	3.80E-02	1.31E+01	1.37E-03	1.03E-03	1.46E-04	569452.92	1905.6	
San Joaquin	2027	Pleasure Craft - Vessels W/Outboard Engines	Aggregate	500	Gasoline	6.88E-02	9.28E-01	3.20E-02	3.82E+00	8.63E-03	6.52E-03	5.24E-05	206105.00	411.5	
San Joaquin	2027	Pleasure Craft - Vessels W/Sterndrive Engines	Aggregate	500	Gasoline	8.88E-02	6.23E-01	3.33E-02	1.35E+01	1.40E-03	1.06E-03	1.40E-04	551382.76	2740.2	
					Emissions per Gallon	1.95E-07	2.03E-06	7.78E-08	2.29E-05	8.59E-09	6.49E-09	2.56E-10		Fleet Mix for Bin	37.99%
														Total Population	13311.8

Boat Performance Data

From Honda Marine Performance Tests (https://marine.honda.com/outboards/performance)

50 to 119 Horsepower

Boat	Engine	No. engines	Total Horsepower	MPH @ 3000 RPM	Gal/hr @ 3000 RPM
Alumacraft 16MV	Honda BF50D	1	50	7.80	1.25
Dargel Boat Works 136 Sport	Honda BF50D	1	50	20.40	1.50
EastCape Canoes	Honda BF50D	1	50	19.00	2.90
Voyager Pontoons	Honda BF50D	1	50	6.50	1.90
Avalon VEN 1875 CR	Honda BF60	1	60	8.40	1.20
Premier Pontoons 210	Honda BFP60	1	60	7.90	1.10
Avalon LT1880	Honda BF60	1	60	7.00	1.10
Triumph Boatsv 1700 Skiff	Honda BF60	1	60	7.60	1.20
Alumacraft 165 Competitor SC	Honda BF75D	1	75	13.00	2.20
Alumaweld 17 Stryker	Honda BF75D	1	75	18.00	2.10
Premier 225 RE Legend	Honda BF75D	1	75	9.60	1.60
Raider Boats 192 Pro Sport	Honda BF75D	1	75	12.80	2.40
Action Craft 1720 CC	Honda BF90D	1	90	13.50	2.60
Aksano F16	Honda BF90D	1	90	21.30	2.70
Duckworth 175 Navigator Sport	Honda BF90D	1	90	14.40	2.70
Hewescraft 180 Sportsman	Honda BF90D	1	90	13.20	2.00
Alumacraft Voyageur 175	Honda BF100	1	100	15.30	1.90
Apex / Qwest LS818 Gen II Tritoon	Honda BF100	1	100	9.60	2.20
Highfield Deluxe 540	Honda BF100	1	100	12.72	2.04
Key West 1720 Sportsman	Honda BF100	1	100	14.70	2.30
Avalon 2385	Honda BF115A	1	115	14.80	3.00
Capecraft 190 Bay	Honda BF115A	1	115	10.50	3.50
Clearwater 2000	Honda BF115A	1	115	11.00	4.30
Walker Bay Generation 525	Honda BF115A	1	115	15.60	5.47
Average				**12.57**	**2.16**

120 to 174 Horsepower

Boat	Engine	No. engines	Total Horsepower	MPH @ 3000 RPM	Gal/hr @ 3000 RPM
Alumacraft MV2072 Bay	Honda BF135A	1	135	12.4	4.13
Arima Sea Ranger 19	Honda BF135A	1	135	13.4	3
Blackshear 200	Honda BF135A	1	135	10	3.2
Smoker Craft 20 Phantom	Honda BF135A	1	135	23.7	3.2
Alumacraft Tournament Pro 185	Honda BF150A	1	150	16.7	2.5
Blackshear 200	Honda BF150A	1	150	10	4.4
Coach 210RF	Honda BF150A	1	150	9.8	3.25
Eastern Pilot	Honda BF150A	1	150	12	3.9
Average				**13.50**	**3.45**

Boat Performance Data

From Honda Marine Performance Tests (https://marine.honda.com/outboards/performance)

175 to 249 Horsepower

Boat	Engine	No. engines	Total Horsepower	MPH @ 3000 RPM	Gal/hr @ 3000 RPM
Sea Chaser 245 Bayrunner LX	Honda BF200A	1	200	26	5.45
Hewescraft 220 Ocean Pro	Honda BF200A	1	200	21.8	4.7
Duckworth 200 Pacific Navigator	Honda BF200A	1	200	22.1	4.4
Qwest 8522L RLS	Honda BF200D	1	200	16.5	4.5
Alumaweld 22 Intruder	Honda BF225A	1	225	25	4.3
Blackshear 220	Honda BF225A	1	225	23.3	5.2
Everglades 290 Pilot	Honda BF225A	1	225	20.5	6.2
Coach 230RL	Honda BF225A	1	225	19.3	4.6
Average				**21.81**	**4.92**

250 to 499 Horsepower

Boat	Engine	No. engines	Total Horsepower	MPH @ 3000 RPM	Gal/hr @ 3000 RPM
Avalon Catalina Platinum 2585 QL	Honda BF250A	1	250	18.1	5.1
Berkshire 233RFX-STS	Honda BF250A	1	250	17	4.2
Carolina Skiff 240 Ultra Elite	Honda BF250A	1	250	20.7	4.5
Hewescraft 260 PC	Honda BF250A	1	250	14.3	4.8
Bennington	Honda BF350	1	350	19.36	6
Hewescraft t 240 Ocean Pro ET HT	Honda BF350	1	350	29.38	8.55
North River SeaHawk 23 RTF	Honda BF350	1	350	32.72	3.78
Viaggio 26 Diamante UWA	Honda BF350	1	350	20.9	6.7
Everglades 290 Pilot	Honda BF225A	2	450	18	10.8
Munson Boats	Honda BF225A	2	450	19.6	7.9
World Cat 266 TE	Honda BF225A	2	450	27	12
World Cat 330 TE	Honda BF225A	2	450	21.8	10.2
Average				**21.57**	**7.04**

500 to 749 Horsepower

Boat	Engine	No. engines	Total Horsepower	MPH @ 3000 RPM	Gal/hr @ 3000 RPM
Everglades 295 CC	Honda BF250A	2	500	21.5	9.1
Munson 38 Chinook	Honda BF225A	3	675	15.8	13.6
Triton 2300 Walkaround	Honda BF225A	3	675	22	21.3
World Cat 270 SD	Honda BF225A	3	675	26.7	11.8
Avalon Catalina 2585 CRB	Honda BF350	2	700	31.5	14.8
HewesCraft 290 Adventure	Honda BF350	2	700	27.1	16.5
Sea Vee 320Z	Honda BF350	2	700	31.59	17.97
Tahoe Cascade 2585EL	Honda BF350	2	700	29.83	14.03
Average				**25.75**	**14.89**

Camp Gold Star Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Camp Gold Star
Construction Start Date	1/1/2026
Operational Year	2028
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.40
Precipitation (days)	31.2
Location	38.026073865258695, -121.47555881578074
County	San Joaquin
City	Unincorporated
Air District	San Joaquin Valley APCD
Air Basin	San Joaquin Valley
TAZ	2133
EDFZ	4
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.29

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Motel	25.0	Room	2.20	19,064	87,199	—	—	—

Recreational Swimming Pool	2.50	1000sqft	0.06	2,500	0.00	—	—	—
Other Asphalt Surfaces	39.4	1000sqft	0.90	0.00	0.00	—	—	—
Enclosed Parking Structure	1.44	1000sqft	0.03	1,440	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.33	11.3	15.0	0.03	0.43	98.8	99.3	0.39	9.87	10.3	3,273
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Unmit.	7.01	30.9	31.2	0.06	1.29	246	247	1.19	24.6	25.2	6,511
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.21	7.93	10.2	0.02	0.30	67.0	67.3	0.28	6.82	7.10	2,193
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.22	1.45	1.87	< 0.005	0.06	12.2	12.3	0.05	1.24	1.29	363

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e

Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
2026	1.33	11.3	15.0	0.03	0.43	98.8	99.3	0.39	9.87	10.3	3,273
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
2026	7.01	30.9	31.2	0.06	1.29	246	247	1.19	24.6	25.2	6,511
Average Daily	—	—	—	—	—	—	—	—	—	—	—
2026	1.21	7.93	10.2	0.02	0.30	67.0	67.3	0.28	6.82	7.10	2,193
Annual	—	—	—	—	—	—	—	—	—	—	—
2026	0.22	1.45	1.87	< 0.005	0.06	12.2	12.3	0.05	1.24	1.29	363

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Unmit.	117	1.55	130	0.20	17.5	14.9	32.5	17.5	1.49	19.0	2,206
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Unmit.	117	1.55	129	0.20	17.5	14.9	32.5	17.5	1.49	19.0	2,199
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—
Unmit.	25.3	0.47	28.1	0.04	3.76	13.7	17.4	3.76	1.36	5.12	782
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.62	0.09	5.14	0.01	0.69	2.49	3.18	0.69	0.25	0.93	129

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.02	0.02	0.17	< 0.005	< 0.005	14.9	14.9	< 0.005	1.49	1.49	46.7
Area	117	1.32	129	0.20	17.5	—	17.5	17.5	—	17.5	1,770
Energy	0.01	0.16	0.14	< 0.005	0.01	—	0.01	0.01	—	0.01	265
Water	—	—	—	—	—	—	—	—	—	—	9.07
Waste	—	—	—	—	—	—	—	—	—	—	52.7
Refrig.	—	—	—	—	—	—	—	—	—	—	29.8
Stationary	0.50	0.05	1.29	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	33.4
Total	117	1.55	130	0.20	17.5	14.9	32.5	17.5	1.49	19.0	2,206
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.02	0.02	0.14	< 0.005	< 0.005	14.9	14.9	< 0.005	1.49	1.49	43.3
Area	116	1.32	128	0.20	17.5	—	17.5	17.5	—	17.5	1,767
Energy	0.01	0.16	0.14	< 0.005	0.01	—	0.01	0.01	—	0.01	265
Water	—	—	—	—	—	—	—	—	—	—	9.07
Waste	—	—	—	—	—	—	—	—	—	—	52.7
Refrig.	—	—	—	—	—	—	—	—	—	—	29.8
Stationary	0.50	0.05	1.29	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	33.4
Total	117	1.55	129	0.20	17.5	14.9	32.5	17.5	1.49	19.0	2,199
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.02	0.02	0.15	< 0.005	< 0.005	13.7	13.7	< 0.005	1.36	1.36	44.1
Area	25.3	0.28	27.8	0.04	3.74	—	3.74	3.74	—	3.74	379
Energy	0.01	0.16	0.14	< 0.005	0.01	—	0.01	0.01	—	0.01	265
Water	—	—	—	—	—	—	—	—	—	—	9.07
Waste	—	—	—	—	—	—	—	—	—	—	52.7
Refrig.	—	—	—	—	—	—	—	—	—	—	29.8
Stationary	0.03	< 0.005	0.09	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	2.20
Total	25.3	0.47	28.1	0.04	3.76	13.7	17.4	3.76	1.36	5.12	782

Annual	—	—	—	—	—	—	—	—	—	—	—
Mobile	< 0.005	< 0.005	0.03	< 0.005	< 0.005	2.49	2.49	< 0.005	0.25	0.25	7.30
Area	4.61	0.05	5.07	0.01	0.68	—	0.68	0.68	—	0.68	62.8
Energy	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	43.8
Water	—	—	—	—	—	—	—	—	—	—	1.50
Waste	—	—	—	—	—	—	—	—	—	—	8.72
Refrig.	—	—	—	—	—	—	—	—	—	—	4.94
Stationary	0.01	< 0.005	0.02	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	0.36
Total	4.62	0.09	5.14	0.01	0.69	2.49	3.18	0.69	0.25	0.93	129

3. Construction Emissions Details

3.1. Site Preparation (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.37	30.4	30.3	0.06	1.29	—	1.29	1.18	—	1.18	5,985
Dust From Material Movement	—	—	—	—	—	7.67	7.67	—	3.94	3.94	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09	0.83	0.83	< 0.005	0.04	—	0.04	0.03	—	0.03	164

Dust From Material Movement	—	—	—	—	—	0.21	0.21	—	0.11	0.11	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.15	0.15	< 0.005	0.01	—	0.01	0.01	—	0.01	27.1
Dust From Material Movement	—	—	—	—	—	0.04	0.04	—	0.02	0.02	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.76	0.00	0.00	147	147	0.00	14.7	14.7	166
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	0.43	0.10	< 0.005	0.01	36.9	36.9	0.01	3.69	3.70	360
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	3.69	3.69	0.00	0.37	0.37	4.66
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	0.92	0.92	< 0.005	0.09	0.09	9.86
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	0.67	0.67	0.00	0.07	0.07	0.77
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.17	0.17	< 0.005	0.02	0.02	1.63

3.3. Grading (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e

Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.87	16.2	18.9	0.03	0.69	—	0.69	0.64	—	0.64	3,639
Dust From Material Movement	—	—	—	—	—	2.76	2.76	—	1.34	1.34	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.49	0.57	< 0.005	0.02	—	0.02	0.02	—	0.02	110
Dust From Material Movement	—	—	—	—	—	0.08	0.08	—	0.04	0.04	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.09	0.10	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	18.2
Dust From Material Movement	—	—	—	—	—	0.02	0.02	—	0.01	0.01	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.67	0.00	0.00	129	129	0.00	12.9	12.9	145
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	3.55	3.55	0.00	0.35	0.35	4.49
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	0.65	0.65	0.00	0.06	0.06	0.74
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Building Construction (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.29	11.1	14.5	0.03	0.42	—	0.42	0.39	—	0.39	3,074
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.29	11.1	14.5	0.03	0.42	—	0.42	0.39	—	0.39	3,074
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.69	5.98	7.76	0.02	0.23	—	0.23	0.21	—	0.21	1,651
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	1.09	1.42	< 0.005	0.04	—	0.04	0.04	—	0.04	273

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.02	0.47	0.00	0.00	71.1	71.1	0.00	7.10	7.10	88.8
Vendor	< 0.005	0.13	0.04	< 0.005	< 0.005	27.8	27.8	< 0.005	2.78	2.78	110
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.37	0.00	0.00	71.1	71.1	0.00	7.10	7.10	80.2
Vendor	< 0.005	0.14	0.04	< 0.005	< 0.005	27.8	27.8	< 0.005	2.78	2.78	110
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.01	0.20	0.00	0.00	34.9	34.9	0.00	3.49	3.49	44.2
Vendor	< 0.005	0.07	0.02	< 0.005	< 0.005	13.6	13.6	< 0.005	1.36	1.36	58.9
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.04	0.00	0.00	6.37	6.37	0.00	0.64	0.64	7.31
Vendor	< 0.005	0.01	< 0.005	< 0.005	< 0.005	2.49	2.49	< 0.005	0.25	0.25	9.76
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Paving (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.68	6.23	8.81	0.01	0.26	—	0.26	0.24	—	0.24	1,355
Paving	0.01	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.31	0.43	< 0.005	0.01	—	0.01	0.01	—	0.01	66.8
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.06	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	11.1
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.76	0.00	0.00	147	147	0.00	14.7	14.7	166
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.04	0.00	0.00	6.63	6.63	0.00	0.66	0.66	8.40
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	1.21	1.21	0.00	0.12	0.12	1.39
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Architectural Coating (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	0.86	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	134
Architectural Coatings	5.55	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.04	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	6.61
Architectural Coatings	0.27	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	1.09
Architectural Coatings	0.05	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.07	0.00	0.00	14.2	14.2	0.00	1.42	1.42	16.0

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	0.64	0.64	0.00	0.06	0.06	0.81
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	0.12	0.12	0.00	0.01	0.01	0.13
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Underground Utilities (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	3.13	4.41	0.01	0.10	—	0.10	0.10	—	0.10	1,103
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.17	0.24	< 0.005	0.01	—	0.01	0.01	—	0.01	60.4
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.03	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	10.0
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.29	0.00	0.00	55.2	55.2	0.00	5.51	5.51	62.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	2.76	2.76	0.00	0.28	0.28	3.50
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	0.50	0.50	0.00	0.05	0.05	0.58
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Motel	0.02	0.02	0.17	< 0.005	< 0.005	14.9	14.9	< 0.005	1.49	1.49	46.7
Recreational Swimming Pool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Enclosed Parking Structure	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.02	0.02	0.17	< 0.005	< 0.005	14.9	14.9	< 0.005	1.49	1.49	46.7
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Motel	0.02	0.02	0.14	< 0.005	< 0.005	14.9	14.9	< 0.005	1.49	1.49	43.3
Recreational Swimming Pool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Enclosed Parking Structure	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.02	0.02	0.14	< 0.005	< 0.005	14.9	14.9	< 0.005	1.49	1.49	43.3
Annual	—	—	—	—	—	—	—	—	—	—	—
Motel	< 0.005	< 0.005	0.03	< 0.005	< 0.005	2.49	2.49	< 0.005	0.25	0.25	7.30
Recreational Swimming Pool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Enclosed Parking Structure	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	< 0.005	< 0.005	0.03	< 0.005	< 0.005	2.49	2.49	< 0.005	0.25	0.25	7.30

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Motel	—	—	—	—	—	—	—	—	—	—	65.9
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	2.85
Total	—	—	—	—	—	—	—	—	—	—	68.8
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Motel	—	—	—	—	—	—	—	—	—	—	65.9
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	2.85
Total	—	—	—	—	—	—	—	—	—	—	68.8
Annual	—	—	—	—	—	—	—	—	—	—	—
Motel	—	—	—	—	—	—	—	—	—	—	10.9
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.47

Total	—	—	—	—	—	—	—	—	—	—	11.4

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Motel	0.01	0.16	0.14	< 0.005	0.01	—	0.01	0.01	—	0.01	196
Recreational Swimming Pool	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Enclosed Parking Structure	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.01	0.16	0.14	< 0.005	0.01	—	0.01	0.01	—	0.01	196
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Motel	0.01	0.16	0.14	< 0.005	0.01	—	0.01	0.01	—	0.01	196
Recreational Swimming Pool	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Enclosed Parking Structure	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.01	0.16	0.14	< 0.005	0.01	—	0.01	0.01	—	0.01	196
Annual	—	—	—	—	—	—	—	—	—	—	—
Motel	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	32.4

Recreational Swimming Pool	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Enclosed Parking Structure	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	32.4

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Hearths	116	1.32	128	0.20	17.5	—	17.5	17.5	—	17.5	1,767
Consumer Products	0.41	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.03	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.15	0.01	0.89	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	3.68
Total	117	1.32	129	0.20	17.5	—	17.5	17.5	—	17.5	1,770
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Hearths	116	1.32	128	0.20	17.5	—	17.5	17.5	—	17.5	1,767
Consumer Products	0.41	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.03	—	—	—	—	—	—	—	—	—	—
Total	116	1.32	128	0.20	17.5	—	17.5	17.5	—	17.5	1,767

Annual	—	—	—	—	—	—	—	—	—	—	—
Hearths	4.52	0.05	4.99	0.01	0.68	—	0.68	0.68	—	0.68	62.5
Consumer Products	0.08	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	< 0.005	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.01	< 0.005	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.30
Total	4.61	0.05	5.07	0.01	0.68	—	0.68	0.68	—	0.68	62.8

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Motel	—	—	—	—	—	—	—	—	—	—	7.58
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	1.49
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	9.07
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Motel	—	—	—	—	—	—	—	—	—	—	7.58
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	1.49

Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	9.07
Annual	—	—	—	—	—	—	—	—	—	—	—
Motel	—	—	—	—	—	—	—	—	—	—	1.26
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	0.25
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	1.50

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Motel	—	—	—	—	—	—	—	—	—	—	25.8
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	26.9
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00

Total	—	—	—	—	—	—	—	—	—	—	52.7
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Motel	—	—	—	—	—	—	—	—	—	—	25.8
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	26.9
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	52.7
Annual	—	—	—	—	—	—	—	—	—	—	—
Motel	—	—	—	—	—	—	—	—	—	—	4.27
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	4.45
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	8.72

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Motel	—	—	—	—	—	—	—	—	—	—	29.8

Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	0.01
Total	—	—	—	—	—	—	—	—	—	—	29.8
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Motel	—	—	—	—	—	—	—	—	—	—	29.8
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	0.01
Total	—	—	—	—	—	—	—	—	—	—	29.8
Annual	—	—	—	—	—	—	—	—	—	—	—
Motel	—	—	—	—	—	—	—	—	—	—	4.93
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	< 0.005
Total	—	—	—	—	—	—	—	—	—	—	4.94

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Emergency Generator	0.50	0.05	1.29	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	33.4
Total	0.50	0.05	1.29	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	33.4
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Emergency Generator	0.50	0.05	1.29	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	33.4
Total	0.50	0.05	1.29	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	33.4
Annual	—	—	—	—	—	—	—	—	—	—	—
Emergency Generator	0.01	< 0.005	0.02	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	0.36
Total	0.01	< 0.005	0.02	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	0.36

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Site Preparation	Site Preparation	1/2/2026	1/15/2026	5.00	10.0	—
Grading	Grading	1/16/2026	1/31/2026	5.00	11.0	—
Building Construction	Building Construction	3/1/2026	11/30/2026	5.00	196	—
Paving	Paving	10/10/2026	11/4/2026	5.00	18.0	—
Architectural Coating	Architectural Coating	11/5/2026	11/30/2026	5.00	18.0	—
Underground Utilities	Trenching	2/1/2026	2/28/2026	5.00	20.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Site Preparation	Off-Highway Trucks	Diesel	Average	1.00	4.00	376	0.38
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Grading	Off-Highway Trucks	Diesel	Average	1.00	4.00	376	0.38
Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74

Building Construction	Tractors/Loaders/Back	Diesel	Average	3.00	7.00	84.0	0.37
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Building Construction	Off-Highway Trucks	Diesel	Average	1.00	4.00	376	0.38
Paving	Cement and Mortar Mixers	Diesel	Average	2.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	6.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	6.00	36.0	0.38
Paving	Tractors/Loaders/Back hoes	Diesel	Average	1.00	8.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48
Underground Utilities	Off-Highway Trucks	Diesel	Average	1.00	4.00	376	0.38
Underground Utilities	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Underground Utilities	Tractors/Loaders/Back hoes	Diesel	Average	1.00	8.00	84.0	0.37

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	—	—	—	—
Site Preparation	Worker	20.0	11.9	LDA,LDT1,LDT2
Site Preparation	Vendor	—	9.10	HHDT,MHDT
Site Preparation	Hauling	5.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	17.5	11.9	LDA,LDT1,LDT2
Grading	Vendor	—	9.10	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT

Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	9.66	11.9	LDA,LDT1,LDT2
Building Construction	Vendor	3.77	9.10	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	20.0	11.9	LDA,LDT1,LDT2
Paving	Vendor	—	9.10	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	1.93	11.9	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	9.10	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT
Underground Utilities	—	—	—	—
Underground Utilities	Worker	7.50	11.9	LDA,LDT1,LDT2
Underground Utilities	Vendor	—	9.10	HHDT,MHDT
Underground Utilities	Hauling	0.00	20.0	HHDT
Underground Utilities	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	0.00	0.00	28,661	9,539	2,451

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Site Preparation	—	400	15.0	0.00	—
Grading	—	—	11.0	0.00	—
Paving	0.00	0.00	0.00	0.00	0.94

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Motel	0.00	0%
Recreational Swimming Pool	0.00	0%
Other Asphalt Surfaces	0.90	9%
Enclosed Parking Structure	0.03	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2026	0.00	204	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Motel	4.00	4.00	4.00	1,460	55.6	55.6	55.6	20,300
Recreational Swimming Pool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Enclosed Parking Structure	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Motel	—
Wood Fireplaces	27
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	28,661	9,539	2,451

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Motel	116,825	204	0.0330	0.0040	609,228
Recreational Swimming Pool	0.00	204	0.0330	0.0040	0.00
Other Asphalt Surfaces	0.00	204	0.0330	0.0040	0.00
Enclosed Parking Structure	5,042	204	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Motel	634,169	1,223,930
Recreational Swimming Pool	147,858	0.00
Other Asphalt Surfaces	0.00	0.00
Enclosed Parking Structure	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Motel	13.7	—
Recreational Swimming Pool	14.2	—
Other Asphalt Surfaces	0.00	—
Enclosed Parking Structure	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Motel	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
Recreational Swimming Pool	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Recreational Swimming Pool	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Motel	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
Motel	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor
Emergency Generator	CNG	1.00	0.25	6.00	226	0.73

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	22.9	annual days of extreme heat
Extreme Precipitation	1.45	annual days with precipitation above 20 mm
Sea Level Rise	1.06	meters of inundation depth
Wildfire	9.35	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	0	0	0	N/A
Drought	0	0	0	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	1	1	2
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	1	1	1	2
Drought	1	1	1	2
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	48.6
AQ-PM	46.2

AQ-DPM	25.0
Drinking Water	93.7
Lead Risk Housing	56.2
Pesticides	92.2
Toxic Releases	34.5
Traffic	7.53
Effect Indicators	—
CleanUp Sites	33.9
Groundwater	98.7
Haz Waste Facilities/Generators	72.6
Impaired Water Bodies	99.0
Solid Waste	63.7
Sensitive Population	—
Asthma	65.2
Cardio-vascular	48.2
Low Birth Weights	93.1
Socioeconomic Factor Indicators	—
Education	87.9
Housing	—
Linguistic	75.8
Poverty	88.6
Unemployment	—

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	19.45335558

Employed	55.33170794
Median HI	19.26087514
Education	—
Bachelor's or higher	18.02900038
High school enrollment	100
Preschool enrollment	69.84473245
Transportation	—
Auto Access	74.57975106
Active commuting	60.6698319
Social	—
2-parent households	85.48697549
Voting	74.16912614
Neighborhood	—
Alcohol availability	97.0101373
Park access	4.812010779
Retail density	0.115488259
Supermarket access	10.30411908
Tree canopy	60.24637495
Housing	—
Homeownership	30.01411523
Housing habitability	66.81637367
Low-inc homeowner severe housing cost burden	96.94597716
Low-inc renter severe housing cost burden	97.62607468
Uncrowded housing	30.36058001
Health Outcomes	—
Insured adults	11.85679456
Arthritis	0.0
Asthma ER Admissions	15.2

High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	15.5
Cognitively Disabled	15.9
Physically Disabled	41.1
Heart Attack ER Admissions	27.7
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	88.0
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	96.8
Elderly	20.7
English Speaking	7.7
Foreign-born	56.2
Outdoor Workers	0.8

Climate Change Adaptive Capacity	—
Impervious Surface Cover	99.5
Traffic Density	4.4
Traffic Access	0.0
Other Indices	—
Hardship	67.6
Other Decision Support	—
2016 Voting	46.6

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	93.0
Healthy Places Index Score for Project Location (b)	41.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	Yes
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification

Land Use	Land uses and sizes per site plan and info needs responses.
Construction: Construction Phases	Schedule per project architect. Paving and architectural coating assumed to occur concurrently with building construction. Building construction assumed to include all structures and landscaping including the dock.
Construction: Off-Road Equipment	Off highway truck = water truck. Underground utilities assumed to require a backhoe and excavator.
Construction: Trips and VMT	Increased building construction worker trips from 10 to 20 based on size and number of structures.
Construction: On-Road Fugitive Dust	Last 5 miles of trips on unpaved surfaces.
Construction: Paving	Hardscape material quantities per project architect.
Operations: Vehicle Data	Trips based on maximum 16 employees per day, with 2 employees commuting by car. Assumes all guests and remaining employees will arrive by boat.
Operations: Road Dust	5 miles of each trip will be an unpaved surface.
Operations: Hearths	Firepit information provided by the project architect. Assumes 12.5 pounds of wood burned per hour per firepit.

Appendix C

Biological Assessment

Camp Gold Star

Section 7 Biological Assessment

September 2024 | 04569.00008.001

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1.0 INTRODUCTION

1.1 PURPOSE

The purpose of this Biological Assessment (BA) is to review how the issuance of a federal permit under Section 10 of the Rivers and Harbors Act by the U.S. Army Corps of Engineers (USACE) for the Camp Gold Star Project (Project) may affect federally-listed species pursuant to the Federal Endangered Species Act (ESA). On behalf of Mid-Cal Construction (Agent), Frank Morgan, Camp Gold Star, LLC (Applicant) has submitted a permit application pursuant to Section 10 of the Rivers and Harbors Act for placement of a new private dock within a navigable water of the United States (U.S.), the San Joaquin River (Proposed Action). The Proposed Action is located in the San Joaquin River and along the southern bank at a private property and levee road on MacDonald Island, in Stockton, CA, at approximately -121.4766757, 38.0269280, NAD 1983 (Action Area). The Proposed Action is limited to the installation of a private dock with an associated gangway and landing. The purpose of the dock is to provide recreational access to the river for the guests of Camp Gold Star. The proposed dock and gangway will be manufactured off-site and delivered to the site by truck. Installation of the dock will require driving fifteen (15) 12-inch steel piles with a barge-mounted crane. Installation of the dock and the associated gangway and landing will result in the placement of the dock structure within a navigable water and will impact habitat that may support federally-listed species. The Proposed Action may also affect designated critical habitat and essential fish habitat.

In accordance with Section 7 of ESA, the USACE is required to consult with the U.S. Fish and Wildlife Service (Service) and the National Oceanic and Atmospheric Administration (NOAA) Fisheries to ensure that issuance of a Section 10 permit for the Proposed Action would not jeopardize the continued existence of any federally-listed species or result in adverse modification to designated critical habitat. This BA has been prepared to facilitate the federal consultation process by providing the Service and NOAA Fisheries with the best available scientific information relevant to potential project-related effects to federally-listed and candidate plant and wildlife species.

1.2 SPECIES ADDRESSED IN THIS DOCUMENT

Before implementing fieldwork, a review of the most current biological information relevant to the Proposed Action was conducted. The California Natural Diversity Database (CNDDB) is a natural heritage database program maintained by the California Department of Fish and Wildlife (CDFW) Habitat Conservation Division that provides natural history and location information on rare, threatened, endangered, special-status species, and natural communities, including federally-listed and candidate species, to the public, other agencies, and conservation organizations.

The potential for occurrence of federally-listed species within the Action Area was assessed based on a review of the CNDDB, the Service's online Information for Planning and Consultation (IPaC) query (Appendix A), the NOAA Fisheries list (Appendix B), and taking into consideration site-specific habitat types and conditions that were assessed during the site visit conducted on August 13, 2024.

Following a review of species' range information and essential habitat requirements in conjunction with consulting the databases referenced above, it was determined that implementation of the Proposed Action could potentially affect six federally-listed species, including: steelhead trout (*Oncorhynchus mykiss*), California Central Valley Distinct Population Segment (DPS), delta smelt (*Hypomesus*

transpacificus), longfin smelt (*Spirinchus thaleichthys*) San Francisco Bay-Delta DPS, green sturgeon (*Acipenser medirostris*), southern DPS, giant garter snake (*Thamnophis gigas*), and northwestern pond turtle (*Actinemys marmorata*). This BA describes potential effects to these six species while taking into consideration conservation measures proposed by the Agent to avoid, minimize, and offset potential adverse project-related effects to these species.

1.3 SPECIES CONSIDERED BUT NOT ADDRESSED FURTHER

Seventeen federally-listed or candidate species were considered for analysis based on the CNDDB, NOAA, and IPaC queries, but they are not addressed further in this BA because these species are not expected to be affected by the Proposed Action. This conclusion was based on multiple factors including lack of suitable habitat for the species in the Action Area or the Action Area being located outside of the known range of the species in question. The federally-listed species identified in the queries that are not expected to be affected by the Proposed Action include: bocaccio (*Sebastes paucispinis*), Chinook salmon (*Oncorhynchus tshawytscha*), Sacramento River winter-run and Central Valley spring-run, chum salmon (*Oncorhynchus keta*), coho salmon (*Oncorhynchus kisutch*), eulachon (*Thaleichthys pacificus*), oceanic whitetip shark (*Carcharhinus longimanus*), scalloped hammerhead shark (*Sphyrna lewini*), sockeye salmon (*Oncorhynchus nerka*), yelloweye rockfish (*Sebastes ruberrimus*), riparian brush rabbit (*Sylvilagus bachmani riparius*), California tiger salamander (*Ambystoma californiense*), western spadefoot (*Spea hammondii*), Monarch butterfly (*Danaus plexippus*), valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), vernal pool fairy shrimp (*Branchinecta lynchi*), vernal pool tadpole shrimp (*Lepidurus packardi*), and large-flowered fiddleneck (*Amsinckia grandiflora*). The rationale for excluding these species from the remainder of the BA is detailed below.

1.3.1 Bocaccio and Other Marine Species

The bocaccio is a large rockfish that occurs along the Pacific coast from Baja California to the Gulf of Alaska. The Puget Sound/Georgia Basin DPS of this species was federally-listed as endangered in 2010. The oceanic whitetip shark is found throughout the world in tropical and sub-tropical waters and was federally-listed as threatened in 2018. The scalloped hammerhead shark can be found in coastal warm temperate and tropical seas worldwide. Two distinct population segments of the scalloped hammerhead shark are listed as endangered and two are listed as threatened under the ESA. The yelloweye rockfish is among the longest lived of rockfishes and the Puget Sound/Georgia Basin DPS in Washington State was federally-listed as threatened in 2010 (NOAA 2024a).

These species are restricted to marine habitats and will not occur in the Action Area as the Action Area is within a freshwater environment of the San Joaquin River. Therefore, they will not be affected by the Proposed Action and are not addressed further in this BA.

1.3.2 Chinook Salmon

1.3.2.1 Sacramento River Winter-Run

The Sacramento River winter-run Chinook salmon was listed as a threatened species under emergency provisions of the Endangered Species Act (ESA) in August 1989 (54 FR 32085: August 4, 1989) and listed as a threatened species in a final rule in November 1990 (55 FR 46515; November 5, 1990). In June 1992, this species was proposed to be reclassified as an endangered species (57 FR 27416; June 19, 1992) and was re-classified as an endangered species on January 4, 1994 (59 FR 440).

The Sacramento River winter-run Chinook salmon Evolutionary Significant Unit (ESU) includes winter-run Chinook salmon spawning naturally in the Sacramento River and its tributaries, as well as winter-run Chinook salmon that are part of the conservation hatchery program at the Livingston Stone National Fish Hatchery. This ESU spawns during the summer and requires stream reaches with cold water sources that will protect embryos and juveniles from warm summer conditions. Winter-run Chinook salmon primarily spawn in the mainstem Sacramento River between Keswick Dam and the Red Bluff Diversion Dam. Fry and smolts emigrate downstream from July through March through the Sacramento River, reaching the Delta from September through June. They then emigrate to the ocean and begin ocean life in the Gulf of the Farallones and distribute north and south along the coast of California (NOAA 2014).

This species occurs in the Sacramento River and is not known to occur in the San Joaquin River within the Action Area. Therefore, this species is not expected to occur within the Action Area or be affected by the Proposed Action and is not addressed further in this BA.

1.3.2.2 Central Valley Spring-Run

The Central Valley spring-run Chinook salmon was federally-listed as threatened in 1999 (64 FR 50394). This species was historically abundant in the San Joaquin River before the construction of the Friant Dam; after dam construction, parts of the San Joaquin River became dry and disconnected salmon from their spawning habitats. Spring-run Chinook salmon have been absent from the San Joaquin River for over 60 years (NOAA 2024b). However, reintroduction efforts have been made in the San Joaquin River, and in 2013, NOAA Fisheries designated the Central Valley spring-run Chinook salmon reintroduced to the San Joaquin River as an experimental non-essential population in accordance with section 10(j) of the ESA (78 FR 79622). In 2019, the first spring-run Chinook salmon in over 65 years completed their life cycle, returning to the San Joaquin River after being released as juveniles through the reintroduction effort (NOAA 2024b). The only known streams that currently support self-sustaining populations of non-hybridized or introduced spring-run Chinook salmon in California are Mill, Deer, and Butte creeks in Tehama County. These creeks are accessible by the Sacramento River.

Because this species is currently designated as an experimental population within the San Joaquin River, it holds no legal protection under the ESA. The only other known populations of this ESU that are self-sustaining/protected are located in stream reaches outside of the Action Area: Mill, Deer and Butte Creeks, in Tehama County. Because natural populations of this ESU do not occur within or near the Action Area, Central Valley spring-run Chinook salmon will not be affected by the Proposed Action, and it is not addressed further in this BA.

1.3.3 Chum Salmon

The Columbia River ESU and Hood Canal summer-run ESU chum salmon were federally-listed as threatened in 1999 (64 FR 14508). The Columbia River ESU includes naturally spawned chum salmon originating from the Columbia River and its tributaries in Washington and Oregon, as well as chum salmon from the Grays River Program, the Washougal River Hatchery/Duncan Creek Program, and the Big Creek Hatchery Program. The Hood Canal summer-run ESU includes naturally spawned summer-run chum salmon originating from Hood Canal and its tributaries, as well as from Olympic Peninsula rivers between Hood Canal and Dungeness Bay, as well as summer-run chum salmon from Lilliwaup Creek Fish Hatchery and the Tahuya River Program (NOAA 2024a). Chum salmon are not known to spawn in the Sacramento or San Joaquin rivers and generally do not occur in these systems. One female chum salmon was captured in the San Joaquin River in 2013 but was considered a stray (CDFW 2015).

The protected ESUs of this species do not occur in California. Therefore, this species is not expected to occur within the Action Area or be affected by the Proposed Action and is not addressed further in this BA.

1.3.4 Coho Salmon

The Central California Coast ESU coho salmon was federally-listed as threatened in 1996 and was reclassified as endangered in 2005. The Lower Columbia River ESU, the Oregon Coast ESU, and the Southern Oregon and Northern California coasts ESU are all federally-listed as threatened. Coho salmon have a relatively complex life history that includes spawning and juvenile rearing in rivers for at least one summer followed by migrating to saltwater to feed, grow, and mature before returning to freshwater to spawn (NOAA 2024a). The Central California Coast ESU includes naturally spawned coho salmon originating from rivers south of Punta Gorda to Aptos Creek, and from tributaries to the San Fransico Bay. The remaining ESUs do not occur in the vicinity of the Action Area.

Coho salmon do not occur in the San Joaquin River or the adjacent Delta. Therefore, this species is not expected to occur within the Action Area or be affected by the Proposed Action and is not addressed further in this BA.

1.3.5 Eulachon

The eulachon Southern DPS was federally-listed as threatened in 2010. This DPS of eulachon can be found in the northeastern Pacific Ocean from the Mad River in northern California to the Nass River in British Columbia. This species is anadromous and spends the first year of life in the open ocean before migrating to rivers to spawn. Newly hatched larvae are carried by the river to estuaries and juveniles disperse onto the marine continental shelf (NOAA 2024a).

The eulachon Southern DPS does not occur in the San Joaquin River or the adjacent Delta. Therefore, this species is not expected to occur within the Action Area or be affected by the Proposed Action and is not addressed further in this BA.

1.3.6 Sockeye Salmon

The Snake River ESU sockeye salmon was federally-listed as endangered in 1991 and the Ozette Lake ESU sockeye salmon was federally-listed as threatened in 1999. The Snake River ESU includes all naturally spawned anadromous and residual sockeye salmon originating from the Snake River basin, and also sockeye salmon from the Redfish Lake Captive Broodstock Program and the Snake River Sockeye Salmon Hatchery Program. The Ozette Lake ESU includes naturally spawned sockeye salmon originating from the Ozette River and Ozette Lake and its tributaries. This ESU also includes sockeye salmon from the Umbrella Creek/Big River Hatchery Program (NOAA 2024a).

Anadromous sockeye salmon do not occur in California. However, landlocked sockeye salmon do occur in California (referred to as kokanee) and are not a protected species. Therefore, this species is not expected to occur within the Action Area or be affected by the Proposed Action and is not addressed further in this BA.

1.3.7 Riparian Brush Rabbit

The riparian brush rabbit was federally-listed as endangered in 2000. This species occurs in riparian habitats with thick, brushy vegetation. The only known populations of this species are located at Caswell Memorial State Park and the Oxbow Preserve, as well as in the South Delta and at the San Joaquin River National Wildlife Refuge (USFWS 2024a).

The closest known occurrence of this species is approximately 15.65 miles from the Action Area (CDFW 2024a). Known populations of this species are not located in or near the Action Area. In addition, the Action Area is located along a riprap levee road with minimal vegetation, and suitable habitat for this species is not present within the Action Area. Therefore, this species is not expected to occur within the Action Area or be affected by the Proposed Action and is not addressed further in this BA.

1.3.8 California Tiger Salamander

The California tiger salamander (CTS) was federally-listed as threatened throughout its range in the Central Valley on August 4, 2004, and federally-listed as endangered throughout its range in Sonoma and Santa Barbara counties on July 22, 2002, and January 12, 2000 (USFWS 2004a). This species occurs near Petaluma, in Sonoma County, east through the Central Valley to Yolo and Sacramento counties, south to Tulare County, and from the vicinity of San Francisco Bay south to Santa Barbara County. One isolated population is also known to exist at the Gray Lodge Wildlife Management Area in Butte County. The CTS is a lowland species restricted to grasslands and low foothill regions where nearby aquatic habitat occurs. Breeding occurs in vernal pools, ponds, and other seasonal aquatic pools, typically from November to February. At least 12 weeks are required for the development from egg to free-swimming larva, and to metamorphosed juvenile. As the breeding pool dries out in late spring to early summer, juvenile CTS migrate at night to small-mammal burrows to over-summer. CTS remain in underground burrows for the majority of the year and become sexually mature after two years of age. This salamander may not reproduce during years of low rainfall.

The closest documented occurrence of this species is approximately 14.68 miles from the Action Area (CDFW 2024a). This species does not occur in riverine habitats and suitable upland, and aquatic habitats were not observed in or around the Action Area. Therefore, this species is not expected to occur or be affected by the Proposed Action and is not addressed further in this BA.

1.3.9 Western Spadefoot

The western spadefoot was federally proposed for threatened status under the ESA on December 5, 2023. Two DPSs' are proposed for listing; the northern DPS is found from Shasta County through the Central Valley, and down the coast from Santa Clara County to Santa Barbara County, and the southern DPS is found from Los Angeles County to northwestern Baja California, Mexico (USFWS 2023). This species occurs in open areas with sandy or gravelly soil, generally in grassland, mixed woodland, chaparral, coastal sage scrub, and floodplain habitats. This species spends the majority of its life in underground burrows, and emerges to breed typically from October to May, depending on the rainfall. Breeding occurs in vernal pools, wetlands, and other ephemeral pools, and pools must remain inundated for at least 30 days for larvae to mature. Newly metamorphosed spadefoots disperse into the surrounding area, where they will find a burrow or crevice until the following rain season.

The closest documented occurrence of this species is approximately 25.85 miles from the Action Area (CDFW 2024a). The Action Area does not contain suitable aquatic or upland habitat for western spadefoot. Therefore, this species is not expected to occur or be affected by the Proposed Action and is not addressed further in this BA.

1.3.10 Monarch Butterfly

The monarch butterfly was proposed as a candidate species under the ESA on December 15, 2020. In winter, western monarchs aggregate in clusters at forested groves scattered along 620 miles of the Pacific coast from Mendocino County to Baja California, Mexico. Small aggregations have also been reported in Inyo and Kern counties. In February and March, the surviving monarchs breed at the overwintering site before dispersing. During the spring and summer, an adult monarch spends its two to five-week lifespan mating and foraging, with females searching for milkweed (*Asclepias* spp.) upon which to lay their eggs. Multiple generations are produced during this time, with the final fall generation migrating to overwintering sites and living for six to nine months. Adult females lay eggs singly on milkweed plants, but occasionally on other closely related species as well, including *Gomphocarpus* spp. and *Calotropis* spp., which are critical for the successful development of the caterpillar into an adult butterfly (Western Monarch Milkweed Mapper 2024).

The closest documented occurrence of this species is in Marin County (CDFW 2024a). Milkweed and other critical plant species for the monarch butterfly were not observed in the Action Area, and the Action Area is not located near a known wintering location. Therefore, this species is not expected to occur or be affected by the Proposed Action and is not addressed further in this BA.

1.3.11 Valley Elderberry Longhorn Beetle

The valley elderberry longhorn beetle (VELB) was federally-listed as threatened on August 8, 1980. This species depends on elderberry (*Sambucus* spp.) shrubs for its entire life cycle and is known to occur from southern Shasta County to Fresno County. The female lays its eggs on the leaves and stems of the elderberry shrub, and the larvae emerge and burrow into the elderberry stem, where they feed until pupation. The larval stage may last two years, and the stem of the elderberry shrub needs to be at least one inch in diameter to be suitable for larvae and pupa. When the host shrub begins flowering, the pupa emerge from the stem as an adult, creating visible exit holes on the stem. Adults are most active from March to June. VELB are most often found on elderberry shrubs within riparian plant communities, and some studies have found that multiple elderberry shrubs clumped together provide superior habitat for the beetle while isolated elderberry shrubs are less likely to support beetle populations (USFWS 2017).

The closest documented occurrence of this species is approximately 11.29 miles from the Action Area (CDFW 2024a). No elderberry shrubs were observed within or adjacent to the Action Area. Therefore, this species is not expected to occur or be affected by the Proposed Action and is not addressed further in this BA.

1.3.12 Vernal Pool Fairy Shrimp and Vernal Pool Tadpole Shrimp

The vernal pool fairy shrimp was federally-listed as threatened in September 1994 (USFWS 2005). This species is known to occur in the Central Valley from Shasta County to Tulare County. It most often occurs in vernal pools but has also been observed within seasonal drainages, stock ponds, swales, and

other ephemeral aquatic habitats. Alkalinity, total dissolved solids, and pH are contributing factors known to influence suitable habitat (Eriksen and Belk 1999).

The vernal pool tadpole shrimp was federally-listed as endangered on September 19, 1996. The species is endemic to the California Central Valley, with most individuals being found in the Sacramento Valley. The vernal pool tadpole shrimp occurs in a variety of ephemeral aquatic habitats such as vernal pools, alkaline pools, seasonal ditches, and wetlands. They are typically found in habitats with a depth greater than five inches and that retain water for 15 to 30 days (Helm 1998).

The closest documented occurrence of vernal pool fairy shrimp to the Action Area is approximately 17.73 miles and the closest documented occurrence of vernal pool tadpole shrimp is approximately 8.66 miles from the Action Area (CDFW 2024a). Vernal pools or other suitable aquatic habitats for these species are not present within or adjacent to the Action Area. Therefore, vernal pool fairy shrimp and vernal pool tadpole shrimp are not expected to occur or be affected by the Proposed Action and are not addressed further in this BA.

1.3.13 Large-Flowered Fiddleneck

The large-flowered fiddleneck was federally-listed as endangered on May 8, 1985. This plant produces bright orange, trumpet-shaped flowers that grow on a fiddleneck-shaped stem. A mature plant can grow up to 36 inches in height and have hundreds of flowers during its blooming period from March to May. It occurs in grassland habitats, particularly on steep, north-facing slopes that are in shaded terrain and remain moist for longer into the day than in surrounding areas. Historically, this species was found from northern Contra Costa County at the San Joaquin River Delta to Corral Hollow and adjacent areas in San Joaquin County. Currently, large-flowered fiddleneck is only known in twelve sites across Contra Costa, San Joaquin, and Alameda counties (USFWS 2021).

The closest documented occurrence of this species is approximately 19.35 miles from the Action Area (CDFW 2024a). Suitable grassland habitat for this species is not present within or adjacent to the Action Area and the Action Area is outside of the known range of this species. Therefore, this species is not expected to occur or be affected by the Proposed Action and is not addressed further in this BA.

1.4 CONSULTATION TO DATE

The CDFW, USFWS, and NOAA databases were all queried before conducting fieldwork on August 13, 2024, as detailed above.

No additional agency coordination has occurred to date on this Project.

1.5 CRITICAL HABITAT

Critical habitat is a specific geographic area containing features essential for the conservation of a threatened or endangered species. The Service's determination and designation of critical habitat is based on species-specific physical and biological features required for life processes and successful reproduction.

The Action Area contains designated critical habitat within the San Joaquin River for delta smelt and green sturgeon (southern DPS) in the area of potential direct effects (dock/gangway footprint), and

designated critical habitat for steelhead (Central Valley DPS) in areas of potential indirect effects. Permanent effects to designated critical habitat may occur as a result of shading effects from the construction of the dock. Temporary effects to designated critical habitat may occur from pile driving activities. These potential effects are discussed in more detail in Section 5.0 of this BA.

1.6 ESSENTIAL FISH HABITAT

The Magnuson-Stevens Fishery Conservation and Management Act of 1997 (MSA) governs the conservation and management of commercially harvested ocean fisheries. The purpose of the Act is to take immediate action to conserve, protect, and manage U.S. coastal fishery resources, anadromous species, and Essential Fish Habitat (EFH). EFH is the aquatic habitat (water and substrate) that is necessary for fish to spawn, breed, feed, or mature, and that allows production levels needed to: (1) support a long-term, sustainable commercial fishery, and (2) contribute to a healthy ecosystem (NMFS 1997). EFH was designated as part of the 1996 revisions to the Magnuson-Stevens Act, which refined the focus of fish management by emphasizing the need to protect fish habitat.

Pile driving, as described in the Proposed Action, can generate underwater sound pressure waves that may adversely affect the ecological function of EFH by modifying the water column such that fish and prey species are killed, harmed, or injured. Therefore, the Proposed Action may temporarily affect EFH during pile-driving activities. Permanent effects to EFH may occur as a result of the shading of aquatic habitat associated with the dock. These potential effects are discussed in more detail in Section 5.0. Conservation Measures described in Section 2.5 of this BA include applicable measures from the Programmatic Consultation between the USACE and National Marine Fisheries Service (NMFS) for regularly permitted activities, including the construction of new private boat docks such as described under the Proposed Action (NOAA 2013).

2.0 PROJECT DESCRIPTION

2.1 LOCATION

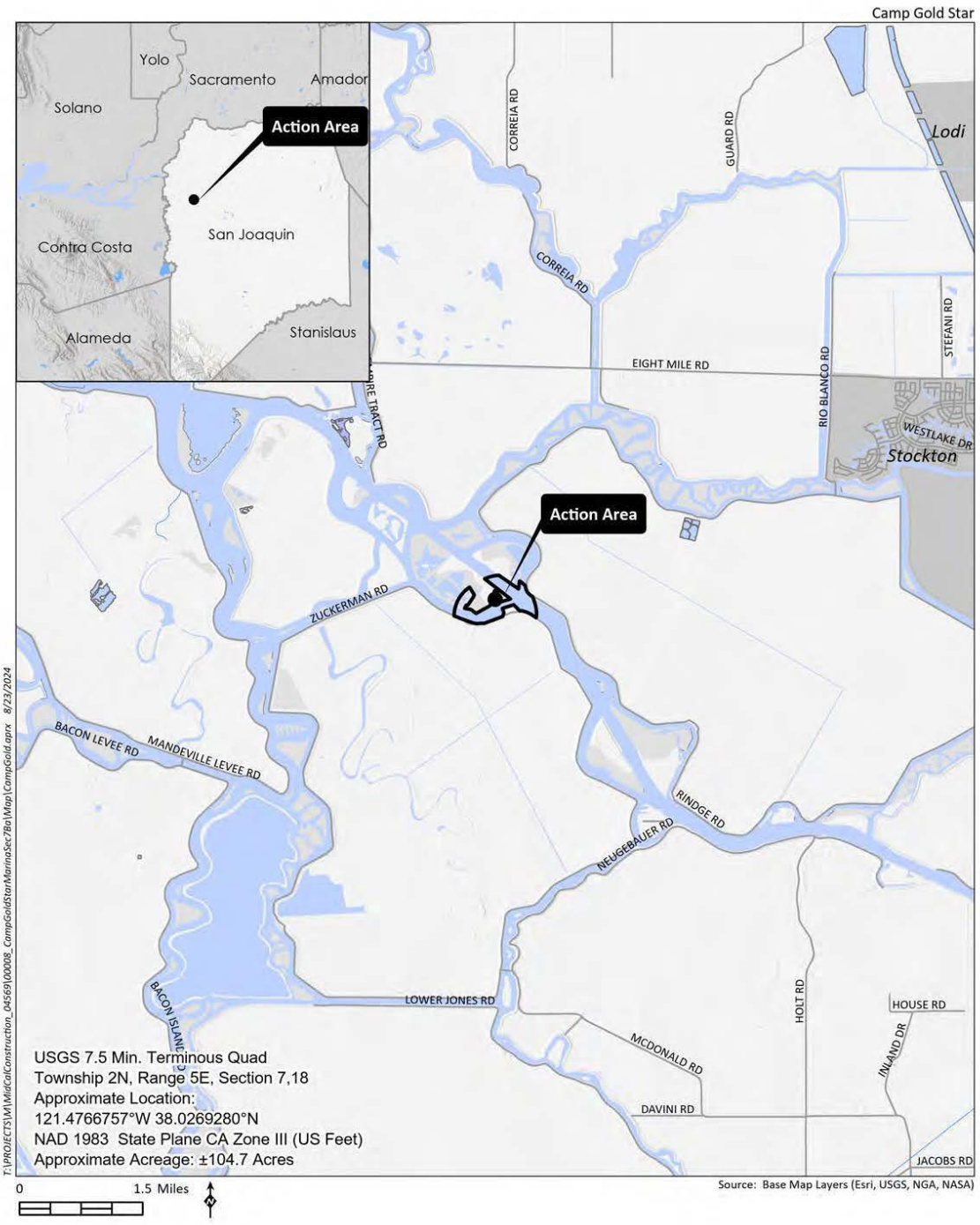
The Action Area is located in the San Joaquin River and along the southern bank at a private property and levee road on MacDonald Island, in Stockton, CA. The Action Area is within Assessor's Parcel Number (APN) 129-080-54. The Action Area is bordered by agricultural land, the Delta Yacht Club, and the SJC Delta Power Squadron boat club. Surrounding land uses include agriculture, a PG&E substation, and recreation along the San Joaquin River.

The Action Area is located on the *Terminous, California* USGS 7.5-minute quadrangle map. The approximate center of the Action Area is -121.4766757, 38.0269280 (Figure 1, *Site and Vicinity Map*).

2.2 ACTION AREA

The Action Area includes all areas in which federally-listed species would be potentially directly and/or indirectly affected by the Proposed Action as described below. The purpose of identifying the Action Area is to define the boundaries of the area(s) that will be affected by the Proposed Action.

The area of potential direct and indirect effects is approximately ±117.1 acres, including the ±0.15-acre (6,692 square feet) area of permanent impacts associated with the placement of the dock and gangway



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Site and Vicinity Map

Figure 1

within and along the San Joaquin River (Figure 2, *Action Area Map*). The remaining acreage within the Action Area may experience temporary acoustic effects to federally-listed species during pile-driving activities, as modelled in Appendix C.

2.3 PROPOSED ACTION

The Proposed Action includes the installation of a private dock with an associated gangway and landing. The proposed dock and gangway will be manufactured off-site and delivered to the site in sections by truck. A crane will offload the dock sections from the truck and place them into the river. The dock sections will then be towed into position with a small boat and assembled together with hand tools. Installation of the dock will require pile driving of fifteen 12" steel piles with a barge-mounted crane. Pile driving will be completed within one week. The dock is an "L" shape with 8'x650', 8'x120', and 10'x20' sections. The dock is proposed to be made with concrete encapsulated floats, HDG steel thru-rods, and PTDf whalers. The piles are steel, and the gangway will be made from marine-grade aluminum. The gangway will be a 4'x80'ADA-compatible ramp with AridDek decking and will be delivered to the site along with the dock sections. The area of the gangway within the ordinary high-water mark (OHWM) is approximately 236 square feet. A 4'x3' concrete landing will be installed to anchor the gangway to the shore. Twenty-two utility pedestals with 30 and 50 AMP on each side, a water hose bib, night lights on power pedestals, and firefighting hose cabinets/extinguishers with spacing per code will also be installed on the dock. Details of the Proposed Action are included in Appendix C. The Proposed Action would not remove any trees, and, therefore, the Proposed Action does not have any tree impacts.

2.4 CONSTRUCTION TIMING

Project development will commence upon receipt of approvals, authorizations, and certifications of all necessary permits, entitlements, and environmental documents. Dock installation is proposed to take 30-60 days to complete and would occur between June 1 and October 31 in the year of authorization. In-water work is proposed to take no more than seven days.

2.5 CONSERVATION MEASURES

Development of the Proposed Action is anticipated to directly affect 6,596 square feet (±0.15 acre) of the San Joaquin River (portion of dock and gangway over the OHWM), with a total impact area of 6,692 square feet (±0.15 acre). These anticipated effects are further discussed in Section 5.0 of this BA. Conservation measures have been proposed by the Agent and incorporated into the project design to avoid and minimize potential effects to federally-listed species, designated critical habitat, and essential fish habitat as described below and in Appendix C.

2.5.1 Dock Construction Best Management Practices

The dock will be pre-manufactured off-site to reduce the amount of installation time on the water and to minimize potential effects on water quality. The materials used for construction will consist of hand tools. No dewatering is necessary for construction. The dock design will allow for removal for maintenance or flood conditions. The following dock design measures will be incorporated:

- 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.

2.5.2 Pile Driving Best Management Practices

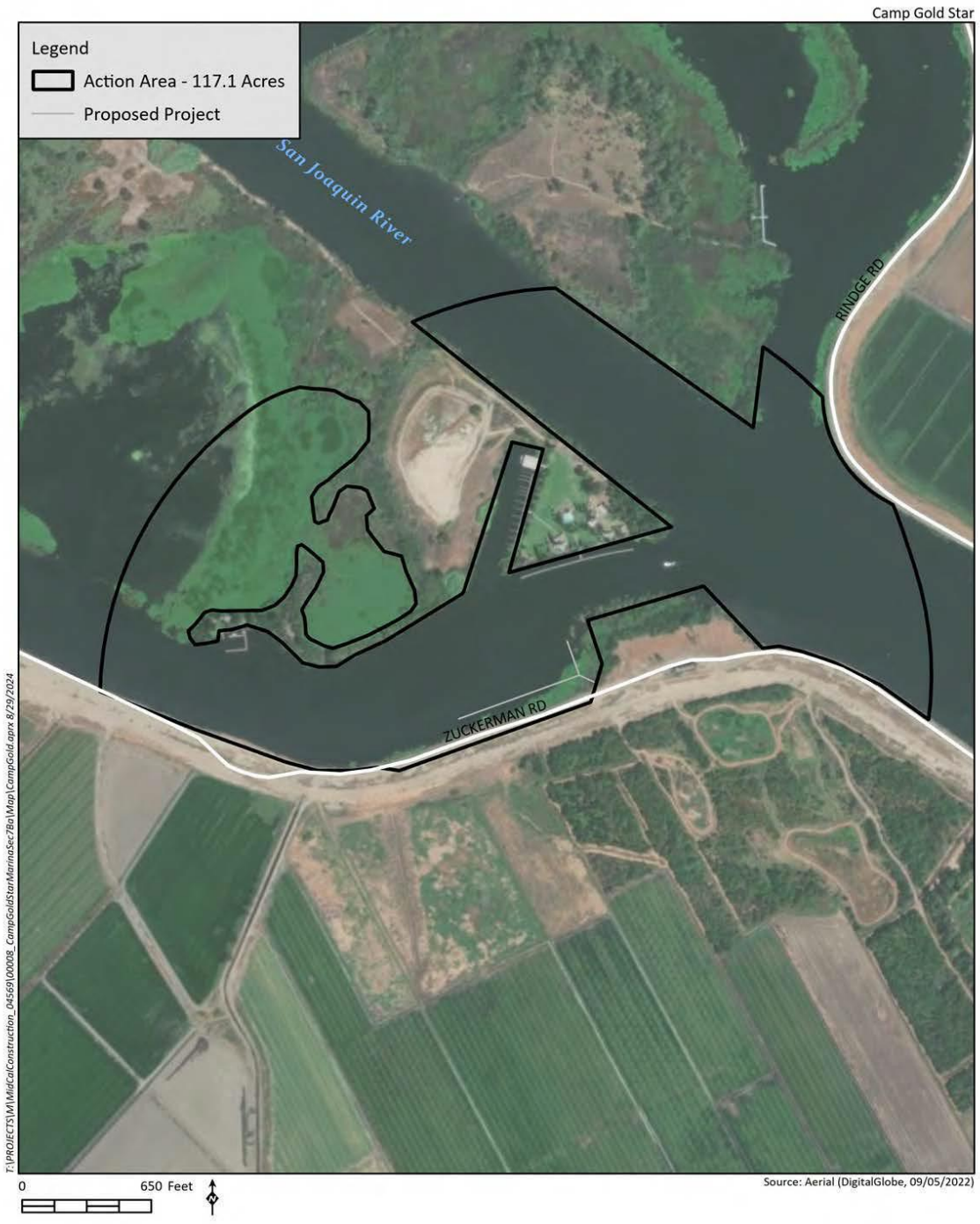
- The drop hammer will be 3,000 pounds or less.
- No single strike will exceed 191 decibels (dB) for an estimated distance of 10 meters.
- The minimum number of piles will be used (15) to safely support the dock structure while minimizing the duration of the acoustic effects associated with pile driving.
- Pile driving will utilize curtains to mitigate negative impacts to water quality.
- 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.

2.5.3 Work Schedule

Work will 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 help minimize the potential impact to federally-listed species and nesting birds. The nesting bird season is generally from February 1 to August 31 and could be avoided by timing construction to begin after September 1. The time required to complete on-site pile driving will not exceed seven days.

2.5.4 Wildlife Protection and Prevention

- If rare or special-status wildlife species are encountered during the project, work will be suspended until guidance from a professional Biologist. This action will result from the construction supervisor immediately contacting the Biologist so that they can determine appropriate action to prevent harassment and/or mortality for any encounters of rare or special-status wildlife species. Until the encountered wildlife species is/are determined safe by the Biologist's actions, the Project will cease.
- Disturbance and removal of all vegetation on the site will not exceed the minimum necessary to complete the installation.
- No live or dead trees will be removed for the Proposed Action.



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Action Area Map

Figure 2

- When the gangway and dock are added, the noise will be limited to 191dB or less at an estimated distance of 10 meters. A minimum number of piles will be used to support the dock structure. When piles are driven into the substrate, curtains will be added to reduce negative impacts to water quality. Pile driving will occur only during daylight hours.

- At the end of each workday, all trenches and holes greater than one foot deep will be covered to prevent wildlife from entering. When trenches cannot be fully covered, an escape ramp will be placed at each end of any constructed open trench to allow wildlife that may have become entrapped in the trench to climb out overnight.

    - The escape ramp will be constructed with wood planking or other suitable material that is placed at an angle not greater than 30 degrees. Daily before construction begins, all construction pipes or similar structures greater than two inches in diameter stored nightly at the site shall be inspected for wildlife before the pipe or similar structure is buried, capped, used, or moved.

- All project-related equipment and tools will be inspected daily in the morning before construction begins for the potential presence of common or special-status wildlife species.

- To ensure the site does not attract additional wildlife, all loose plant material cut as a result of the Proposed Action will be removed daily by workers.

- Prevention of soil sediment runoff will include the placement of straw wattles throughout areas at the site where the potential for runoff could occur during Project activities or if rain events occur.

Additional measures pertaining to special-status wildlife species recommended by HELIX Environmental Planning, Inc. include the following:

- All construction-related vehicles and equipment shall drive no faster than 15 miles per hour in the Action Area.

- 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 will occur at least 200 feet from any aquatic habitat.

- The Proposed Action will prohibit the use of erosion control materials potentially harmful to wildlife species such as mono-filament netting or similar material. Tightly woven fiber netting or similar material will be used to ensure wildlife do not get trapped or entangled.

- After completion of construction activities, the contractor shall remove all stockpiled material and construction debris and, wherever feasible, restore disturbed areas to pre-project conditions.

- A USFWS-approved Qualified Biologist shall conduct a preconstruction survey for giant garter snake (GGS) and northwestern pond turtle within 24 hours before the commencement of pile-driving activities, and gangway landing construction, preferably the morning that construction is

expected to begin. The Qualified Biologist shall provide a field report of the survey results that shall be made available to the USFWS within one week of the completion of the survey.

- If GGS, northwestern pond turtle, or suitable GGS burrows are observed within the construction area during the pre-construction survey, the USFWS-approved biologist shall monitor all ground-disturbing activity within the suitable habitat area.

- A Qualified Biologist shall conduct an environmental awareness training for all construction personnel. The training shall include identification of special-status species, required practices before the start of construction, general measures that are being implemented to conserve the species as they relate to the Proposed Action, penalties for non-compliance, and boundaries of work and of the permitted disturbance zones. Supporting materials containing training information shall be prepared and distributed. Upon completion of training, all construction personnel shall sign a form stating that they have attended the training and understand all the measures. Proof of this instruction shall be kept on file with the Project Agent. The Project Agent shall provide the USFWS and CDFW with a copy of the training materials and copies of the signed forms indicating that training has been completed. If new construction personnel are added to the site, the crew foreman shall ensure that the personnel receive the mandatory training before starting work. Copies of signed forms shall be submitted monthly as additional training occurs for new employees. The crew foreman is responsible for ensuring that construction personnel adhere to the guidelines and restrictions.

2.5.5 Material Handling, Debris, and Waste

- Building materials and/or construction equipment shall not be stockpiled or stored where they may be washed into the water or cover aquatic or riparian vegetation. Stockpiles shall be covered when measurable rain is forecasted.

- All workers shall not dump any litter or construction debris within the river or where it may pass into the river.

- All debris and waste will be picked up daily.

- Water containing mud, silt, or other 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 resulting from the Project-related activities shall be prevented from contaminating the soil and/or entering the river.

2.5.6 Spills and Emergencies

- 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.

- Absorbent materials designated for spill containment and cleanup activities will be onsite for use in an accidental spill. Before entering the work site, all field personnel shall know 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 immediately notified by calling 1-800-852-7550 and immediately provide written notification to CDFW by email at R31600Program@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.

3.0 DESCRIPTION OF AFFECTED SPECIES AND THEIR HABITATS

3.1 STEELHEAD – CALIFORNIA CENTRAL VALLEY DPS

3.1.1 Listing Status and Critical Habitat Designation

The steelhead trout – California Central Valley DPS was listed as federally threatened in 1998. A proposed rule was entered into the Federal Register on February 5, 1999, for critical habitat for nine ESUs of steelhead in Washington, Oregon, Idaho, and California. On February 16, 2000, a Final Rule was submitted to the Federal Register by NOAA and NMFS to designate critical habitat for 19 ESUs of salmon and steelhead in Washington, Oregon, Idaho, and California. Additional critical habitat was designated, and a Final Rule was entered into the Federal Register on September 2, 2005, for seven ESUs of Pacific salmon and steelhead in California (NOAA 2016b).

3.1.2 Life History and Habitat Requirements

Steelhead trout are typically dark-olive in color, shading to silvery-white on the underside with a heavily speckled body and a pink to red stripe running along their sides. They are a unique species; individuals develop differently depending on their environment. While all wild steelhead hatch in gravel-bottomed, fast-flowing, well-oxygenated rivers and streams, some stay in freshwater all their lives. These fish are called rainbow trout. The steelhead that migrate to the ocean develop a slimmer profile, become more silver in color, and typically grow much larger than the rainbow trout that remain in freshwater (NOAA 2005).

Young feed primarily on zooplankton and adults feed on aquatic and terrestrial insects, mollusks, crustaceans, fish eggs, minnows, and other small fishes (including other trout).

Males mature generally at two years and females at three years. Juvenile steelhead may spend up to seven years in freshwater before migrating to estuarine areas as smolts and then into the ocean to feed and mature. They can then remain at sea for up to three years before returning to freshwater to spawn. Some populations actually return to freshwater after their first season in the ocean, but do not spawn, and then return to the sea after one winter season in freshwater. Timing of return to the ocean can vary, and even within a stream system, there can be different seasonal runs.

Central Valley steelhead enter freshwater from August through April. They hold until flows are high enough in tributaries to enter for spawning. Steelhead adults typically spawn from December through

April, with peaks from January through March in small streams and tributaries where cool, well-oxygenated water is available year-round. Juvenile steelhead emigrate to the ocean during spring and summer, with peak migration through the Delta in March and April (NOAA 2014).

Steelhead are capable of surviving in a wide range of temperature conditions. They do best where dissolved oxygen concentration is at least seven parts per million. In streams, deep low-velocity pools are important wintering habitats. Spawning habitat consists of gravel substrates free of excessive silt (NOAA 2016).

3.1.3 Population Dynamics, Dispersal and Detectability

Steelhead can be divided into two basic reproductive types based on the state of sexual maturity at the time of river entry and duration of spawning migration: stream-maturing and ocean-maturing.

The stream-maturing type (summer-run steelhead in the Pacific Northwest and northern California) enter freshwater in a sexually immature condition between May and October and require several months to mature and spawn.

The ocean-maturing type (winter-run steelhead in the Pacific Northwest and northern California) enter freshwater between November and April, with well-developed gonads, and spawn shortly thereafter. Coastal streams are dominated by winter-run steelhead, whereas inland steelhead of the Columbia River basin are almost exclusively summer-run steelhead. Currently, Central Valley steelhead are considered "ocean-maturing" steelhead, although summer steelhead may have been present before construction of large dams (Moyle 2002).

Adult female steelhead will prepare a redd in a stream area with suitable gravel type composition, water depth, and velocity. The adult female may deposit eggs in four to five "nesting pockets" within a single redd. The eggs hatch in three to four weeks.

3.1.4 Rangewide and Local Distribution

In the U.S., steelhead trout are found along the entire Pacific Coast. Worldwide, steelhead are naturally found in the Western Pacific south through the Kamchatka peninsula. They have been introduced worldwide.

Critical habitat for ten West Coast steelhead DPSs' was designated on September 2, 2005, and includes several rivers, creeks, and streams in the local region, including the San Joaquin River within the Action Area. Critical habitat for steelhead occurs outside of the area of direct effects related to the Proposed Action but overlaps with areas of potential indirect effects.

3.1.5 Status in the Action Area

Central Valley steelhead were thought to be extirpated from the San Joaquin River until recent monitoring detected small populations of steelhead in the Stanislaus, Mokelumne, and Calaveras Rivers, and other streams previously thought to be devoid of steelhead. It is unknown if the steelhead in those rivers are predominantly resident or anadromous, but both are presumably present (NOAA 2014). This species is documented to occur within the Action Area. California Central Valley DPS steelhead are not known to spawn in the San Joaquin River but may use it as a migration corridor to and from spawning grounds (CDFW 2024a). This species may pass through the Action Area from August through April when

entering spawning grounds, and juveniles may emigrate through the Action Area during that same period, peaking in March and April (NOAA 2014).

3.1.6 Critical Habitat and Essential Fish Habitat in the Action Area

The Action Area overlaps with designated critical habitat for steelhead (California Central Valley DPS). Critical habitat is not located in the proposed dock location, but is present to the west in Middle River and to the east in the main arm of the San Joaquin River. There is no essential fish habitat for steelhead in the Action Area (NOAA 2024c).

3.2 DELTA SMELT

3.2.1 Listing Status and Critical Habitat Designation

The delta smelt was listed as threatened on March 5, 1993, (58 FR 12854), and designated critical habitat for this species was issued on December 19, 1994 (59 FR 65256). The delta smelt is endemic to the San Francisco Bay/Sacramento-San Joaquin Delta Estuary (Bay-Delta) in California and is restricted to the area from San Pablo Bay upstream through the Delta in Contra Costa, Sacramento, San Joaquin, Solano, and Yolo counties (Moyle 2002).

3.2.2 Life History and Habitat Requirements

Delta smelt inhabit open surface waters of the Bay-Delta and Suisun Bay. Delta smelt are euryhaline species (tolerate a wide range of salinities) that generally occur in water with less than 10 to 12ppt salinity. Delta smelt tend to be concentrated near the zone where outflowing freshwater and incoming saltwater mix (mixing zone) except during spawning times. Spawning occurs in shallow freshwater habitats in the Delta and river systems immediately upstream of the Delta. Before spawning, adult smelt migrate upstream from brackish water habitat associated with the mixing zone to disperse into river channels and tidally influenced backwater sloughs. The spawning season varies from year to year and occurs between late winter (December) to early summer (July).

3.2.3 Population Dynamics, Dispersal and Detectability

Delta smelt abundance varies dramatically from year to year in response to a variety of factors including freshwater outflows into the Delta. Estimated numbers of fish have been negatively affected by water storage projects upstream of the Delta, loss of individuals associated with entrainment within State and federal water projects, periodic high outflow events, changes in food webs, exotic predator species within the watershed, and introduction of toxic materials associated with agricultural activities and development (USFWS 1995).

3.2.4 Rangewide and Local Distribution

The delta smelt's range extends from San Pablo Bay upstream to Verona on the Sacramento River and Mossdale on the San Joaquin River. Delta smelt migrate upstream from low salinity rearing habitat into freshwater spawning habitat typically between December and early summer (July) depending on water salinity conditions in any given year.

3.2.5 Status in the Action Area

This species is documented within the Action Area (CDFW 2024a). Delta smelt could potentially be present within the Action Area during spawning season between December and July (USFWS 1995).

3.2.1 Critical Habitat and Essential Fish Habitat in the Action Area

The Action Area is located within the designated Central Zone of delta smelt habitat (USFWS 2004b) and is within designated critical habitat (CDFW 2024a). There is no essential fish habitat for delta smelt in the Action Area.

3.3 LONGFIN SMELT

3.3.1 Listing Status and Critical Habitat Designation

The longfin smelt (San Francisco Bay-Delta DPS) was federally-listed as endangered on July 29, 2024. There currently is no designated critical habitat for this species.

3.3.2 Life History and Habitat Requirements

The longfin smelt is found in California bay, estuary, and nearshore coastal environments. The range of the longfin smelt extends along the Pacific coast of North America from Monterey, California, to the Gulf of Alaska. Because of its distinctive physical characteristics, the San Francisco Bay-Delta population of longfin smelt was once described as a species separate from more northern populations, which were formerly identified as *Spirinchus dilates.* In 2012, the San Francisco Bay-Delta population of the longfin smelt was determined to be a valid DPS, due to discreteness and significance (USFWS 2024b). Longfin smelt are generally adapted to cold water habitats and can tolerate a wide range of salinities. This species is considered facultatively anadromous, and migration to the ocean is not required to complete the lifecycle. Adults reproduce in low-salinity to freshwater habitats beginning in early winter and extending into the spring. Spawning behavior is relatively unknown, but it has been hypothesized that they make short runs upstream into freshwater and low-salinity habitats at night. They spawn negatively buoyant (demersal), adhesive eggs that are about 1 mm in diameter and the spawning substrate of this DPS is unknown. The larvae then develop during the spring in locations near where they were spawned, and as temperatures warm, they move seaward and into the ocean (USFWS 2024b).

3.3.3 Population Dynamics, Dispersal and Detectability

The longfin smelt life cycle is at least two years in duration and is believed that spawning is semelparous (occurring only once). In the San Francisco Estuary, longfin smelt larvae typically hatch between December and May, peaking in February and March. Two dominant ideas of how longfin smelt use hydrodynamics to facilitate the transport and retention of larvae in the low-salinity zone exist. An older hypothesis suggests that once hatched from spawning areas largely upstream of the low-salinity zone, longfin smelt larvae are predominantly surface-oriented and are dispersed by river flows and tidal currents, particularly when Delta outflow is high. A newer hypothesis is that most eggs are spawned in low-salinity areas and larvae hatch directly into suitable rearing habitats. Larval retention is then due to a combination of swimming and the mixing of fresh and brackish waters. Both hypotheses show support for the importance of the low-salinity zone as a critical rearing habitat for the early life stages of longfin smelt (USFWS 2024b).

3.3.4 Rangewide and Local Distribution

The San Francisco Bay-Delta DPS of longfin smelt has been collected throughout the Bay-Delta and occasionally upstream of the Delta in some of its tributary river systems. This species has been observed in their winter and spring spawning period as far upstream as Colusa State Park in the Sacramento River, the City of Lathrop in the San Joaquin River system, Hog Slough off the South-Fork Mokelumne River, and in the South Delta near Old River south of Indian Slough. They have been detected as far upstream on the San Joaquin River as the confluence with the Tuolumne River and also in the Napa and Petaluma Rivers, especially during wet winters. This species migrates out into the ocean at least as far as the Gulf of the Farallones and has been observed as far south as Monterey Bay (USFWS 2024b).

3.3.5 Status in the Action Area

The closest documented occurrence of this species is approximately 0.60 mile from the Action Area. The San Joaquin River south of Medford Island is considered a key spawning area for longfin smelt (CDFW 2024a). This species could be present in the Action Area during spawning season and larvae development/emigration from winter through spring.

3.3.6 Critical Habitat and Essential Fish Habitat in the Action Area

No critical habitat or EFH has been designated for this species.

3.4 GREEN STURGEON – SOUTHERN DPS

3.4.1 Listing Status and Critical Habitat Designation

The green sturgeon southern DPS was listed as threatened by NMFS on April 7, 2006 (71 FR 17757). Critical habitat for this species was designated on October 9, 2009 (74 FR 52300). A 5-year status review was completed in October 2012 and reaffirmed the need to keep green sturgeon as a federally threatened species.

3.4.2 Life History and Habitat Requirements

Green sturgeon are anadromous, long-lived, and a slow-growing species, similar to other sturgeons (Adams et al. 2002). Along the Pacific Coast, green sturgeon have been documented from Mexico to Alaska and are found in freshwater rivers from Sacramento to British Columbia (Moyle 2002). Two DPS of green sturgeon have been identified along the western coast of North America, but only the southern DPS is listed as a threatened species. The southern DPS is designated as a population originating from coastal watersheds south of the Eel River, where the only known spawning population is in the Sacramento River. Age at first reproduction is approximately 15 years old, after the fish have grown to about 150 cm in length. Green sturgeon can live to 60 years old and grow to approximately 256 to 270 cm, with females growing larger than males. The species is anadromous, migrating in March through June from seawater into the freshwater reaches of larger coastal rivers to spawn (CDFW 2024b)

The life cycle of the southern DPS green sturgeon is based on the developmental stage and habitat use: larvae and post-larvae less than 10 months of age; juveniles less than or equal to three or four years of age; coastal migrant females between three or four and thirteen; males between three or four and

nine years of age; adult females greater than or equal to thirteen years of age; and males greater than or equal to nine years of age (Nakamoto et al. 1995).

Spawning activity in the California Central Valley has been confirmed to occur in the Sacramento River and the Feather River. To reach the spawn grounds, adults enter San Francisco Bay in late winter through early spring, and travel upstream to cool sections in the main stem of these rivers from April through early July, depending on water flow cues and water temperatures. The current known spawning areas in the Sacramento River occur north of the Glenn-Colusa Irrigation District oxbow to approximately Bend Bridge, and near the Thermalito Afterbay Outlet near Gridley in the Feather River (NMFS 2017).

3.4.3 Population Dynamics, Dispersal and Detectability

Green sturgeon typically migrate long distances upstream to reach spawning habitat. Once mature, southern DPS individuals typically spawn every three to four years, with a range of two to six years. They exhibit spawning site fidelity to their natal streams, which may explain the lack of green sturgeon spawning activity observed outside of the Sacramento River basin. Typically, after spawning, adults move out quickly (2 to 10 days) or may hold for several months before leaving the estuary (NMFS 2017). The early life stages of green sturgeon are still not well understood. Current evidence suggests that dispersed, fertilized eggs settle to the bottom and stick in the spaces between gravel. Eggs hatch into the larval stage after about 12 days, and after larvae use up their yolk supply, they start feeding on zooplankton before shifting mostly to benthic macroinvertebrates. Juveniles grow rapidly and migrate downriver after about a year, and then reside in the freshwater region of the estuary. The sub-adult stage starts when the fish first enter the Pacific Ocean and continues until they reach maturity and are able to reproduce (CDFW 2024b).

Preliminary results of adult population surveys suggest the southern DPS may be increasing in number, but the estimates of adults in the Sacramento River indicate the southern DPS may only be half as abundant compared to the northern DPS. Currently, the overall known southern DPS spawning adult abundance is estimated at 1,990 with a 95 percent confidence interval range of 1,172 to 2,808 adult individuals in the upper Sacramento; however, this estimate does not include green sturgeon adults that may be in the Feather River. Another estimate, which includes subadults in the estimate figures, 10,450 individuals in the entire southern DPS (95 percent CI: 6,155-14,745) (NMFS 2017).

3.4.4 Rangewide and Local Distribution

Southern DPS green sturgeon are found in the Sacramento and San Joaquin rivers and Delta. They primarily spawn in the upper mainstem of the Sacramento River, although some spawning activity has recently been documented in the Feather and Yuba Rivers. The extent to which this species uses the San Joaquin River is unclear at this time, although one adult fish was recently found in the Stanislaus River, and one adult was found in the mainstem of the San Joaquin River (CDFW 2020). Spawning has never been observed or documented in the San Joaquin River.

3.4.5 Status in the Action Area

This species is known to occur in the Action Area (CDFW 2024). Green sturgeon are not known to spawn in the San Joaquin River or its tributaries; however, adult and juvenile green sturgeon have been

detected in the San Joaquin River. The San Joaquin River is thought to be important juvenile rearing and feeding habitat, especially near the Delta.

3.4.6 Critical Habitat and Essential Fish Habitat in the Action Area

The Action Area contains designated critical habitat and EFH for green sturgeon within the San Joaquin River.

3.5 GIANT GARTER SNAKE

3.5.1 Listing Status and Critical Habitat Designation

The GGS was federally-listed as threatened on October 20, 1993 (USFWS 1993). No critical habitat has been designated for this species.

3.5.2 Life History and Habitat Requirements

GGS inhabit marshes, sloughs, ponds, small lakes, low-gradient streams, agricultural wetlands such as irrigation and drainage canals, rice fields, and adjacent uplands. Essential habitat components include adequate water during the snake's active period (early spring through mid-fall) to provide a prey base and cover; emergent, herbaceous wetland vegetation such as cattails (*Typha* spp.) and bulrushes (*Scirpus* spp.) for cover and foraging habitat; upland habitat for basking, cover, and retreat sites; and higher elevation uplands for cover and refuge from flood waters. This species forages primarily at the interface between open water and emergent aquatic vegetation and is most often found in habitats with slow-flowing or standing water, permanent summer water, mud bottoms, earthen banks, and an abundance of prey such as small fish, frogs, and tadpoles. GGS use upland habitat with open grassy or shrubby banks for basking and thermoregulation. They also use upland small mammal burrows and soil or rock crevices as nighttime refugia, daytime escape cover, and winter aestivation sites.

Because of the loss of high-quality wetland habitat throughout California, most extant GGS populations are now associated with rice agriculture in the Sacramento Valley, where the network of canals, drains, and rice fields provide marsh-like habitat during the GGS active season (Halstead *et al*. 2010). The life cycle of GGS coincides well with the human-made ecosystem of rice fields and associated water conveyance systems because the spring and summer flooding and fall dry-down of rice production corresponds with the biological needs of GGS. GGS typically emerge from winter retreats from late March to early April and can remain active through October. The timing of their annual activities is subject to varying seasonal weather conditions. While this species is strongly associated with aquatic habitats, individuals have been noted using burrows as much as 50 meters (164 feet) away from the marsh edge (Wylie *et al.* 1997).

3.5.3 Population Dynamics, Dispersal and Detectability

Because of their secretive nature, estimating abundance of GGS populations and understanding GGS population ecology requires intensive field study and sophisticated analytical methods (Halstead *et al.* 2021). Long-term capture-mark-recapture studies provide valuable information on demographic vital rates and their contribution to population growth. These studies have shown that GGS annual survival rates increase with higher emergent vegetation cover at a site and higher precipitation the previous year (Rose *et al*. 2018), and with individual size. Hansen *et al*. (2015) found a linear increase in annual survival

with snout-vent length, and Rose *et al*. (2018) found survival increased with snout-vent length up to a peak for individuals near 800 mm snout-vent length, followed by a plateau or slight decrease for even larger individuals (Halstead *et al.* 2021). Female fecundity also appears to increase with size, and the greater reproductive value of large adult females indicates that the survival of this life stage has the greatest influence on population growth rates (Rose *et al*. 2018).

3.5.4 Rangewide and Local Distribution

Historically, this species was known from Butte County to Buena Vista Lake and was probably always absent from the northern San Joaquin Valley where the floodplain of the San Joaquin River narrows. The length of this 62-mile floodplain constriction is presumed to have historically separated the GGS populations in Merced County from those of the eastern Sacramento/San Joaquin River Delta in San Joaquin County (Hansen and Brode 1980). The eastern and western range of this species is bound by the Coast Range and Sierra Nevada Range, respectively. This species is presumed extant in eleven counties and the largest extant occurrences include the Sacramento and Colusa National Wildlife Refuges in the Colusa Basin, Gilsizer Slough in the Sutter Basin, the Badger Creek area of the Cosumnes River Preserve, the Badger Creek/Willow Creek area, and the American River Basin. Only a few isolated populations remain in the San Joaquin Valley and Sacramento-San Joaquin Delta today (Halstead *et al.* 2021).

3.5.5 Status in the Action Area

The closest documented occurrence of this species is approximately 0.88 mile from the Action Area (CDFW 2024). The majority of the Action Area, including the area of the dock footprint, is comprised of open water which is unsuitable for this species. However, some emergent aquatic vegetation is present on the southern bank of the Action Area and riprap along the levee road could provide temporary refuge habitat for this species. This species would be expected to be present in these areas of the Action Area during the active season from March through October.

3.5.6 Critical Habitat in the Action Area

No critical habitat has been designated for this species.

3.6 NORTHWESTERN POND TURTLE

3.6.1 Listing Status and Critical Habitat Designation

The northwestern pond turtle was proposed as a threatened species on October 3, 2023. Proposed species for listing under the ESA are species that were found to warrant listing as either threatened or endangered, after completion of a status review and consideration of other protective conservation measures. No formal listing of this species has currently been made and there is no designated critical habitat.

3.6.2 Life History and Habitat Requirements

This species occurs in a variety of aquatic habitats such as ponds, creeks, rivers, lakes, and marshes. Areas with abundant vegetation and rocky or muddy substrate are preferred; and exposed banks or other basking areas, such as logs or cattail mats, are required. Northwestern pond turtles prefer to overwinter in areas with moderate woody vegetation and leaf litter and are unlikely to use annual

grasslands (Reese and Hartwell 1997, Pilliod *et al.* 2013, and Rathbun *et al.* 2002). Eggs are generally laid between May and August and hatch in approximately 80 days. Hatchlings often stay in or around the nest through the winter. Nests are generally found within 30 meters (100 feet) of water in areas with little vegetative cover and good sun exposure (Rathbun *et al.* 2002). Little is known about the dispersal patterns of western pond turtles, but genetic analysis shows most movement is along drainages (Riensche *et al.* 2013). This species is active year-round in warm climates and hibernates during winter in cold climates. Red-eared sliders (*Trachemys scripta elegans*) have been introduced throughout much of the northwestern pond turtle range and likely outcompete this species for habitat and resources.

3.6.3 Population Dynamics, Dispersal and Detectability

Most surveys for this species in central California have primarily focused on rivers, lakes, and protected wetlands. Little is known about northwestern pond turtle populations in agricultural lands across the Sacramento Valley and Sacramento-San Joaquin River Delta. One study found northwestern pond turtles and red-eared sliders typically do not cohabitate and red-eared sliders were primarily found in restored wetlands near major roads and the Sacramento metropolitan area, whereas northwestern pond turtles were more commonly found farther from urban areas in wider canals (Fulton *et. al.* 2022).

3.6.4 Rangewide and Local Distribution

The northwestern pond turtle occurs in Washington, Oregon, Nevada, and throughout much of northern and central California. The southwestern pond turtle occurs in southern California from Monterey County south to Los Angeles, Riverside, and San Diego counties into northern Baja California, Mexico. This species was once widespread in the Sacramento Valley and the Sacramento-San Joaquin River Delta but much of its range has been converted to agricultural land and it is now sporadically distributed in this area.

3.6.5 Status in the Action Area

The closest documented occurrence of this species is approximately 2.41 miles from the Action Area (CDFW 2024). The majority of the Action Area, including the area of the dock footprint, is comprised of open water which is generally unsuitable for this species. However, some emergent aquatic vegetation is present on the southern bank of the Action Area, and riprap along the levee road could provide basking habitat for this species. Because of the typically warm Mediterranean climate of the Action Area, this species is likely active year-round and could be present in the Action Area, especially near emergent aquatic vegetation and the levee road, throughout the year.

3.6.6 Critical Habitat in the Action Area

No critical habitat has been designated for this species.

4.0 ENVIRONMENTAL BASELINE

4.1 LAND USE

The Action Area is comprised of the San Joaquin River and a small portion of the southern bank and levee, which consists of ruderal/disturbed habitat. The Action Area is bordered by agricultural land, the

Delta Yacht Club, and the SJC Delta Power Squadron boat club. Surrounding lands include agriculture, a PG&E substation, and recreation along the San Joaquin River.

4.2 SOILS

The Natural Resource Conservation Service (NRCS) has identified and mapped two soil units occurring within the Action Area: Kingile-Ryde complex, partially drained, 0 to 2 percent slopes, MLRA 16, and Ryde clay loam, partially drained, 0 to 2 percent slopes, MLRA 16. The general characteristics and properties associated with these soils are described below.

Kingile-Ryde complex, partially drained, 0 to 2 percent slopes, MLRA 16: this soil unit is comprised of herbaceous organic material over alluvium derived from igneous, metamorphic, and sedimentary rock. It is typical of floodplains. A general soil profile is muck from 0 to 17 inches, silty clay from 17 to 25 inches, silty clay loam from 25 to 36 inches, and silty clay from 36 to 61 inches. It is very poorly drained, has a rare frequency of flooding, and no frequency of ponding. This soil unit is considered hydric (USDA, NRCS 2017).

Ryde clay loam, partially drained, 0 to 2 percent slopes, MLRA 16: this soil unit is comprised of herbaceous organic material derived from reeds and tules, and fine-loamy alluvium derived from mixed rock sources. It is typical of floodplains and deltas. A general soil profile is clay loam from 0 to 24 inches, mucky clay loam from 24 to 32 inches, and stratified muck to silty clay loam from 32 to 79 inches. It is very poorly drained, has a rare frequency of flooding, and no frequency of ponding. This soil unit is considered hydric (USDA, NRCS 2017).

4.3 TOPOGRAPHY, DRAINAGE AND HYDROLOGY

4.3.1 Regional Hydrology

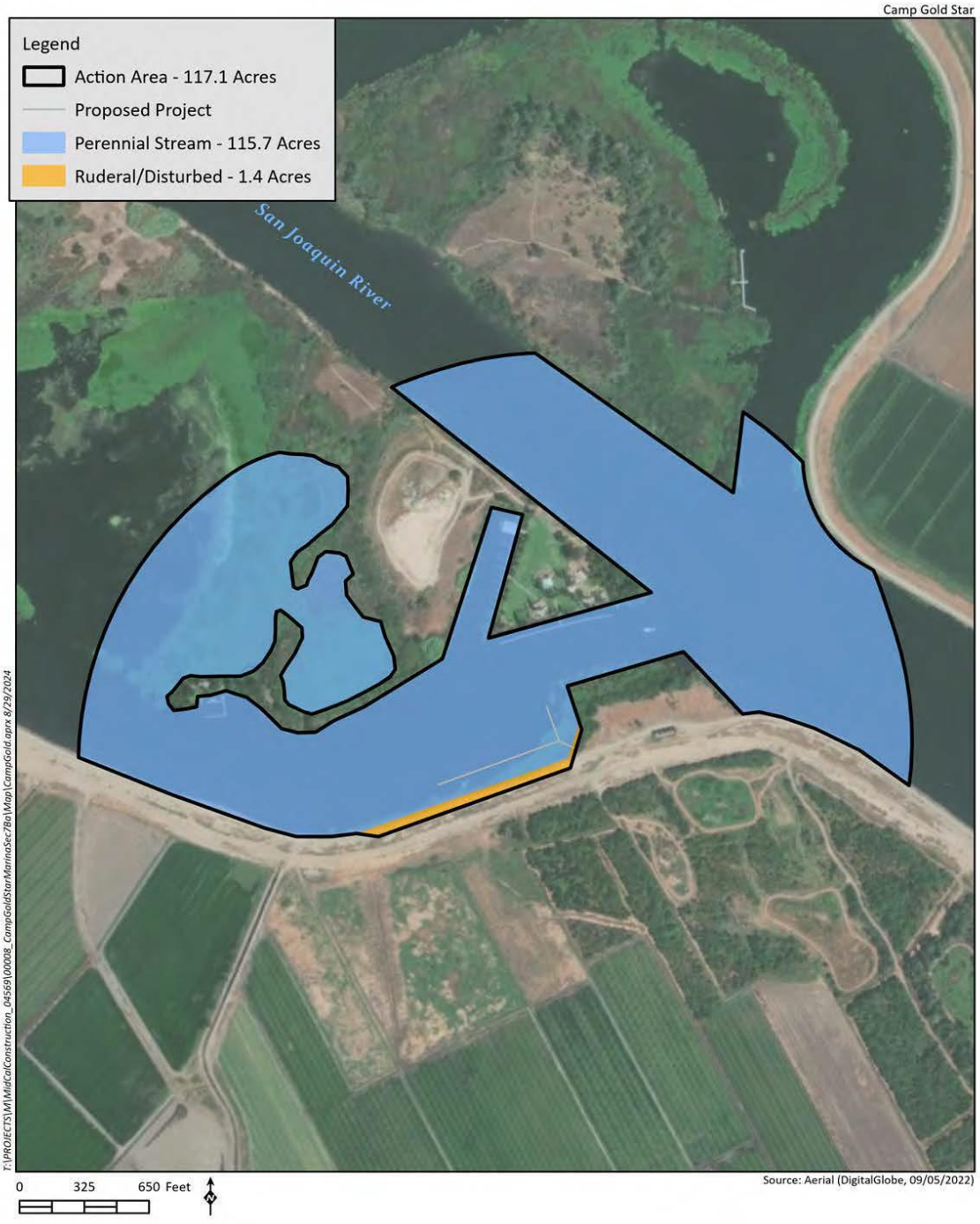
The Action Area is located in the San Joaquin Delta watershed (HUC8 18040003).

4.3.2 Site-Specific Topography, Drainage, and Hydrology

The Action Area includes a portion of the San Joaquin River and the adjacent southern levee bank of MacDonald Island. The elevation of the top of the levee is approximately six feet above mean sea level (MSL), and the OHWM occurs at approximately four feet above MSL. All drainage would be expected to flow into the San Joaquin River.

4.4 BIOTIC COMMUNITIES

Two biological communities occur within the Action Area: perennial stream (San Joaquin River) and ruderal/disturbed (Figure 3, *Biological Communities*). These biological communities provide habitat for a number of common species, as well as potential habitat for special-status species. The biological communities, including associated common plant and wildlife species observed or that are expected to occur within these communities, are described below.



HELIX Environmental Planning

Biological Communities

Figure 3

4.4.1 Ruderal/Disturbed

Ruderal/disturbed habitat is characterized by an assemblage of plant species that are often the first to colonize disturbed landscapes. Abandoned agricultural fields, construction sites, vacant lots, and road shoulders are just a few of the settings that can create favorable conditions for ruderal plant species. Ruderal habitat is typically associated with invasive and noxious weeds, and often features areas of bare ground.

Evidence of past disturbance, likely associated with levee road construction, is visible in this habitat type within the Action Area. The southern bank is a leveled dirt road with riprap along the bank slope. Very little vegetation was observed in this habitat type during the field survey on August 13, 2024. Plant species observed include Spanish lotus (*Acmispon americanus* var. *americanus*), field bindweed (*Convolvulus arvensis*), and narrowleaf cattail (*Typha angustifolia*) along the bottom of the bank. No wildlife species were observed during the field survey.

Approximately 1.4 acres of ruderal/disturbed habitat occur within the Action Area (Figure 3).

4.4.2 Perennial Stream (San Joaquin River)

Perennial streams are features that may not meet the three-parameter wetland criteria for vegetation, hydrology, and soils but do convey water and exhibit an OHWM. These features convey water flows throughout the entire year. Perennial streams typically consist of a channel, bed, and bank and are often devoid of wetland vegetation due to the scouring effect of flowing water. Perennial streams are often bordered by wetland and riparian communities of various compositions and cover depending on flow rates, duration of flows, and soil types.

Approximately 115.7 acres of the San Joaquin River occur within the Action Area. The portion of the San Joaquin River where the dock will be placed appears to be fairly shallow and is setback from the main river channel. Additional portions of the river within the Action Area are subject to existing disturbance from boaters; the Delta Yacht Club is on the opposite bank of the proposed dock location and several fishing boats were observed throughout the river during the field survey. Vegetation observed within the San Joaquin River in the Action Area includes narrowleaf cattail, California bulrush (*Schoenoplectus californicus*), and water hyacinth (*Eichhornia crassipes*).

The San Joaquin River is a traditional navigable water and is considered a water of the U.S. This river flows into Suisun Bay, through the Carquinez Straight, into San Pablo Bay, and eventually to the Pacific Ocean.

5.0 EFFECTS OF THE PROPOSED ACTION

Approximately 115.7 acres of the San Joaquin River fall within the Action Area due to the temporary modelled area of hydroacoustic effects during pile-driving activities (Appendix C). The Action Area also includes the ±0.15-acre (6,692 square feet) area of permanent impacts associated with the placement of the dock and gangway within and along the San Joaquin River. Effects of the Proposed Action on federally listed species, designated critical habitat, and EFH include short-term construction-related effects and permanent long-term effects associated with the placement of the dock within shallow water habitat. Short-term effects are generally mitigated through the use of construction BMPs and

limitations on construction windows. Long-term effects typically last months or years, and generally involve permanent physical alteration of habitat within the Action Area.

5.1 PILE-DRIVING ACTIVITIES

Pile driving produces underwater noise and sound pressure that could potentially affect wildlife species present within the Action Area during work. The size and type of pile and duration of pile driving affect the sound generated by pile-driving activities. Sound generated by impact pile driving has the potential to affect listed fish in several ways, including behavior alteration, physical injury, and mortality depending on the intensity and characteristics of the sound, the distance, and location of fish in the water column relative to the sound source, the size and mass of fish present, and the anatomical characteristics of the fish present (Caltrans 2020). These effects could also presumably be applied to semi-aquatic species, including GGS and northwestern pond turtle.

The current modelled interim thresholds for the onset of injury from impact pile driving for fish are as follows (Caltrans 2020):

- 206 dB PEAK – the onset of injury is expected in all fish exposed to sound pressure level peak noise levels at or above 206 dB.
- 187 dB accumulative Sound Exposure Level (cSEL) for fish greater than 2 grams in weight – fish greater than 2 grams will experience the onset of injury after a cSEL at or above 187 dB over the accumulation period. In the case of the Proposed Action, the accumulation period is the one day over which the piles will be driven.
- 183 dB accumulative cSEL for fish less than or equal to 2 grams – fish less than or equal to 2 grams in weight will experience the onset of injury after a cSEL at or above 183 dB over the accumulation period.
- 150 dB effective quiet (RMS) assumed background levels for disturbance-related effects.

For purposes of estimating the peak dB and accumulative SEL, the Proposed Action will require the placement of up to fifteen 12" steel piles with a barge-mounted pile driver. Pile driving will be completed in seven days.

The predicted sound pressure level peak, cumulative SELs, and RMS anticipated for placing the fifteen required piles for the Proposed Action were estimated using the NMFS model (Appendix C). All were estimated at 10 meters. The estimated peak is 191 dB, the estimated cumulative SEL is 162 dB, and the estimated RMS is 176 dB (Appendix C). There is a modeled 10-meter acoustic impact area immediately surrounding the work area where adverse injury to small fish less than or equal to 2 grams, such as delta smelt and longfin smelt, may occur. This area could presumably be temporarily avoided by small fish during construction as the modelled potential injury area does not encompass the entire channel of the San Joaquin River, so there are potential areas for small fish to escape physical injury during pile driving activities. A modeled five-meter acoustic impact area immediately surrounding the work area could pose adverse injury to larger fish greater than or equal to 2 grams, such as salmonoids and sturgeon, if they are present during construction. The potential effects associated with this area are largely avoided by conducting pile-driving activities outside of the time period when sensitive species would be expected to be present within the Action Area.

All pile-driving activities will occur in a seven-day window sometime between June 1 and October 31 to minimize noise impacts to special-status fish species by avoiding migration periods of sensitive fish species to the greatest extent feasible. Pile-driving BMPs are also proposed including minimizing the number of piles to the extent feasible and conducting all pile-driving activities during daylight hours and with gradual increased frequency. Applied energy and frequency will be gradually increased until necessary full force and frequency are achieved.

5.2 CENTRAL VALLEY STEELHEAD

5.2.1 Short-Term Construction-Related Effects

5.2.1.1 Adult Migration

Central Valley steelhead are not known to spawn in the San Joaquin River but small populations have been observed in the Stanislaus, Mokelumne, and Calaveras Rivers, and other streams previously thought to be devoid of steelhead that are tributary to the San Joaquin River. It is unknown if the steelhead in those rivers are predominantly resident or anadromous, but both are presumably present (NOAA 2014). Adult steelhead that may migrate through the San Joaquin River to reach these systems could be present in the Action Area from August through April.

If present, adults would likely avoid the Action Area during pile driving activities and the modelled hydroacoustic impact area for fishes greater than two grams such as salmonids is restricted to the immediate work area which allows any salmonids in the area to utilize deeper waters of the river that are not acoustically impacted by pile driving activities (Appendix C). Steelhead may also avoid the Action Area completely by traveling through Middle River and Empire Cut to reach the main stem of the San Joaquin River.

Acoustic impacts associated with pile driving activities could potentially injure or kill individual fish if they were present within the area where acoustic effects to these species may occur (Appendix C). Temporary increases in suspended sediment during pile driving activities could temporarily bury substrates that support benthic macroinvertebrates, which are a food source for salmonids. However, due to the limited duration and extent of these project actions, effects on salmonid feeding are expected to be minimal both in extent and duration.

In addition, spills or leakage of gasoline, lubricants, or other petroleum products from construction equipment could result in injury or mortality to adult steelhead in the vicinity of the Action Area during construction. However, the effects due to spills should be minimal, if any, with the implementation of BMPs to avoid or minimize spills as outlined in Section 2.5 of this BA.

Restricting in-water activities to the seven-day period within the June 1 through October 31 work window and implementing the avoidance and minimization measures described in Section 2.5 will minimize, but not completely avoid, potential construction-related effects on migrating adult steelhead if present.

5.2.1.2 Spawning

The Action Area does not support spawning habitat for steelhead. In addition, steelhead spawn in late winter through late spring outside of the proposed June 1 through October 31 construction window for

the Proposed Action. Therefore, construction-related effects on steelhead spawning and spawning habitat are not expected to occur.

5.2.1.3 Juvenile Rearing and Migration

Temporary effects to migrating juvenile steelhead, if present, would be expected to be similar to those described above for adult steelhead.

5.2.2 Long-Term Effects

Placement of the dock and piles may provide additional habitat for predatory fish species and perching locations for predatory bird species that would potentially negatively affect steelhead populations within the Action Area. Aquatic vegetation that supports refugia habitat for juvenile steelhead may also be marginally reduced from additional shading effects of the dock after construction is completed (±0.15 acre/6,692 square feet). Upon final construction of the dock, individual fish may avoid areas under the dock, resulting in a potential permanent increased risk of predation through this avoidance behavior (Ono *et al*. 2010).

5.3 DELTA SMELT

According to the 2004 Programmatic Biological Opinion, covered activities such as the construction of boat docks as the Proposed Action "could detrimentally affect delta smelt by increasing turbidity, increasing noise, reducing water quality, creating predator habitat, restricting channels, and changing water velocities" (USFWS 2004b). In addition, resuspended sediments from pile driving activities may contain toxic substances that may affect the development of young delta smelt. The Proposed Action may also remove or reduce the extent of aquatic vegetation that delta smelt utilize for egg attachment and refugia from predators. Placement of the dock structure in shallow water habitat will result in a minor reduction of shallow water habitat, which could reduce the amount of feeding, breeding, and sheltering habitat available for delta smelt (USFWS 2004b). Short-term and long-term permanent effects are discussed in more detail below.

5.3.1 Short Term Construction-Related Effects

5.3.1.1 Adult Migration

Adult delta smelt migrate upstream between December and January and spawn between December and July (Moyle 2002). Potential construction-related effects on migrating adult delta smelt will largely be avoided by restricting in-water construction activities within the Action Area to the June 1 through October 31 work window as specified in the Programmatic Biological Opinion for projects expected to have relatively small effects on delta smelt (USFWS 2004b). Therefore, migrating adults would not be expected to be affected by construction activities.

5.3.1.2 Spawning

Potential spawning habitat for delta smelt includes shallow channel edge waters in the Delta and shallow water habitat in the Sacramento River. Construction will occur during a seven-day period sometime between June 1 and October 31 to avoid the spawning season, preferably after August. Therefore, effects on spawning delta smelt during construction are not expected to occur. However, the

Proposed Action will result in a small permanent reduction of shallow water habitat due to the dock footprint, as described in Section 5.3.2 below.

5.3.1.3 Juvenile Rearing and Migration

Juvenile delta smelt may be subject to disturbance or displacement caused by construction activities that increase noise, turbidity, and suspended sediment. Larvae may be disrupted during summer months as they migrate downstream if they are present upstream of the Action Area. Incidental take of delta smelt may occur from direct mortality or injury during construction activity, or by the impairment of essential behavior patterns (i.e., feeding, escape from predators). In addition, injury could be caused by toxic substances (i.e., gasoline, lubricants, oil) entering the water. Construction-related effects on juvenile delta smelt will be minimized by restricting in-water construction activities to the seven-day period sometime within the June 1 through October 31 work window. The Proposed Action would greatly reduce these potential short-term effects by timing construction to periods when delta smelt eggs, larvae, and juveniles are absent from the Action Area, and adults would be expected to be absent or present only in low numbers (August 1 through October 31).

5.3.2 Long-Term Effects

Placement of the dock and piles within the San Joaquin River could result in long-term effects on delta smelt. Potential long-term effects may include increased turbidity, increased noise associated with use of the dock, reduction of water quality associated with use of the dock, and providing a potential source of additional habitat for predatory fish species and perching locations for predatory bird species. Aquatic vegetation that is used by delta smelt for egg attachment and refugia from predators may be silted over or removed because of the placement of the dock in shallow water habitat that supports suitable aquatic vegetation for this species. In addition, individual fish may avoid areas under the dock, resulting in a potential permanent increased risk of predation through this avoidance behavior (Ono *et al*. 2010).

5.4 LONGFIN SMELT

5.4.1 Short-Term Construction-Related Effects

5.4.1.1 Adult Migration

Adult longfin smelt migrate through freshwater habitats in winter to reach spawning grounds. Potential construction-related effects on migrating adult longfin smelt will be avoided by restricting in-water construction activities within the Action Area to the June 1 through October 31 work window.

5.4.1.2 Spawning

Spawning behavior for this species is relatively unknown; however, longfin smelt larvae typically hatch between December and May, peaking in February and March. They then develop in the spring in locations near where they were spawned, and as temperatures warm, they move seaward and into the ocean (USFWS 2024b). Potential construction-related effects on spawning longfin smelt will be avoided

by restricting in-water construction activities within the Action Area to the June 1 through October 31 work window.

5.4.1.3 Juvenile Rearing and Migration

Longfin smelt larvae develop in the spring and may be present in the Action Area as they migrate to the ocean if present upstream of the Action Area. Potential short-term effects on juvenile longfin smelt, if present, would be expected to be similar to those described above for delta smelt in Section 5.3.1.3. The Proposed Action would greatly reduce these potential short-term effects by timing construction to periods when longfin smelt eggs, larvae, and juveniles are likely absent from the Action Area, and adults would be expected to be absent or present only in low numbers (August 1 through October 31).

5.4.2 Long-Term Effects

Potential long-term effects on longfin smelt, if present, would be expected to be similar to those described above for delta smelt in Section 5.3.2.

5.5 GREEN STURGEON

5.5.1 Short-Term Construction-Related Effects

5.5.1.1 Adult Migration

Adult green sturgeon are not known to migrate through the San Joaquin River to reach spawning grounds. This species has been detected in the San Joaquin River, but the extent to which this species uses the San Joaquin River is unclear at this time (CDFW 2020). Adult green sturgeon are unlikely to be present in the Action Area during construction; however, if present, they are expected to be located along the thalweg of the river outside of the Action Area. Therefore, construction-related effects on migrating adult green sturgeon are not expected to occur.

5.5.1.2 Spawning

Green sturgeon primarily spawn in the upper mainstem of the Sacramento River, and some spawning activity has recently been documented in the Feather and Yuba rivers. This species is not known to spawn in the San Joaquin River or its tributaries. Therefore, the Proposed Action will not affect spawning green sturgeon or spawning habitat.

5.5.1.3 Juvenile Rearing and Migration

Although green sturgeon are not known to spawn in the San Joaquin River, juvenile green sturgeon have been observed in this river. The San Joaquin River is thought to be an important juvenile rearing and feeding habitat, especially near the Delta.

If juveniles were present during construction activities, proposed actions associated with placement of support piles may temporarily increase sediment, silt, and pollutants, which could adversely affect rearing habitat or reduce food production, such as aquatic invertebrates, for juvenile green sturgeon. Pile-driving activities are expected to be completed within seven days, so these effects are expected to be minimal and of limited duration. If juvenile green sturgeon use nearshore areas of the river as foraging habitat or refuge from predators, they would be expected to move to deep water habitat

during temporary pile driving activities. However, this species primarily uses deep water habitats and not shallow water, such as in the area of the dock footprint.

Spills or leakage of gasoline, lubricants, or other petroleum products from construction equipment could result in injury or mortality to juvenile sturgeon in the vicinity of the Action Area during construction. However, the effects due to spills should be minimal, if any, with the implementation of BMPs to avoid or minimize spills as outlined in Section 2.5 of this BA.

Restricting in-water activities to the seven-day period within the June 1 through October 31 work window and implementing the avoidance and minimization measures described in Section 2.5 will minimize, but not completely avoid, potential construction-related effects on juvenile green sturgeon if present.

5.5.2 Long-Term Effects

Minor long-term changes in nearshore habitat associated with the Proposed Action are expected to have negligible effects on green sturgeon because this species uses deep, mid-channel habitat that will not be affected by the Proposed Action.

The Proposed Action would minimize these potential short-term and long-term effects to listed fish by the inclusion of conservation measures including minimizing construction time within the river channel and seasonal avoidance of fish migration times. The Proposed Action will also adhere to protective measures outlined in any associated permits.

5.6 GIANT GARTERSNAKE

5.6.1 Short-Term Construction-Related Effects

The Proposed Action is largely located in open water which is generally unsuitable for this species. However, the construction of the gangway landing is located in upland ruderal habitat and some emergent vegetation is present along the levee road; both areas could provide suitable habitat for this species. Because construction is proposed to occur during this species' active season, GGS that may be present during construction would be expected to move away from the disturbance and avoid the area.

The modelled hydroacoustic impact area for fishes greater than two grams can also be applied to GGS and is restricted to the immediate work area which allows any GGS in the area to utilize other portions of the river that are not acoustically impacted by pile driving activities (Appendix C). Vibration from pile driving may also temporarily affect the levee road adjacent to the dock which contains riprap GGS could potentially be present in. However, these vibrations are expected to be minimal on land and no adverse effects to GGS are anticipated as a result of upland vibration.

Spills or leakage of gasoline, lubricants, or other petroleum products from construction equipment could result in injury or mortality to GGS in the vicinity of the Action Area during construction. However, the effects due to spills should be minimal, if any, with the implementation of BMPs to avoid or minimize spills as outlined in Section 2.5 of this BA.

5.6.2 Long-Term Effects

Permanent, long-term effects could occur through ground disturbance or vehicle/equipment injury or death to individuals during construction. Individual GGS that may be on the roadway could be struck by vehicles or equipment. However, vehicle/equipment use on the levee road would not be expected to be more impactful than current vehicle use on the levee road. Vehicles and equipment delivering dock materials would be expected to drive slowly and park to deliver the material and would not be driving fast through the Action Area. With the implementation of the avoidance and minimization measures outlined in Section 2.5 of this BA, long-term effects on GGS are expected to be minimal, if any.

Minor long-term changes in nearshore habitat associated with the Proposed Action are expected to have negligible effects on GGS because this species does not generally utilize open water habitat that will be affected by the Proposed Action. Construction of the gangway landing is proposed to occur in upland ruderal habitat that did not contain any burrows or other suitable upland habitat characteristics for GGS.

Placement of the dock in nearshore habitat has the potential to increase foraging opportunities for GGS by providing habitat where frogs, small fish, and other prey species may congregate.

5.7 NORTHWESTERN POND TURTLE

5.7.1 Short-Term Construction-Related Effects

Short-term construction-related effects on northwestern pond turtle are expected to be similar to what is described for GGS above.

5.7.2 Long-Term Effects

Long-term construction-related effects on northwestern pond turtle are expected to be similar to what is described for GGS above.

5.8 INDIRECT EFFECTS ON FEDERALLY-LISTED SPECIES

Construction within the San Joaquin River could potentially result in indirect impacts to federally-listed species. Shading effects associated with the overwater structure may potentially result in indirect effects, such as incrementally reducing the amount of foraging capacity for fish in the area surrounding the dock, and reducing the amount of existing refugia from predatory species over time. This loss of refugia habitat for fish can occur through the reduction of the amount of light availability under the dock, resulting in a subsequent reduction in aquatic vegetation within the riverbank over time (Ono *et al*. 2010). The dock, cover, and gangway will result in the creation of approximately ±0.15-acre (6,596 square feet) of shaded area over the San Joaquin River.

On the contrary, placement of the dock in nearshore aquatic habitat may increase the foraging potential for GGS and northwestern pond turtle by providing an area where prey species may congregate. The dock could also provide basking habitat for these species.

The Proposed Action, in addition to implementing proposed avoidance and minimization measures (Section 2.5), will adhere to protective measures outlined in any associated permits.

5.9 EFFECTS ON DESIGNATED CRITICAL HABITAT

The San Joaquin River within the Action Area is designated critical habitat for delta smelt and green sturgeon (southern DPS) in the area of potential direct effects (dock/gangway footprint), and designated critical habitat for steelhead (Central Valley DPS) in areas of potential indirect effects.

5.9.1 Temporary Effects to Critical Habitat

Pile driving, as described in the Proposed Action, can generate underwater sound pressure waves that may temporarily affect the ecological function of critical habitat by modifying the water column such that fish and prey species are killed, harmed, or injured; or result in temporary avoidance of areas in the vicinity of pile driving activities (NOAA 2013). Therefore, the Proposed Action may temporarily affect critical habitat during construction activities.

5.9.2 Permanent Effects to Critical Habitat

Minor permanent effects to designated critical habitat for delta smelt and green sturgeon will occur as a result of a small amount of permanent shading of aquatic habitat (±0.15 acre/ 6,596 square feet) associated with the installation of a new dock and gangway within designated critical habitat. Reduction in available light from shading may also result in a subsequent reduction in aquatic vegetation over time (Ono *et al*. 2010).

Minor effects to existing water circulation and wave energy patterns may also occur as a result of pile placement. Changes to existing wave energy and water circulation patterns can adversely affect size, distribution, and abundance of substrate and detrital materials, which may have a minor effect on the habitat elements of designated critical habitat within the Action Area (NOAA 2013). Placement of piles within designated critical habitat will also result in minor replacement of soft bottom habitat within the San Joaquin River.

In addition to implementing proposed avoidance and minimization measures, the Proposed Action will adhere to protective measures outlined in any associated permits to avoid and minimize these potential effects on designated critical habitat.

5.10 EFFECTS ON ESSENTIAL FISH HABITAT

The San Joaquin River within the Action Area is EFH for groundfish and Chinook salmon.

5.10.1 Temporary Effects to EFH

Temporary effects to EFH are expected to be similar to temporary effects to critical habitat, as described above.

5.10.2 Permanent Effects to EFH

Permanent effects to EFH are expected to be similar to permanent effects to critical habitat, as described above.

5.11 INTERRELATED AND INTERDEPENDENT PROJECTS

The Proposed Action includes the installation of a prefabricated floating dock, prefabricated gangway, a gangway landing on shore, and fifteen steel piles. There are no anticipated interrelated or interdependent projects associated with the Proposed Action. Therefore, all effects to federally listed species resulting from the development of the Proposed Action are considered in this BA.

5.12 CUMULATIVE EFFECTS

Cumulative effects as defined under the ESA include the effects of future State, local, or private actions that are reasonably certain to occur in the Action Area. Federal actions are not considered in the ESA cumulative effects analysis.

Any proposed development projects within the vicinity of the Action Area that are expected to affect the San Joaquin River in the future are likely to involve the USACE issuance of a Section 10 permit since the San Joaquin River is a navigable waterway subject to USACE jurisdiction. Therefore, these projects would likely involve federal actions with separate Section 7 consultations and would not be considered a cumulative effect under Section 7 of the ESA. However, an undetermined number of future projects near the Action Area that could alter the habitat for federally listed species could go forward without a Section 10 permit because impacts could be limited to upland habitat outside of the USACE jurisdiction. In the absence of a Section 10 or Section 404 permit or other federal action, projects would still require ESA take permits if the future Proposed Actions would result in take of any federally listed species.

Types of project activities that could potentially affect the San Joaquin River in the Action Area include but are not limited to: development activities adjacent to the San Joaquin River channel, flood control projects, and roadway and utility projects; additionally, regular application of herbicides/pesticides or vegetation management associated with levee repair and maintenance, as well as chemical runoff from adjacent land uses such as agriculture could also potentially affect the San Joaquin River. Herbicide or pesticide application could affect water quality within the Action Area and may negatively affect reproductive success or result in the mortality of species within the Action Area. Suitable spawning habitat may also be lost if excessive herbicide application results in loss of aquatic vegetation within shallow water habitat.

Other activities that may result in a cumulative effect to federally listed species include water diversions, introduction of exotic invasive aquatic species into suitable habitat, and increased wave action from boating activities, which degrade riparian and wetland habitats that are utilized by federally listed fish species.

6.0 CONCLUSIONS AND DETERMINATION OF EFFECT

The Proposed Action will result in the placement of a permanent structure within the San Joaquin River, which is designated as a navigable water, and the installation of an associated gangway and landing on the southern bank of the San Joaquin River. The dock and gangway will result in 6,596 square feet over the OHWM of the San Joaquin River, with a total footprint of 6,692 square feet. The Proposed Action will result in temporary and permanent effects on federally listed species and their habitat, as described

in Section 5.0. Proposed conservation and avoidance and minimization measures, as described in Section 2.5 of this BA, are expected to offset potential project-related adverse effects to EFH and designated critical habitat, and to avoid or minimize effects to federally listed species that may occur within the Action Area.

6.1 DETERMINATION OF EFFECT

6.1.1 Steelhead (California Central Valley DPS), Longfin smelt (San Francisco Bay-Delta DPS), and Green Sturgeon (Southern DPS)

The Proposed Action **may affect but is not likely to adversely affect** steelhead (California Central Valley DPS), longfin smelt (San Francisco Bay-Delta DPS), and green sturgeon (Southern DPS).

The Proposed Action is not likely to adversely affect, modify, or destroy designated critical habitat (if present) for these species within the Action Area. These species do not spawn in or near the Action Area and/or the June 1 through October 31 construction window will avoid the spawning season for these species. The Proposed Action will not adversely affect, modify, or destroy spawning habitat for these species. Adult or juvenile steelhead, longfin smelt, or green sturgeon may be present in the Action Area during construction. However, these species are expected to occur in deeper areas of the river or the main channel of the San Joaquin River outside of the Action Area and may avoid the Action Area entirely during pile driving activities if noise is sensed from a distance. Although it is not expected, if these species are present in the Action Area during pile driving, effects may occur if an individual fish is within the area of effect during pile driving. Due to the restriction of in-water construction activities to the June 1 through October 31 work window, minimizing the time spent in water, and implementing the avoidance and minimization measures described in Section 2.5, these effects are expected to be discountable. For all species, the Proposed Action is not expected to result in significant long-term effects to deep water habitat used by these species within the Action Area.

6.1.2 Giant Garter Snake and Northwestern Pond Turtle

The Proposed Action **may affect but is not likely to adversely affect** giant garter snake and northwestern pond turtle.

The Proposed Action is largely located in open water, which is generally unsuitable for these species. However, pile-driving activities, gangway landing construction, and vehicles/equipment associated with construction may affect individuals if they are present in the immediate area during construction, as described in Section 5.0. Due to the restriction of in-water construction activities to the June 1 through October 31 work window, minimizing the time spent in water, and implementing the avoidance and minimization measures described in Section 2.5, these effects are expected to be discountable.

6.1.3 Delta Smelt

Due to long-term shading effects associated with the placement of the new dock in shallow water habitat, the Proposed Action **may affect and is likely to adversely affect** delta smelt.

Some short-term effects to delta smelt would result during construction by potential acoustic effects during pile driving and a temporary increase in siltation during pile driving if delta smelt were present within the immediate area during these construction activities. However, individuals would be expected

to move away from the disturbance or avoid the area completely if noise is sensed from a distance. The Proposed Action would greatly reduce these potential short-term effects by timing construction to periods when delta smelt eggs, larvae, and juveniles are absent from the Action Area, and adults would be expected to be absent or present only in low numbers (August 1 through October 31).

Long-term effects on shallow water habitat may result from the placement of the new dock in shallow water habitat, which may negatively affect delta smelt through a reduction of aquatic vegetation under the dock due to shading effects and increased predation opportunities.

For all species, proposed avoidance and minimization measures will reduce the effects associated with the construction of the dock by avoiding important seasons for federally-listed fish that may occur within the Action Area, minimizing the duration of construction, and incorporating project design measures to minimize temporary and permanent direct effects to habitat through construction techniques, best management practices, and dock design. Temporary hydro-acoustic effects associated with pile driving are expected to be minimized by conducting this activity outside of the normal migration or spawning periods for listed fish species that may occur in the San Joaquin River, and by conducting this activity during the active season for GGS and northwestern pond turtle, and by minimizing the construction time and number of piles required to the minimum necessary for dock construction.

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Appendix A

USFWS Official Species List for the Action Area

United States Department of the Interior

FISH AND WILDLIFE SERVICE
San Francisco Bay-Delta Fish And Wildlife
650 Capitol Mall
Suite 8-300
Sacramento, CA 95814
Phone: (916) 930-5603 Fax: (916) 930-5654

In Reply Refer To:
Project Code: 2024-0130058
Project Name: Camp Gold Star

08/13/2024 21:56:56 UTC

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through IPaC by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at: https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see Migratory Bird Permit | What We Do | U.S. Fish & Wildlife Service (fws.gov).

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

San Francisco Bay-Delta Fish And Wildlife
650 Capitol Mall
Suite 8-300
Sacramento, CA 95814
(916) 930-5603

PROJECT SUMMARY

Project Code: 2024-0130058
Project Name: Camp Gold Star
Project Type: Boatlift/Boathouse/Dock/Pier/Piles - New Construction
Project Description: Private dock construction.
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@38.02495775,-121.47705499399295,14z



Counties: San Joaquin County, California

ENDANGERED SPECIES ACT SPECIES

There is a total of 12 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Riparian Brush Rabbit *Sylvilagus bachmani riparius* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6189	Endangered

REPTILES

NAME	STATUS
Giant Garter Snake *Thamnophis gigas* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4482	Threatened

AMPHIBIANS

NAME	STATUS
California Tiger Salamander *Ambystoma californiense* Population: U.S.A. (Central CA DPS) There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2076	Threatened
Western Spadefoot *Spea hammondii* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5425	Proposed Threatened

FISHES

NAME	STATUS
Delta Smelt *Hypomesus transpacificus* There is **final** critical habitat for this species. Your location overlaps the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/321	Threatened
Longfin Smelt *Spirinchus thaleichthys* Population: San Francisco Bay-Delta DPS No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9011	Endangered
Longfin Smelt *Spirinchus thaleichthys* Population: San Francisco Bay-Delta DPS No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9011	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

NAME	STATUS
Valley Elderberry Longhorn Beetle *Desmocerus californicus dimorphus* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/7850	Threatened

CRUSTACEANS

NAME	STATUS
Vernal Pool Fairy Shrimp *Branchinecta lynchi* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/498	Threatened
Vernal Pool Tadpole Shrimp *Lepidurus packardi* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2246	Endangered

FLOWERING PLANTS

NAME	STATUS
Large-flowered Fiddleneck *Amsinckia grandiflora* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5558	Endangered

CRITICAL HABITATS

There is 1 critical habitat wholly or partially within your project area under this office's jurisdiction.

NAME	STATUS
Delta Smelt *Hypomesus transpacificus* https://ecos.fws.gov/ecp/species/321#crithab	Final

IPAC USER CONTACT INFORMATION

Agency:	HELIX Environmental Planning Inc.
Name:	Christine Gonzalez
Address:	1677 Eureka Road Suite 100
Address Line 2:	Suite 100
City:	Roseville
State:	CA
Zip:	95661
Email	christineh@helixepi.com
Phone:	9164351202

Appendix B

NOAA Fisheries Species List for the Action Area

Species Directory

All Species | ESA Threatened & Endangered | Marine Mammals | Sustainable Seafood

ESA Threatened & Endangered

NOAA Fisheries has jurisdiction over 165 endangered and threatened marine species (80 endangered; 85 threatened), including 66 foreign species (40 endangered; 26 threatened).

Additional species are currently under review or have been proposed for Endangered Species Act listing: 1 petitioned species awaiting a 90-day finding, 9 candidate species for ESA listing, 11 proposed species for ESA listing.

In the table below, the Region column shows if the species can be found in a NOAA Fisheries region. If the species occurs only in areas beyond the U.S. exclusive economic zone and territorial waters, the region is labeled as Foreign.

Species Name

Species Category

Fish & Sharks

Protected Status

All

Region

West Coast

Display

25 Display All

Species Name ▼	Species Category	Listed Entity	Protected Status	Year Listed	Recovery Plan	Critical Habitat	Region
Bocaccio (Protected) *Sebastes paucispinis* Also Known As Bocaccio, Rock Salmon, Salmon Rockfish, Pacific Red Snapper, Pacific Snapper, Oregon Red Snapper, Oregon Snapper, Longjaw, Merou, Jack, Snapper, Rock Cod, Rockfish	**SPECIES CATEGORY** Fish - Groundfish - Protected Fish	Puget Sound/Georgia Basin DPS	ESA Endangered	2010	Final	FInal	Alaska West Coast
Chinook Salmon (Protected) *Oncorhynchus tshawytscha*	**SPECIES CATEGORY** Fish - Protected Fish	Sacramento River winter-run	ESA Endangered	1994	Final	Final	Alaska West Coast
		Upper Columbia River spring-run	ESA Endangered	1999	Final	Final	Alaska West Coast
		California coastal	ESA Threatened	1999	Final	Final	Alaska West Coast
		Central Valley spring-run	ESA Threatened	1999	Final	Final	Alaska West Coast
		Lower Columbia River	ESA Threatened	1999	Final	Final	Alaska West Coast
		Puget Sound	ESA Threatened	1999	Final	Final	Alaska West Coast

Species Name ▼	Species Category	Listed Entity	Protected Status	Year Listed	Recovery Plan	Critical Habitat	Region
		Snake River fall-run	ESA Threatened	1992	Final	Final	Alaska West Coast
		Snake River spring/summer-run	ESA Threatened	1992	Final	Final	Alaska West Coast
		Upper Willamette River	ESA Threatened	2005	Final	Final	Alaska West Coast
		Central Valley spring-run in the San Joaquin River XN	ESA Experimental Population	---	---	---	Alaska West Coast
		Upper Columbia River spring-run in the Okanogan River subbasin XN	ESA Experimental Population	---	---	---	Alaska West Coast
		Central Valley spring-run XN Shasta	ESA Experimental Population	---	---	---	West Coast
		Sacramento winter-run XN Shasta	ESA Experimental Population	---	---	---	West Coast
		Central Valley spring-run XN Yuba	ESA Experimental Population	---	---	---	West Coast
		Upper Klamath-Trinity River	ESA Candidate	---	---	---	Alaska West Coast
		Oregon Coast	ESA Candidate	---	---	---	West Coast
		Southern Oregon and Northern	ESA Candidate	---	---	---	West Coast

Species Name ▼	Species Category	Listed Entity	Protected Status	Year Listed	Recovery Plan	Critical Habitat	Region
		California Coastal					
Chum Salmon (Protected) *Oncorhynchus keta*	**SPECIES CATEGORY** Fish - Protected Fish	Columbia River ESU	ESA Threatened	1999	Final	Final	Alaska West Coast
		Hood Canal summer-run ESU	ESA Threatened	1999	Final	Final	Alaska West Coast
Coho Salmon (Protected) *Oncorhynchus kisutch*	**SPECIES CATEGORY** Fish - Protected Fish	Central California Coast ESU	ESA Endangered	2005; 1996 (original)	Final	Final	Alaska West Coast
		Lower Columbia River ESU	ESA Threatened	2005	Final	Final	Alaska West Coast
		Oregon coast ESU	ESA Threatened	2008	Final	Final	Alaska West Coast
		Southern Oregon & Northern California coasts ESU	ESA Threatened	1997	Final	Final	Alaska West Coast
Eulachon *Thaleichthys pacificus*	**SPECIES CATEGORY** Fish - Protected Fish	Southern DPS	ESA Threatened	2010	Final	Final	Alaska West Coast
Green Sturgeon *Acipenser medirostris*	**SPECIES CATEGORY** Fish - Protected Fish	Southern DPS	ESA Threatened	2006	Final	Final	Alaska West Coast
Oceanic Whitetip Shark *Carcharhinus longimanus*	**SPECIES CATEGORY** Fish - Highly Migratory Fish	Species	ESA Threatened	2018	Under Development	Not Prudent	New England/Mid-Atlantic Pacific Islands Southeast West Coast

Species Name ▼	Species Category	Listed Entity	Protected Status	Year Listed	Recovery Plan	Critical Habitat	Region
	- Protected Fish - Sharks						
Scalloped Hammerhead Shark *Sphyrna lewini*	**SPECIES CATEGORY** Fish - Highly Migratory Fish - Protected Fish - Sharks	Eastern Pacific DPS	ESA Endangered	2014	---	No	West Coast
		Eastern Atlantic DPS	ESA Endangered - Foreign	2014	---	---	Foreign
		Central & Southwest Atlantic DPS	ESA Threatened	2014	---	No	Southeast
		Indo-West Pacific DPS	ESA Threatened	2014	---	No	Pacific Islands
Sockeye Salmon (Protected) *Oncorhynchus nerka*	**SPECIES CATEGORY** Fish - Protected Fish	Snake River ESU	ESA Endangered	1991	Final	Final	Alaska West Coast
		Ozette Lake ESU	ESA Threatened	1999	Final	Final	Alaska West Coast
Steelhead Trout *Oncorhynchus mykiss*	**SPECIES CATEGORY** Fish - Protected Fish	Southern California DPS	ESA Endangered	1997	Final	Final	Alaska West Coast
		California Central Valley DPS	ESA Threatened	1998	Final	Final	Alaska West Coast
		Central California Coast DPS	ESA Threatened	1997	Final	Final	Alaska West Coast
		Lower Columbia River DPS	ESA Threatened	1998	Final	Final	Alaska West Coast
		Middle Columbia River	ESA Threatened	1999	Final	Final	Alaska West Coast
		Northern California DPS	ESA Threatened	2000	Final	Final	Alaska West Coast

Species Name ▼	Species Category	Listed Entity	Protected Status	Year Listed	Recovery Plan	Critical Habitat	Region
		Puget Sound DPS	ESA Threatened	2007	Final	Final	Alaska West Coast
		Snake River Basin DPS	ESA Threatened	2006	Final	Final	Alaska West Coast
		South-Central California Coast DPS	ESA Threatened	1997	Final	Final	Alaska West Coast
		Upper Columbia River DPS	ESA Threatened	2006; 1997 (original)	Final	Final	Alaska West Coast
		Upper Willamette River DPS	ESA Threatened	1999	Final	Final	Alaska West Coast
		Middle Columbia River XN	ESA Experimental Population	---	---	---	Alaska West Coast
		Olympic Peninsula DPS	ESA Candidate	---	---	---	West Coast
Yelloweye Rockfish *Sebastes ruberrimus*	**SPECIES CATEGORY** Fish - Protected Fish	Puget Sound/ Georgia Basin DPS	ESA Threatened	2010	Final	Final	Alaska West Coast

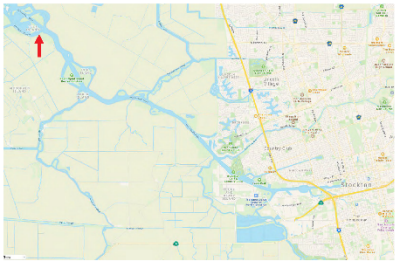
Appendix C

Proposed Action

CAMP GOLD STAR FLOATING DOCK INSTALLATION

4103 N ZUCKERMAN RD, STOCKTON, CA 95206
MACDONALD ISLAND

LOCATION MAP



4103 N ZUCKERMAN RD, STOCKTON, CA 95206

NOTES

SITE INFORMATION

Owner/Applicant
Project Name: Camp Gold Star Floating Dock Installation
Applicant Name: Travis Morgan, Camp Gold Star, LLC
Mailing Address: 17900 Riverside Road, Lockeford, CA 95237
Phone: 925.787.2162
E-Mail: address.cold@yahoo.com
Relationship of applicant to property: CEO/Owner - Camp Gold Star

Location
Site Address: 4 100 N Zuckerman Rd, Stockton , CA 95206 (Macdonald Island)
Cross Roads: Twin Cities Road and Zuckerman Road
County: San Joaquin
APN: 159-050-14
Lat/Longitude: 38 ° 10.3975 ' N / -121° 28'50.35 W
(NAD Datum: North American, 1983)
Township: Section 18, Township 2 North, Range 5 East
Direction: Mount Diablo

Directions
From Sacramento, Follow I-5 S to Stockton. Take exit 449 onto CA-477/Navy Drive/Port Way. Turn right onto Navy Drive/Port Way. Turn right at the 1st intersection. Turn left, crossing the bridge. Turn right on to N Zuckerman Rd. Continue on Zuckerman until it ends. The dock and Floating Guest Dock are on the right.

Existing Site Conditions
The site is on 93 acres of undeveloped land. There is currently no structures on or adjacent to the property. The purpose of the property is for a resort and marina. The parcel was drafted in 1972, notes the intended use of the property includes a marina.

Boundary
The proposed location would be both, at approximately +/- 9.5 ft. The proposed dock would be floating, and subject to tidal and flood zone. Under normal conditions, the dock would float above +7 ft.

Property Use
The property is zoned AG-51.

Vegetation
Sparse vegetation is located at the location for the docking. A qualified Biological Assessment will detail vegetation.

PROPOSED ACTION

The Proposed Action is limited to the following items:

1) Docks: Floating docks installed with anchors at 35,042, 43,192, and 51,342. Docks include a entrance floats with 8 GSP anchors and 4 GC sleeves. The dock will be adjacent, in relation to and to the adjacent public access road. Docks will extend from the main dock floats from the river. The dock sections will then be towed into position with a small boat. The dock sections will be assembled, together with hand tools.

2) Gangway: Gangway and ramp located at a minimum of one 40ft gangway at 4'-0" (122 inch), aluminum truss style handrail, access will be 36 inches (for ADA access), non-skid aluminum tread decking. The gangway will be mounted near shore and decreased to the side, along with the dock sections.

3) Pile: Installation: include (12) new piles. A barge mounted crane will be used to install the piles. The pile locations are 12" diameter SCH 40. The piles will be used to anchor the floating dock.

4) Landing: A 20 inch, 5' (12 inch), landing, made of concrete with 'cleat' will be installed to anchor the gangway to shore. There are no plans at the time for lighting. Location: TBD. As such there will be no additional lighting.

5) Utilities: (2) utility pedestals with 30 A 50 AMP on each side, water hose bib, night lights on power pedestals. Fire fighting hose connection/fire extinguishers with parking lot lights.

6) Aluminum Railing: 36" H of aluminum railing on floating docks. Includes 2x2 aluminum posts, and top rail, 1/4" x 4" bar plate, 1/4" SCH. 40 guard rails with top rail 1/4" x 2" top rail.

Type of Attachment
The floating docks made with concrete encapsulated floats, HDG steel fingerpost, and HDPE surfaces. The docks are slow. The gangway made from marine grade aluminum.

Equipment and Machinery
The site will be restricted with barge mounted crane. The pile installation will utilize a barge hammer at 3,600 pounds or smaller, and will use a vibration hydraulic dock between hammer and pile. The intended barge size is 30'0"x80'. The boom length is 85'. The Barge Mounted Crane will be in the river 1 week. The range is intended to be anchored in place at anywhere in an 85' at center depth. The dock will be delivered in section or dock to the adjacent site. A crane will assist the dock sections from the trailer and launch into the river. The dock sections will then be towed into position with a small boat. The dock sections will be assembled, together with hand tools.

Staging Area
The Applicant cannot secure property will serve as a staging area for equipment, work trucks and hand tools.

Excavation or Dredging
No excavation or dredging is included in the proposed work scope.

Concrete
No concrete is to be poured into the waters. The concrete floats are floation-ed and cured before being placed into the water.

Lighting/Utilities
(2) new electrical pedestals for dock will include (2) power pedestals, with 30 & 50 AMP receptacles, water hose bib, night lights on one Pedestal, and Blue. The lighting here outlined in this section will be located per dock.

Septic System
No septic system work is included in the work scope. The adjacent resort has no connection will be made to septic systems, but will pursue access for water.

Drainage Plan
As the installation is both one 'vessel' as a docking plan is included.

Dewatering
No dewatering is to be required.

Expected life of the New Facilities
The expected life of the new facilities are 25-35 years.

Purpose of Proposed Project
The purpose for the dock is to provide recreational access to the water for the guests of Camp Gold Star. The Camp Gold Star plans to be developed a Resort with approximately 200 tent and cabins. Each of the 25 cabins will be individually accessed by a 36 foot long ramp and foundation, not connected to the dock. The Gold Star family (LLC) owns the adjacent property and will reside on the property. The property is zoned AG-51, and the proposed dock and boat ramp will be used by the resort guests and those living on the property. Each cabin will have a dock, and will have a dock, for water access. The dock will serve only during the daylight hours.

Type of Proposed Use
CGS will be used only dedicated to temporary outdoor, overnight leisure / recreation. Those leisure will include the following activity: Hiking, Horseback Riding, Canoe, Kayaking, Boat Rental, and Water Activities. Each of the 25 cabins will be individually accessed by a 36 foot long ramp and foundation, not connected to the dock. The Gold Star family (LLC) owns the adjacent property and will reside on the property. The property is zoned AG-51, and the proposed dock and boat ramp will be used by the resort guests and those living on the property. Each cabin will have a dock, and will have a dock, for water access. The dock will serve only during the daylight hours.

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Seasons for Recharge
Fill materials into the river include the floating dock, gangway, and piles. The dock and piles will be placed in the water body permanently as per the Army Corps Permit. The gangway will be permanently installed as part of the float. The floating dock is made with a concrete encapsulated floats and HDPE sections. The entire part of the floating dock that will have direct contact with the water body is the concrete encapsulated floats. The piles are steel.

Construction Timing
Dock installation will commence upon receipt of approvals, authorizations, and certifications of all necessary permits, entitlements. And permits will not occur sooner. Work period dates is projected to take 10 work days to complete and would occur summer. Work in the river would occur between June 1 and October 31. The Applicant would like to place activities before June 2025-2026, depending on approvals. The vessels will not be out of water.

IMPACTS

Action Area
The area of direct effects is approximately 15 acres in size. This includes the placement of the dock sections and gangway.

Temporary Impacts
Temporary impacts would occur via temporary loss of habitat and/or water during construction, water column increase in sediment transport, change in turbidity, disruption or mortality to fish, reptiles, amphibians, wildlife, change in number of predatory bird, riparian, or birds.

The piles will be installed with barge mounted crane, onsite for 1 week. The intended barge size is 30'W x80', (2400 sq.ft.). The barge is intended to be anchored in place at anywhere with a 85' at center depth. A small 85' motor boat to tow the dock sections into position.

Permanent Impacts
The proposed dock and gangway will cause permanent shading to the aquatic habitat.

Dimensions of the Modifications

Proposed Docks:	Main Float Dock at 8'W x 450'L x 1'D, Secondary Float Dock, 8'W x 122'L x 1'D, Lead Ligt Dock at 10'W x 20'L x 10'D, 6,500 SQFT, over all W
Proposed Gangway:	4'W x 80'L x 4'H, 320 SQFT, over all W, 6,645 SQFT, total
Proposed Landing:	4'W x 20'L x 1'H, 12 SQFT, total
Proposed Piles:	12 pc 48" - 3' diameter
Total Project Area	6,645 SQFT, over all W, 6,657 SQFT, total

Introduction on fill
Amount of total fill: 6,645 SQFT.
Amount of fill below the ordinary high water mark: 6,645 SQFT. 1.5 acres
Area to be covered with concrete: 6,657 SQFT.
Area to be covered with floating fill: 6,500 SQFT.
Area to be covered with pile supporter fill: 145 SQFT.
Area to be covered with cantilevered: 12 SQ FT.
Type of fill: Permanent, concrete, floating dock, cantilevered surfaces, pile. Color: cement float material color with other 3 floater yards
Material source: Construction materials

Species List
Proposed Action could potentially affect the federally-listed species including: Chinook salmon - Central Valley spring-run evolutionarily significant unit, Chinook salmon - Sacramento River winter-run evolutionarily significant unit, Central California coast steelhead - Central California coast distinct population segment (DPS), delta smelt - threatened, and green sturgeon - Southern distinct population segment (DPS), and the DPS.

AVOIDANCE OF IMPACTS

The following measures are Best Management Practices measures to mitigate impacts, to water and the installation, work period, wildlife protection, erosion, material handling, hazardous materials, and spills.

DRAWN BY
JOSH PETERSON, MID-CAL CONSTRUCTION
LIC. A 280277 • PH. 209-832-4400

CAMP GOLD STAR FLOATING DOCK INSTALLATION
4103 N ZUCKERMAN RD, STOCKTON, CA 95206

DATE
8/14/24

JOB # 223407

SHEET
1

CAMP GOLD STAR FLOATING DOCK INSTALLATION

4103 N ZUCKERMAN RD, STOCKTON, CA 95206
MACDONALD ISLAND

NOTES CONTINUED

Installation Width

Dock Installation
The dock will be primarily affected with the installation of the dock and piles. Impacts to water quality will be limited to the duration of installation time on the water and activities of work boats. No dock servicing is necessary for construction. The dock design will allow for minimal maintenance or disturbance.

- Dock will be placed in surface-to-deep water for the use or product, dredging, install gravel bags, and avoid disturbance of submerged aquatic vegetation.
- Overwater structures will use the lowest number of piles or pilings to the minimum footprint of the structure to minimize pile shading, reference necessary impacts and avoidance.
- Pilings will be spaced at least 12 feet apart as far as to minimize shading.
- Floating, decking or boarding, preservative applications will be conformed over the water, coal tarps, cement, plastic barrels or similar will be used to not to contaminate or, or areas.

Pile Driving Installation

- The steep hammer will be 3,000 pounds or less.
- The noise shall be will be max. 97 decibels (dB) for an ambient distance of 10 meters.
- The maximum number of piles will be used to install is 4 piles in the dock impact area (this number the locations) the acoustic effects associated with pile driving.
- The driving will utilize cushions to mitigate negative impacts to water quality.
- The driving will utilize wooden cushion blocks to minimize acoustic impacts.
- The drivers will cease only during daylight hours and/or (adj) will cease at low energy levels and reduced impact frequency. At this energy and frequency will be gradually increased until necessary but these adjustments are achieved.

WILDLIFE PROTECTION AND PREVENTION

Note: Special State Wildlife Species Encountered During Project Work
If any special-status wildlife species are encountered during the project work, it will be reported to the California Department of Fish and Wildlife (CDFW). The project will cease work for the duration of the animal's presence and may not be allowed to resume until the animal has left the work area on its own accord. Project personnel shall not harass, kill, or capture any special-status species. Should any encountered wildlife species be observed in the work area, the biologist's actions, the Project will cease.

Habitat Protection
Disturbance and removal of all vegetation on the Site will not exceed the minimum necessary to complete the installation.

Tree Removal
No tree or shade removal will be required for the proposed location.

Project Work Period
Work will be conducted during daylight hours only. Construction will occur between June 1 and October 31.

Noise Reduction/Minimization
When the dock pilings are utilized, noise will be limited to 199 decibels (dB) or less at an estimated distance of 10 meters. A minimum number of piles will be used to support the dock structure. Once piles are driven into the substrate, a cushion will be added to reduce negative impacts to water quality. The driving will occur only during the daylight hours.

Wildlife Protection Actions
Activities and of each work day, all trenches and holes greater than one foot deep will be covered, or have one wildlife-friendly ramp. When trenches cannot be fully covered, an escape ramp will be placed at each end of any trench created open trench activities shall be covered or have escape ramps in the trench to allow for safe exit.

Any ramp will be constructed with sloped backing or other materials. Plywood that is placed at a 45° angle not greater than 30 degrees. Daily before construction begins, a construction biologist or trained monitor familiar with the species identified during the site visit to inspect the site for wildlife before the start of any activities. If found, capture, avoid, or monitor.

Prevention Actions
All trash, waste, and other personnel-related equipment will be inspected daily in the morning before construction begins for the potential presence of common wildlife species-specific status which species.

To ensure the Site does not attract additional common and non-native wildlife species during construction, all food, trash, materials, and wildlife remains will be removed daily by workers before work begins at the Site.

In addition, all holes, holes, or similar steep-sided holes more than 12 inches in diameter will be closed or covered at the end of each work day to prevent wildlife entry.

Erosion And Sediment Control
Other BMPs that will be employed during the Project will include those required to maintain erosion control. For example, as an erosion control action, straw "wattles" will be allowed to occur on the river. The installation of silt curtains to contain the placement of riprap will be throughout areas of the Site where potential for runoff could occur during Project activities or if rain events occur.

Dock Installation Designed To Prevent Erosion Runoff Into The River

The dock structure will be pre-manufactured to reduce the amount of installation time on the river and area of impact to water quality. No development work necessary for construction, as no new BMP will occur in the river.

Project Work Period
Work will be conducted in daylight hours only. Construction will occur between June 1 and October 31.

Noise Reduction/Minimization
When the dock pilings are utilized, noise will be limited to 199 decibels (dB) or less at an estimated distance of 10 meters. A minimum number of piles will be used to support the dock structure. Once piles are driven into the substrate, a cushion will be added to reduce negative impacts to water quality. The driving will occur only during the daylight hours.

MATERIAL HANDLING, DEBRIS, AND WASTE

Stockpiled Materials
Building materials/ erosion construction containment shall not be stockpiled or stored where they may be washed into the water or moved against or riparian vegetation. Stockpiles will be covered when not in use to contain.

No Dumping
All workers will not dump any litter or construction debris within the stream, or where it may pass into the river.

Pick Up Debris
All debris and waste will be picked up daily.

Wash Water
Water containing mud, silt, or other pollutants from equipment washing or other activities will not be allowed to enter a lake or flowing stream or placed in locations that may be subjected to high storm flows.

Hazardous Materials
Debris, soil, silt, bark, slash, sawdust, rubber, concrete lines and wood, raw cement/lime concrete or mortar, petroleum products, asphalt, paint or other coating materials, or another portion, or products, or a system is prevented which could be hazardous to aquatic life, wildlife, or riparian or habitat resulting from project activities shall not be allowed to enter into or be placed where it may be washed by rainfall or runoff into waters of the State. Trash shall be picked.

SPILLS AND EMERGENCIES

Spill Avoidance
Refueling, fueling or touch up preservative applications must be performed over the water, then barge, trailer, plastic tarp or similar devices will be used to capture drips, spills or chips.

Spill Kit
Absorbent materials designed for spill containment water versus activities will be on site for each on an individual spill. The 'on' location the work site, a field personnel shall know the location of spill kits and connected to their appropriate use.

Spill of Material Deleterious to Fish and Wildlife
In the event of a harmful or material spill into a stream, the Caltrans Office of Emergency Services Duty Officer Center shall immediately notify me by calling 1 800 852 7550 and immediately contact me by telephone at (209) 852 7388 and immediately contact me by email at (916) 653-9609 and (916) 653-4135. All reasonable means and methods to contain document, mitigate for the impacts and affected areas including photographic documentation of affected areas, material lists and wildlife.

CONSTRUCTION NOTES

- All construction shall comply with the 2013 CBC and all State and local codes.
- All attached aluminum shapes to be type 6061-T6.
- All steel shall conform to ASTM A36 and be shipped with mill certification to ASTM A123.
- All bolts, nuts, and washers shall conform to ASTM A276, type 316 SS. All bolts, washers and nuts to ASTM F593.
- Fabrication shall be in accordance with the AA specifications for aluminum structures, latest edition and the AWS using filler alloy 5356.
- Welding: welders or welding operators shall be qualified in accordance with ANSI/AWS D1.1 and ANSI/AWS D1.2.
- Dissimilar metals between aluminum and other dissimilar metals will be avoided by using 1/8" thick EPDM gaskets.
- Lifting lug: holes or weight shown (where applicable) will be required for spreader and gantry as wheels.
- Concrete shall possess a class 'A' 7 day psi.

PHOTOS



FROM SITE, FACING NORTH



FROM SITE, FACING EAST

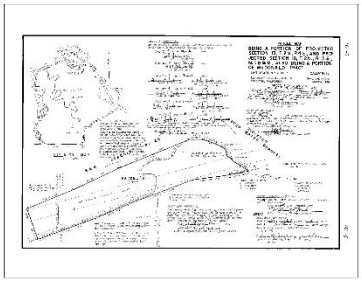


FROM SITE, FACING WEST

AERIAL SIMULATION



ASSESSORS MAP



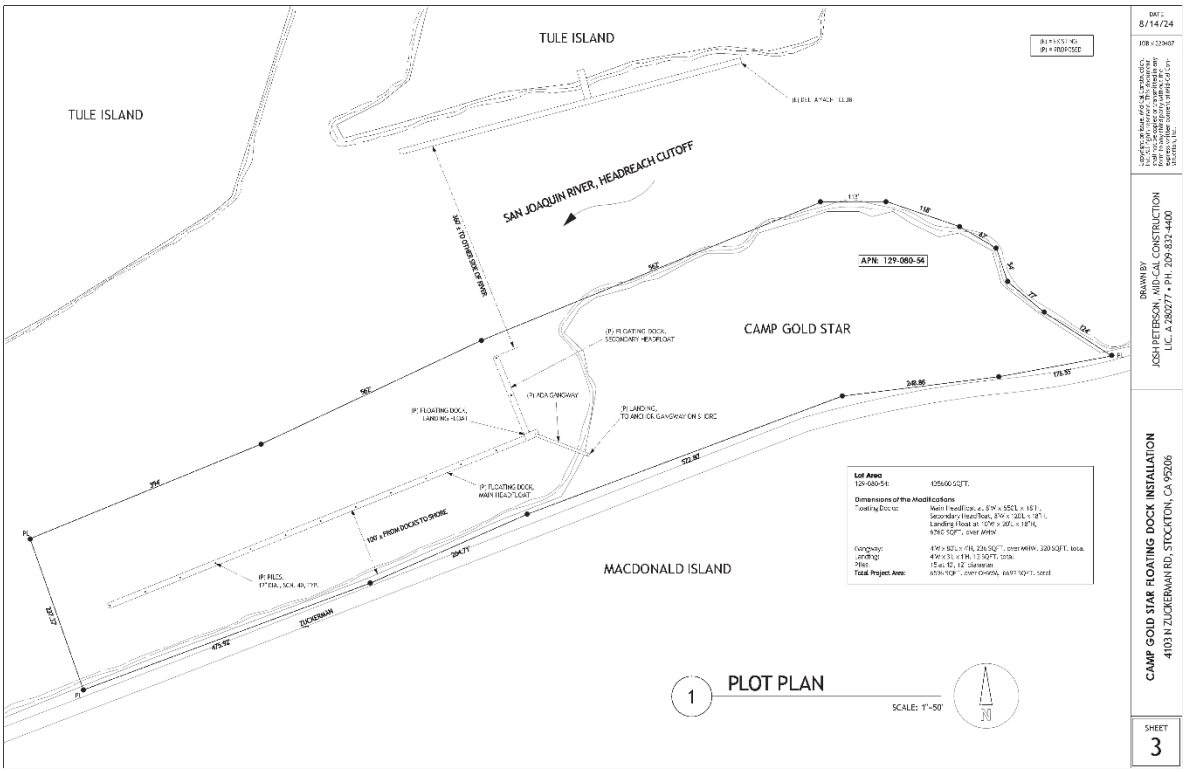
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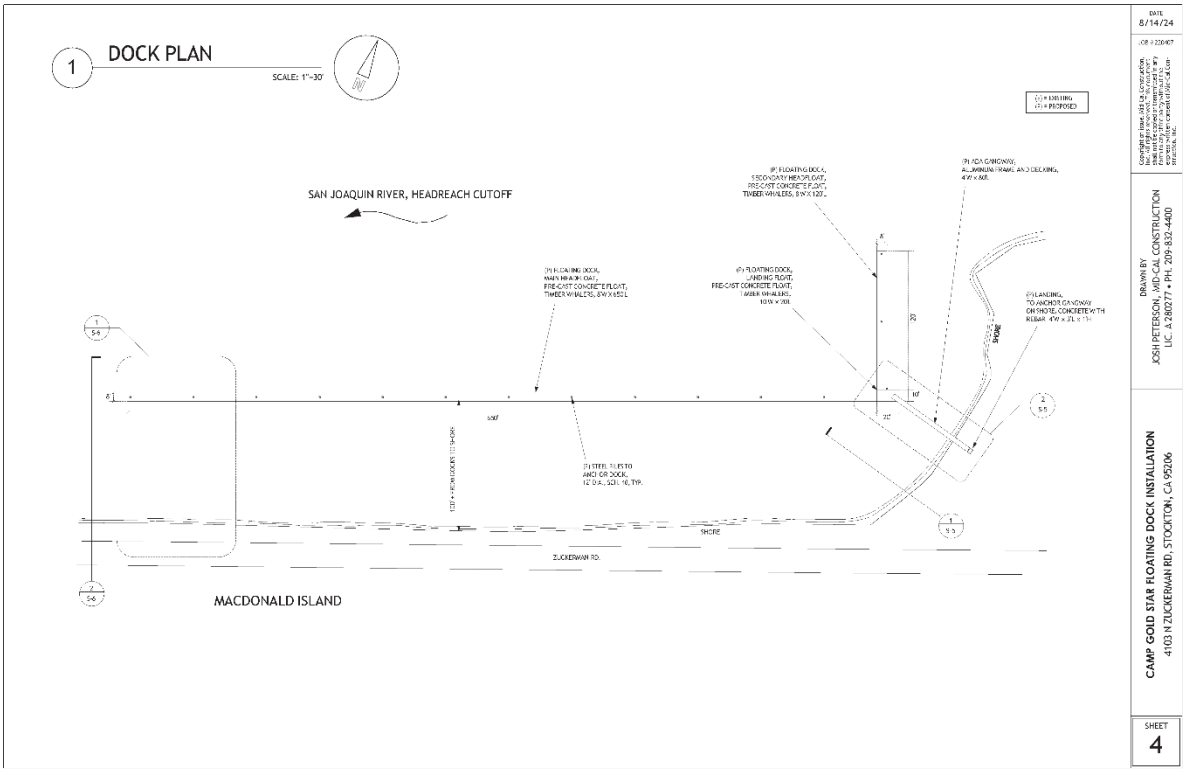
CAMP GOLD STAR FLOATING DOCK INSTALLATION
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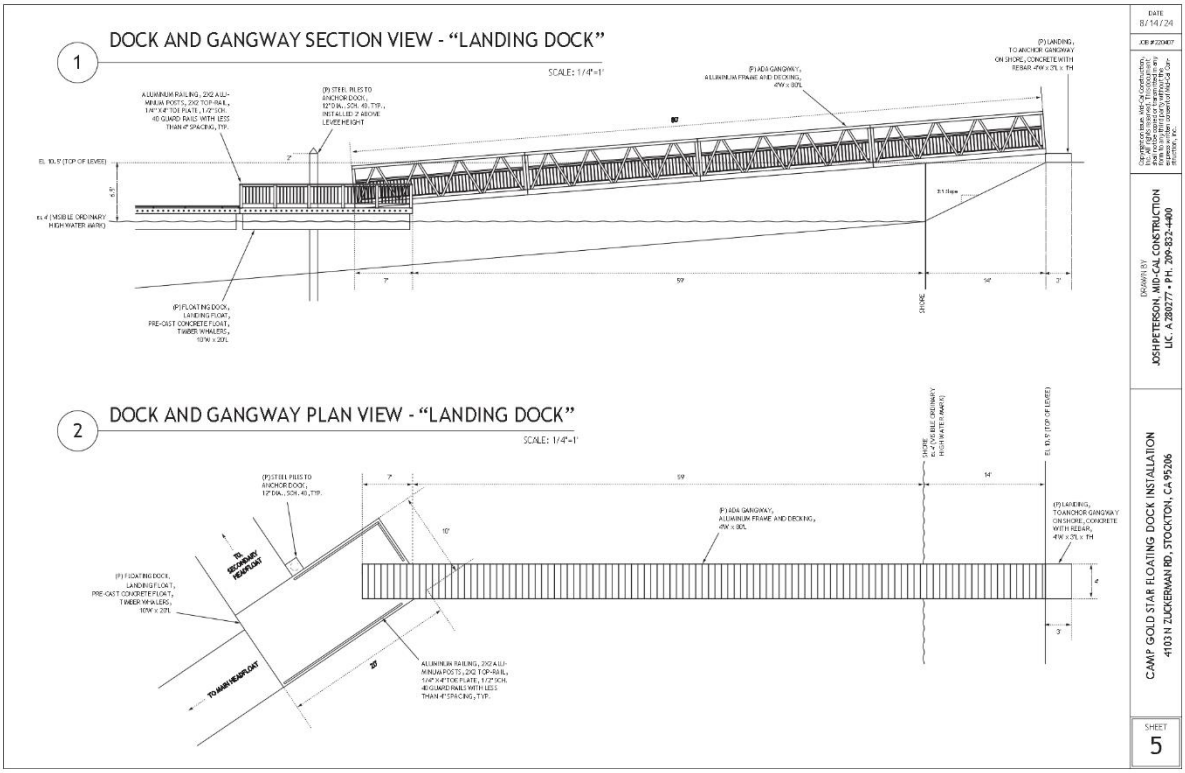
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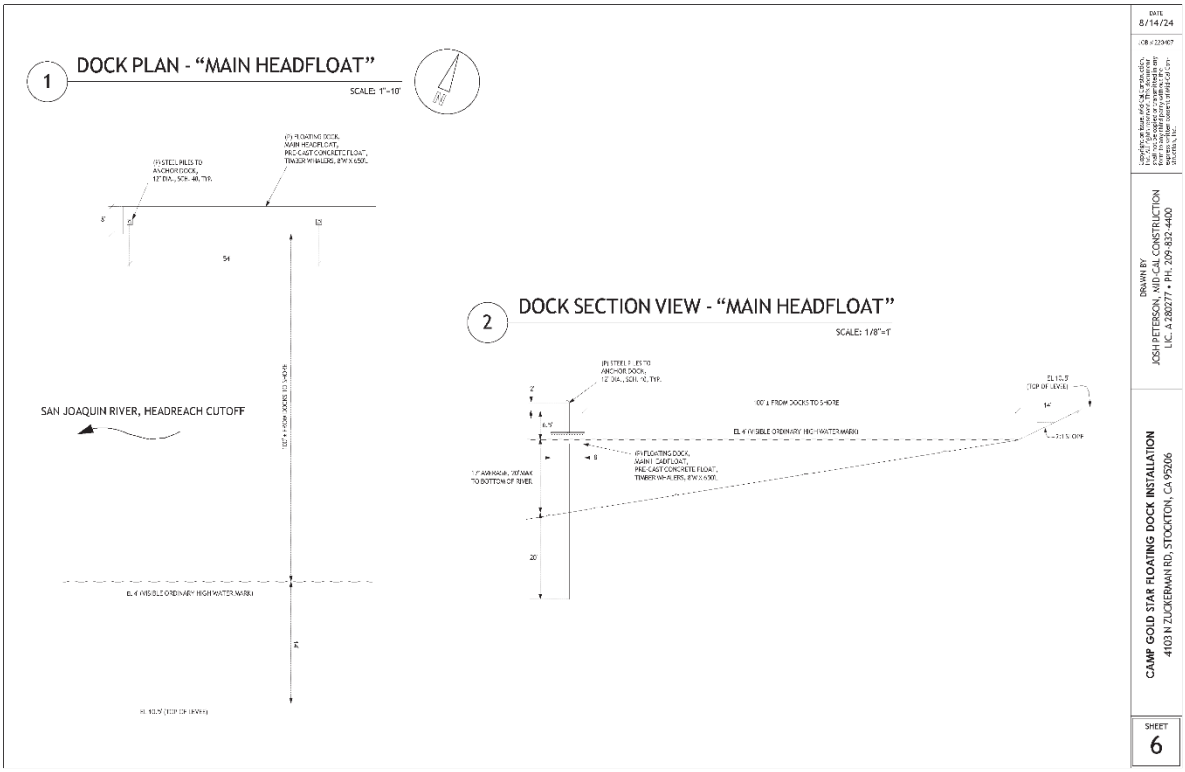
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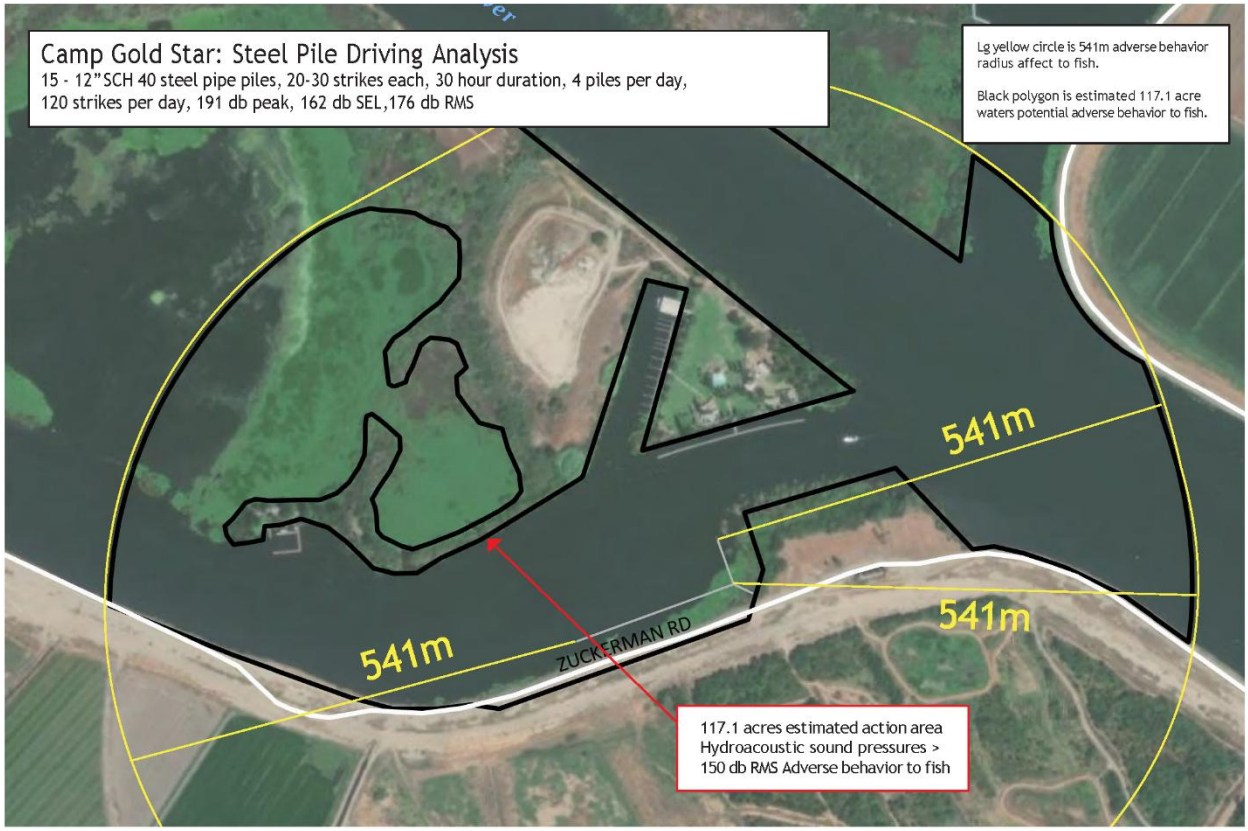
SHEET
2


TULE ISLAND
TULE ISLAND
SAN JOAQUIN RIVER, HEADREACH CUTOFF
APN: 129-080-54
CAMP GOLD STAR
(P) FLOATING DOCK, SECONDARY HEADFLOAT
(P) ADA GANGWAY
(P) FLOATING DOCK, LANDING FLOAT
(P) LANDING, TO ANCHOR GANGWAY ON S. SIDE
(P) FLOATING DOCK, MAIN HEADFLOAT
100' ± FROM DOCKS TO SHORE
(P) PILES, 12" DIA., SCH. 40, TYP.
ZUCKERMAN
MACDONALD ISLAND
Lot Area
129-080-54: 125600 SQFT.
Dimensions of the Modifications
Floating Docks: Main Headfloat, ± 8'W x 550'L ± 16'T.; Secondary HeadFloat, 8'W x 120'L ± 18"T.; Landing Float at 10'W x 20'L ± 18"T.; 6760 SQFT., over MHW
Gangway: 4'W x 60'L ± 4'H, 236 SQFT., over MHW, 320 SQFT. total.
Landings: 4'W x 3'L x 1'H, 12 SQFT. total.
Piles: 15 ea. 12" Diameter
Total Project Area: 6596 SQFT., over OHWM, 6697 SQFT. total
1 PLOT PLAN
SCALE: 1"=50'
N
DATE 8/14/24
JOB # 220407
DRAWN BY JOSH PETERSON, MID-CAL CONSTRUCTION LIC. A 280277 • PH. 209-832-4400
CAMP GOLD STAR FLOATING DOCK INSTALLATION 4103 N ZUCKERMAN RD, STOCKTON, CA 95206
SHEET 3


1 DOCK PLAN
SCALE: 1"=30'
SAN JOAQUIN RIVER, HEADREACH CUTOFF
(P) FLOATING DOCK, SECONDARY HEADFLOAT, PRE-CAST CONCRETE FLOAT, TIMBER WHALERS, 8'W X 120'L
(P) ADA GANGWAY, ALUMINUM FRAME AND DECKING, 4'W x 60'L
(P) FLOATING DOCK, MAIN HEADFLOAT, PRE-CAST CONCRETE FLOAT, TIMBER WHALERS, 8'W X 550'L
(P) FLOATING DOCK, LANDING FLOAT, PRE-CAST CONCRETE FLOAT, TIMBER WHALERS, 10'W x 20'L
(P) LANDING, TO ANCHOR GANGWAY ON SHORE, CONCRETE W/ TH REBAR 4'W x 3'L x 1'H
SHORE
(P) STEEL PILES TO ANCHOR DOCK, 12" DIA., SCH. 40, TYP.
100' ± FROM DOCKS TO SHORE
ZUCKERMAN RD.
MACDONALD ISLAND
DATE 8/14/24
JOB # 220407
DRAWN BY JOSH PETERSON, MID-CAL CONSTRUCTION LIC. A 280277 • PH. 209-832-4400
CAMP GOLD STAR FLOATING DOCK INSTALLATION 4103 N ZUCKERMAN RD, STOCKTON, CA 95206
SHEET 4


1
DOCK AND GANGWAY SECTION VIEW - "LANDING DOCK"
SCALE: 1/4"=1'
(P) LANDING, TO ANCHOR GANGWAY ON SHORE, CONCRETE WITH REBAR 4'W x 3'L x 1'H
(P) ADA GANGWAY, ALUMINUM FRAME AND DECKING, 4'W x 80'L
ALUMINUM RAILING, 2X2 ALUMINUM POSTS, 2X2 TOP RAIL, 1/4"X4" TOE PLATE, 1/2" SCH. 40 GUARD RAILS WITH LESS THAN 4" SPACING, TYP.
(P) STEEL PILES TO ANCHOR DOCK, 12"DIA., SCH. 40, TYP., INSTALLED 2' ABOVE LEVEE HEIGHT
EL 10.5' (TOP OF LEVEE)
EL 4' (VISIBLE ORDINARY HIGH WATER MARK)
(P) FLOATING DOCK, LANDING FLOAT, PRE-CAST CONCRETE FLOAT, TIMBER WHALERS, 10'W x 20'L
SHORE
2
DOCK AND GANGWAY PLAN VIEW - "LANDING DOCK"
SCALE: 1/4"=1'
(P) STEEL PILES TO ANCHOR DOCK, 12"DIA., SCH. 40, TYP.
(P) ADA GANGWAY, ALUMINUM FRAME AND DECKING, 4'W x 80'L
(P) LANDING, TO ANCHOR GANGWAY ON SHORE, CONCRETE WITH REBAR, 4'W x 3'L x 1'H
(P) FLOATING DOCK, LANDING FLOAT, PRE-CAST CONCRETE FLOAT, TIMBER WHALERS, 10'W x 20'L
TO MAIN HEADFLOAT
ALUMINUM RAILING, 2X2 ALUMINUM POSTS, 2X2 TOP RAIL, 1/4"X4" TOE PLATE, 1/2" SCH. 40 GUARD RAILS WITH LESS THAN 4" SPACING, TYP.
DATE 8/14/24
JOB # 220407
DRAWN BY JOSH PETERSON, MID-CAL CONSTRUCTION LIC. A 280277 • PH. 209-832-4400
CAMP GOLD STAR FLOATING DOCK INSTALLATION 4103 N ZUCKERMAN RD, STOCKTON, CA 95206
SHEET 5

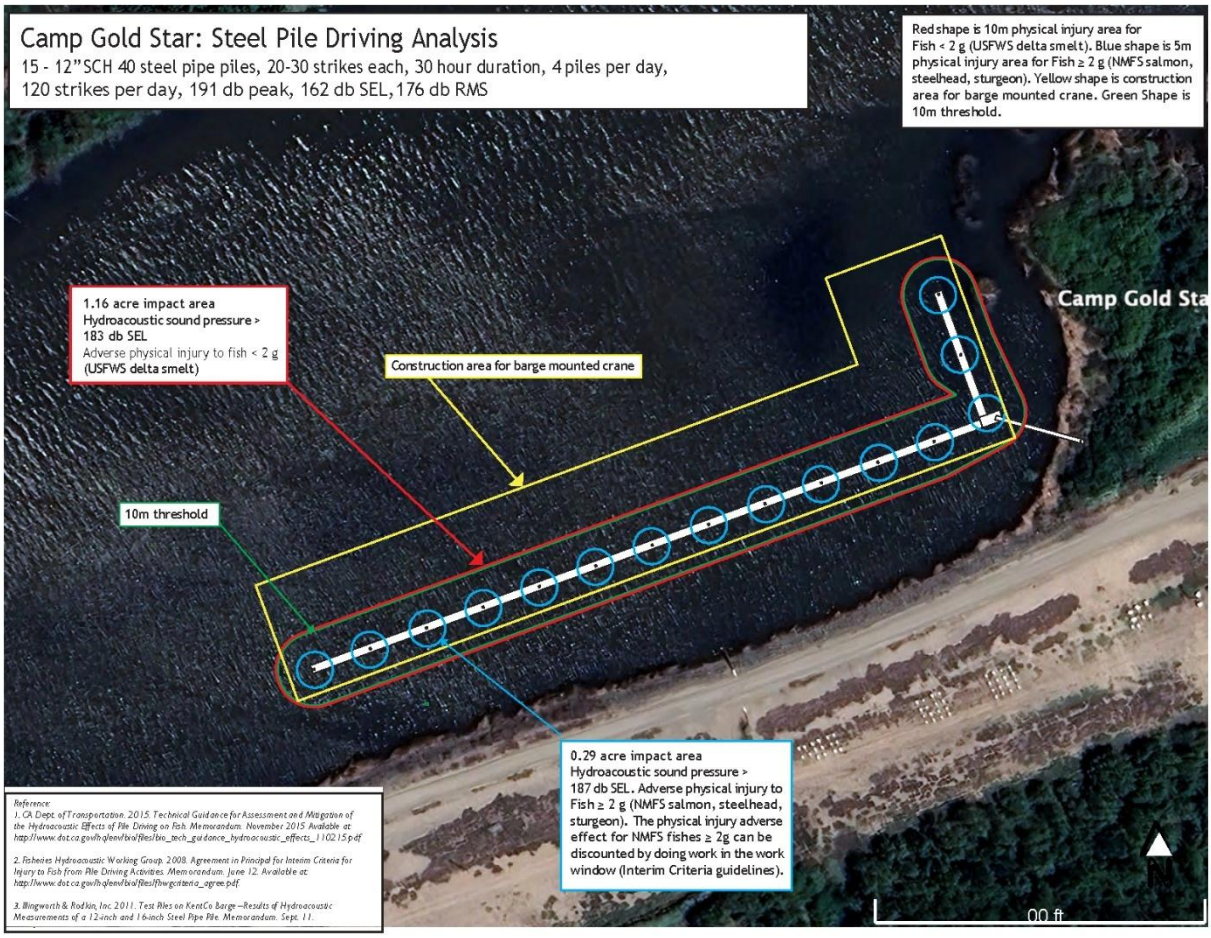

1
DOCK PLAN - "MAIN HEADFLOAT"
SCALE: 1"=10'
(P) STEEL PILES TO ANCHOR DOCK, 12"DIA., SCH. 40, TYP.
(P) FLOATING DOCK, MAIN HEADFLOAT, PRE-CAST CONCRETE FLOAT, TIMBER WHALERS, 8'W X 650'L
SAN JOAQUIN RIVER, HEADREACH CUTOFF
EL 4' (VISIBLE ORDINARY HIGH WATER MARK)
2
DOCK SECTION VIEW - "MAIN HEADFLOAT"
SCALE: 1/8"=1'
(P) STEEL PILES TO ANCHOR DOCK, 12" DIA., SCH. 40, TYP.
100' ± FROM DOCKS TO SHORE
EL 4' (VISIBLE ORDINARY HIGH WATER MARK)
EL 12.5' (TOP OF LEVEE)
(P) FLOATING DOCK, MAIN F.HEADFLOAT, PRE-CAST CONCRETE FLOAT, TIMBER WHALERS, 8'W X 650'L
1.5' MIN MEAN, 7.5' MAX TO BOTTOM OF RIVER
DATE 8/14/24
JOB # 220407
DRAWN BY JOSH PETERSON, MID-CAL CONSTRUCTION LIC. A 280277 • PH. 209-832-4400
CAMP GOLD STAR FLOATING DOCK INSTALLATION 4103 N ZUCKERMAN RD, STOCKTON, CA 95206
SHEET 6



Reference:
1. CA Dept. of Transportation. 2015. Technical Guidance for Assessment and Mitigation of the Hydroacoustic Effects of Pile Driving on Fish. Memorandum. November 2015 Available at: http://www.dot.ca.gov/hq/env/bio/files/bio_tech_guidance_hydroacoustic_effects_110215.pdf

2. Fisheries Hydroacoustic Working Group. 2008. Agreement in Principal for Interim Criteria for Injury to Fish from Pile Driving Activities. Memorandum June 12. Available at: http://www.dot.ca.gov/hq/env/bio/files/fhwgcriteria_agree.pdf.

3. Illingworth & Rodkin, Inc. 2011. Test Piles on KentCo Barge–Results of Hydroacoustic Measurements of a 12-inch and 16-inch Steel Pipe Pile. Memorandum. Sept. 11.


Camp Gold Star: Steel Pile Driving Analysis
15 - 12"SCH 40 steel pipe piles, 20-30 strikes each, 30 hour duration, 4 piles per day,
120 strikes per day, 191 db peak, 162 db SEL, 176 db RMS
Red shape is 10m physical injury area for Fish < 2 g (USFWS delta smelt). Blue shape is 5m physical injury area for Fish ≥ 2 g (NMFS salmon, steelhead, sturgeon). Yellow shape is construction area for barge mounted crane. Green Shape is 10m threshold.
1.16 acre impact area
Hydroacoustic sound pressure > 183 db SEL
Adverse physical injury to fish < 2 g (USFWS delta smelt)
Construction area for barge mounted crane
10m threshold
0.29 acre impact area
Hydroacoustic sound pressure > 187 db SEL. Adverse physical injury to Fish ≥ 2 g (NMFS salmon, steelhead, sturgeon). The physical injury adverse effect for NMFS fishes ≥ 2g can be discounted by doing work in the work window (Interim Criteria guidelines).
Reference:
1. CA Dept. of Transportation. 2015. Technical Guidance for Assessment and Mitigation of the Hydroacoustic Effects of Pile Driving on Fish. Memorandum. November 2015. Available at: http://www.dot.ca.gov/hq/env/bio/files/bio_tech_guidance_hydroacoustic_effects_110215.pdf
2. Fisheries Hydroacoustic Working Group. 2008. Agreement in Principal for Interim Criteria for Injury to Fish from Pile Driving Activities. Memorandum. June 12. Available at: http://www.dot.ca.gov/hq/env/bio/files/fhwgcriteria_agree.pdf
3. Illingworth & Rodkin, Inc. 2011. Test Piles on KentCo Barge—Results of Hydroacoustic Measurements of a 12-inch and 14-inch Steel Pipe Pile. Memorandum. Sept. 11.
N
00 ft

Model last updated January 26, 2009

Camp Gold Star				
15 steel piles (12" SCH 40 Steel Pipe Piles), 20-30 strikes each, 30 hour duration, 4 piles per day, 120 strikes each day				
Fill in green cells: estimated sound levels and distances at which they were measured, estimated number of pile strikes per day, and transmision loss constant.				
	Acoustic Metric			
	Peak	SEL	RMS	Effective Quiet
Measured single strike level (dB)	**191**	**162**	**176**	**150**
Distance (m)	**10**	**10**	**10**	
Estimated number of strikes (per day)	**120**			
Cumulative SEL at measured distance				
183				
	Distance (m) to threshold			
	Onset of Physical Injury			Behavior
	Peak	Cumulative SEL dB**		RMS
	dB	Fish ≥ 2 g	Fish < 2 g	dB
Transmission loss constant (15 if unknown)	206	187	183	150
15	**1**	**5**	**10**	**541**
** This calculation assumes that single strike SELs < 150 dB do not accumulate to cause injury (Effective Quiet)				
Notes (source for estimates, etc.)				
(This model was last updated January 26, 2009)				

Appendix D

Aquatic Resources Delineation Report

Camp Gold Star Project

Aquatic Resource Delineation Report

April 2025 | 09559.00001.001

Prepared for:

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

Prepared by:

HELIX Environmental Planning, Inc.
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Roseville, CA 95661

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ACRONYMS AND ABBREVIATIONS

CFR	Code of Federal Regulations
CWA	Clean Water Act
F	Fahrenheit
FAC	Facultative Plants
FACU	Facultative Upland Plants
FACW	Facultative wetland plants
HELIX	HELIX Environmental Planning, Inc.
HUC	Hydrologic Unit Code
MSL	mean sea level
NRCS	Natural Resource Conservation Service
NWI	National Wetlands Inventory
OHWM	ordinary high water mark
Project	Camp Gold Star Project
RWQCB	Regional Water Quality Control Board
SWRCB	State Water Resources Control Board
UPL	Upland Plants
USACE	U.S. Army Corps of Engineers
USC	United States Code
USDA	U.S. Department of Agriculture
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
WQC	Water Quality Certification

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EXECUTIVE SUMMARY

This report presents the results of a delineation of aquatic resources conducted for the ±10.00-acre Camp Gold Star Project (Study Area) located in Stockton, San Joaquin County, California. The potential presence of aquatic resources was assessed following the technical guidelines provided in the *Corps of Engineers Wetlands Delineation Manual* (USACE Manual) and the U.S. Army Corps of Engineers (USACE) *Arid West* Regional Supplement (Supplement). The Supplement presents wetland indicators, delineation guidance, and other information that is specific to the *Arid West* Region. The jurisdictional boundaries for other waters of the United States (waters of the U.S.) were determined in accordance with *A Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States*.

A total of 6.394 acres of aquatic resources have been delineated in the Study Area. Aquatic resources delineated within the Study Area consist of the San Joaquin River (6.394 acres and 1,495 linear feet). The San Joaquin River will qualify as waters of the U.S. and State and is subject to Section 10 of the Rivers and Harbors Act if impacted. Final determination will be decided by the U.S. Army Corps of Engineers.

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1.0 INTRODUCTION

On behalf of Camp Gold Star, LLC (Applicant), HELIX Environmental Planning, Inc. (HELIX) has prepared this aquatic resource delineation in support of the Camp Gold Star (Project) to delineate potential waters of the U.S. and State on a ±10.00-acre Study Area located in unincorporated San Joaquin County, California. The purpose of this aquatic resource delineation was to map any aquatic resources in the Study Area that potentially qualify as waters of the U.S. and/or waters of the State. Waters of the U.S. are subject to regulatory jurisdiction by the U.S. Army Corps of Engineers (USACE) as well as the applicable Regional Water Quality Control Board (RWQCB). Waters of the State are subject solely to the jurisdiction of the applicable RWQCB. Impacts (fill) to aquatic resources, if present, would potentially require obtaining regulatory permit authorizations from one or both agencies. The results presented in this document are preliminary and subject to verification by the USACE.

1.1 STUDY AREA LOCATION

The ±10.00-acre Study Area is located on North Zuckerman Road, a levee road along the southern and western banks of the San Joaquin River, in unincorporated San Joaquin County, California (Figure 1, *Site and Vicinity Map*). The Study Area is situated in Section 18 of Township 2 North and Range 5 East, Mount Diablo Meridian, and depicted on the U.S. Geological Survey (USGS) *Terminous, CA* 7.5-minute topographic quadrangle map (Figure 2, *USGS Topographic Map*). The approximate center of the Study Area is at latitude 38.025350° and longitude -121.475448°, NAD 83, and is located at an elevation between six and 12 feet above mean sea level (MSL). All figures are included in Appendix A.

1.2 DRIVING DIRECTIONS

From downtown Sacramento, travel south on Interstate 5 46 miles to Stockton. Take exit 471 to merge onto State Route 4 (CA-4) W/W Charter Way. Travel 5.5 miles on CA-4, turn right onto South Inland Drive, and head north and west. The road name changes to West McDonald Road after 2.2 miles and continue driving for 4.5 miles to North Zuckerman Road. Turn left on North Zuckerman Road to cross Zuckerman Bridge over the Turner Cut onto McDonald Island and then turn right to stay on North Zuckerman Road. Continue for 4.8 miles to the Study Area. The Study Area is accessible from North Zuckerman Road.

1.3 AGENT CONTACT INFORMATION

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1.4 REGULATORY SETTING

1.4.1 Waters of the U.S.

On May 25, 2023, the United States Supreme Court issued a decision in the case of Sackett v. Environmental Protection Agency (Supreme Court of the United States, 2023), which has influenced how federal waters are defined. The May 25, 2023, Supreme Court decision in Sackett v. Environmental Protection Agency determined that "the Clean Water Act (CWA) extends to only those 'wetlands with a continuous surface connection to bodies that are "waters of the United States" in their own right,' so that they are 'indistinguishable' from those waters." After review, the U.S. Environmental Protection Agency (USEPA) and USACE issued a final rule to replace the 2023 rule that amends the "Revised Definition of "waters of the U.S." to conform key aspects of the regulatory text to the U.S. Supreme Court's May 25, 2023 decision in the case of *Sackett v. Environmental Protection Agency*.

Unless considered an exempt activity under Section 404(f) of the Federal Clean Water Act, any person, firm, or agency planning to alter or work in "waters of the U.S.," including the discharge of dredged or fill material, must first obtain authorization from the USACE under Section 404 of the Clean Water Act (CWA; 33 United States Code [USC] 1344). Permits, licenses, variances, or similar authorization may also be required by other federal, state, and local statutes. Section 10 of the Rivers and Harbors Act prohibits the obstruction or alteration of navigable waters of the U.S. without a permit from USACE (33 USC 403). Activities exempted under Section 404(f) are not exempted within navigable waters under Section 10.

The Clean Water Act (33 USC 1251-1376) provides guidance for the restoration and maintenance of the chemical, physical, and biological integrity of the nation's waters.

Section 401 requires that an applicant for a federal license or permit that allows activities resulting in a discharge to waters of the U.S. obtain a state certification that the discharge complies with other provisions of CWA. The RWQCB administers the certification program in California and may require State Water Quality Certification before other permits are issued.

Section 402 establishes a permitting system for the discharge of any pollutant (except dredged or fill material) into waters of the U.S.

Section 404 establishes a permit program administered by USACE that regulates the discharge of dredged or fill material into waters of the U.S. (including wetlands). Implementing regulations by USACE are found at 33 Code of Federal Regulations (CFR) Parts 320-332. The Section 404 (b)(1) Guidelines were developed by the USEPA in conjunction with USACE (40 CFR Part 230), allowing the discharge of dredged or fill material for non-water dependent uses into special aquatic sites only if there were no practicable alternative that would have less adverse impacts.

1.4.2 Waters of the State

Any action requiring a CWA Section 404 permit, or a Rivers and Harbors Act Section 10 permit, must also obtain a CWA Section 401 Water Quality Certification. The State of California Water Quality Certification (WQC) Program was formally initiated by the State Water Resources Control Board (SWRCB) in 1990 under the requirements stipulated by Section 401 of the Clean Water Act. Although the Clean Water Act is a federal law, Section 401 of the CWA recognizes that states have the primary authority and responsibility for setting water quality standards. In California, under Section 401, the State and

Regional Water Boards are the authorities that certify that issuance of a federal license or permit does not violate California's water quality standards (i.e., that they do not violate Porter-Cologne and the Water Code). The WQC Program currently issues the WQC for discharges requiring USACE permits for fill and dredge discharges within waters of the U.S., and now also implements the State's wetland protection and hydromodification regulation program under the Porter Cologne Water Quality Control Act.

On May 28, 2020, the SWRCB implemented the State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to waters of the State (Procedures) for inclusion in the forthcoming Water Quality Control Plan for Inland Surface Waters and Enclosed Bays and Estuaries and Ocean Waters of California (SWRCB 2019). The Procedures consist of four major elements:

I. A wetland definition;

II. A framework for determining if a feature that meets the wetland definition is a water of the state;

III. Wetland delineation procedures; and,

IV. Procedures for the submittal, review, and approval of applications for Water Quality Certifications and Waste Discharge Requirements for dredge or fill activities.

Under the Procedures and the State Water Code (Water Code §13050(e)), "waters of the State" are defined as "any surface water or groundwater, including saline waters, within the boundaries of the state." "waters of the State" includes all "waters of the U.S."

More specifically, a wetland is defined as: "*An area is wetland if, under normal circumstances, (1) the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both; (2) the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and (3) the area's vegetation is dominated by hydrophytes or the area lacks vegetation.*" The wetland definition encompasses the full range of wetland types commonly recognized in California, including some features not protected under federal law, and reflects current scientific understanding of the formation and functioning of wetlands (SWRCB 2019).

Unless excluded by the Procedures, any activity that could result in discharge of dredged or fill material to waters of the State, which includes waters of the U.S. and non-federal waters of the State, requires filing of an application under the Procedures.

2.0 ENVIRONMENTAL SETTING

2.1 LOCATION DESCRIPTION

The Study Area is located along the southern shore of the San Joaquin River on private property and along a levee road on MacDonald Island, in Stockton, California. The San Joaquin River in the Study Area is located along the Stockton Deepwater Ship Channel, which is a maintained shipping channel to a depth of 35 feet. The Study Area is within Assessor's Parcel Number 129-080-54. The Study Area is bordered by agricultural land, the Delta Yacht Club, and the San Joaquin Delta Power Squadron boat club. Surrounding land uses include agriculture, a PG&E substation, shipping lanes for foreign and interstate commerce, and recreation along the San Joaquin River. The Study Area and surrounding land

appear to have changed little over the last 68 years based on a review of historic aerial imagery (Google Earth 2025; NETR 2025). A current aerial image of the Study Area is included in Figure 3, *Aerial Map*.

2.2 EXISTING CONDITIONS

Terrain in the Study Area is comprised of generally flat land along a levee with a levee road along the south bank of the San Joaquin River. The Study Area supports electrical utilities and a small shed. The Study Area occurs adjacent to existing facilities that were likely used historically for agricultural production, including a silo or processing plant. The upland, ruderal area of the Study Area is level with the top of the levee and there is no indication that the ruderal area experiences flooding from the San Joaquin River as evidenced by a lack of hydrology indicators on structures or landmarks in the Study Area. Structures, consisting of utility poles, lack any watermarks or racking, which is limited to areas below the bank of the San Joaquin River. If the Study Area were to flood, the levee and levee road would also breach and flood the interior of McDonald Island. Elevations within the Study Area range from six feet to 12 feet above MSL.

2.3 FIELD CONDITIONS

The weather during the site visit on March 26, 2025, was generally dry, sunny, and cool, with temperatures ranging between 55- and 65-degrees Fahrenheit (F) (www.weather.com).

2.4 INTERSTATE OR FOREIGN COMMERCE CONNECTION

The Study Area is located in San Joaquin Delta watershed (USGS Hydrologic Unit Code [HUC] 18040003). The San Joaquin River in the Study Area is a traditional navigable water of the U.S.; it is located along the Stockton Deepwater Ship Channel, which is a maintained shipping channel to a depth of 35 feet and is 41 miles long. The Stockton Deepwater Ship Channel provides access to approximately 30 cargo vessels per month to the Port of Stockton, which is the largest and fourth busiest port in California (USACE 2025a). The San Joaquin River and the Stockton Deepwater Ship Channel are used for interstate and foreign commerce that support agriculture for hundreds of farmers, water supply for cities and farms, shipping lanes for foreign and interstate trade, and access for the U.S. Navy. The Port of Stockton is a critical link for the agricultural industry in the Central Valley where it provides trade routes for 90 percent of the regions fertilizer and 50 percent of California's bagged rice to Japan (USACE 2025a). The San Joaquin River is also used for recreational boating, fishing, and wildlife viewing.

3.0 METHODS

3.1 DATA GATHERING

The following sources were used in preparation of this aquatic resource delineation:

- Aerial photography taken June 24, 2024, downloaded from Esri®;
- U.S. Fish and Wildlife Service's (USFWS) National Wetland Inventory online wetland mapper (USFWS 2025);
- Natural Resources Conservation Service (NRCS) web soil survey (NRCS 2025);

- Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987);
- Regional Supplement to the Corps of Engineers Wetland Delineation Manual*: Arid West* Region (Version 2.0) (USACE 2008);
- National Ordinary High Water Mark Field Delineation Manual for Rivers and Streams: Final Version (USACE 2025b);
- Rapid OHWM Field Identification Data Sheet (USACE 2024);
- Field Indicators of Hydric Soils in the United States (Version 9.0) (NRCS 2024); and
- USACE 2022 National Wetland Plant List for the Arid West Region (USACE 2023).

3.2 BOUNDARIES OF THE DELINEATION

The delineation area includes the estimated ±10.00-acre Study Area (Appendix B). Refer to the Aquatic Resources Delineation Map (Appendix B) for the limits of the delineation.

3.3 DETERMINATION PROCEDURES

3.3.1 Delineation Methods

Criteria for determining the presence of wetlands subject to USACE jurisdiction are presented in the USACE *Wetlands Delineation Manual* (Environmental Laboratory 1987) and in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* (USACE 2008).

Key criteria for determining the presence of wetlands subject to USACE jurisdiction (Environmental Laboratory 1987) are:

a) The presence of inundated or saturated soil conditions resulting from permanent or periodic inundation by ground water or surface water.

b) A prevalence of vegetation typically adapted for life in saturated soil conditions (hydrophytic vegetation).

To assess whether wetlands are present, the USACE requires that data be recorded on three environmental parameters: hydrology, soil, and vegetation. Positive wetland indicators for all three parameters are generally required for the USACE to assert jurisdiction.

HELIX Senior Scientist Patrick Martin conducted the fieldwork for the aquatic resource delineation on March 26, 2025. The fieldwork was conducted in accordance with the *Corps of Engineers Wetlands Delineation Manual* (USACE 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* (Version 2.0) (USACE 2008). The National Ordinary High Water Mark Field Delineation Manual for Rivers and Stream (Version: Final: USACE 2025b) was also reviewed. Vegetation, soils, and hydrologic characteristics were visually assessed by conducting meandering transects through the entire Study Area to obtain 100 percent visual coverage.

Plant species identifiable at the time of the survey were recorded (refer to Appendix C for the list of plants observed with the wetland indicator status for each species). Plant species were identified and categorized as shown in Table 1, *Wetland Indicator Status Rating*.

Table 1
WETLAND INDICATOR STATUS RATING

Indicator Status	Characterization
Obligate (OBL)	Occur almost always under natural conditions in wetlands
Facultative Wetland (FACW)	Usually occur in wetlands but occasionally found in non-wetlands
Facultative (FAC)	Equally likely to occur in wetlands and non- wetlands
Facultative Upland (FACU)	Usually occur in non-wetlands but occasionally found in wetlands
Upland (UPL)	Occur in wetlands in another region, but almost always occurs under natural conditions in non-wetlands in the region specified

Geographic coordinates of aquatic resources boundaries and locations of sample points were recorded in the field with an electronic tablet wirelessly connected to a Geode® (Global Navigation Satellite System) receiver unit with sub-meter accuracy. Aerial imagery was also used to assist with the development of the boundaries of some portions of the aquatic resources. These data were exported into ArcMap 10.7.1® and used to produce the Aquatic Resources Delineation Map included as Appendix B. Representative photographs are included as Appendix D.

The Munsell Color (Gretag Macbeth 2000) chart was used to determine moist soil colors and thus, hydric soils, if present. Data were taken at five representative sample points throughout the Study Area to classify the site's soils, vegetation, and hydrologic characteristics in addition to one sample point for the OHWM. Representative sample points collected are presented in Appendix E.

3.3.2 Plant/Habitat Nomenclature

Habitat nomenclature used for this report is generally derived from *A Guide to Wildlife Habitats of California* (Mayer and Laudenslayer 1988). Plant taxonomy nomenclature is taken from *The Jepson Manual: Vascular Plants of California, second edition* (Baldwin et al. 2012).

4.0 RESULTS

4.1 VEGETATION COMMUNITIES/HABITAT TYPES

One upland vegetation community occurs within the Study Area: ruderal. Upland vegetation communities/habitat types are described in detail below. Aquatic resources are discussed below in Section 5.0.

4.1.1 Ruderal

Ruderal habitat is characterized by an assemblage of plant species that are often the first to colonize disturbed landscapes. Abandoned agricultural fields, construction sites, vacant lots, and road shoulders are just a few of the settings that can create favorable conditions for ruderal plant species. Ruderal habitat is typically associated with invasive and noxious weeds, and often features areas of bare ground.

Evidence of past disturbance associated with levee road construction is visible on aerial imagery which may have contributed to the ruderal habitat now present in the Study Area (Google Earth 2025 and NETR 2025). Ruderal areas in the Study Area appear to consist of imported soil that has been elevated above the tidal fluctuations of the San Joaquin River in addition to periods of high flows since before 1957 (NETR 2025). Ruderal areas previously consisted of developed areas with structures used for unknown purposes, which were removed between 1968 and 1984 (NETR 2025). Plant species observed in this habitat include poison hemlock (*Conium maculatum*) (FACW), jointed charlock (*Raphanus sativus*) (--), foxtail barley (*Hordeum murinum*) (FACU), and bur parsley (*Anthriscus caucalis*) (--).

4.2 CLIMATE

The climate of San Joaquin County is Mediterranean, characterized by wet, cool winters and dry, hot summers. The nearest weather station is located in Stockton, California, east of the Study Area. Average daily maximum and minimum temperatures are 95° and 61° F in July, and 57° and 39° F in January (National Oceanic and Atmospheric Administration [NOAA] 2025). The mean annual precipitation is 12.86 inches, with 100 percent occurring as rain from October through September. The weather station received approximately 9.53 inches of rainfall for this rain season through March 25, 2025, starting in October 2024 (NOAA 2025), which is 85 percent of an average rain year through the end of March. In the previous year, the weather station received 14.40 inches, which is 111 percent of average (NOAA 2025).

4.3 SOILS

The NRCS has mapped one soil unit within the Study Area: Ryde clay loam, partially drained, 0 – 2%, MLRA 16 (Figure 4, *Soils Map*). The general characteristics and properties associated with this soil unit are described below (NRCS 2025).

Ryde clay loam, partially drained, 0 – 2%, MLRA 16, this soil unit is comprised of herbaceous organic material derived from reeds and tules, and fine-loamy alluvium derived from mixed rock sources. It is typical of floodplains and deltas. A general soil profile is clay loam from 0 to 24 inches, mucky clay loam from 24 to 32 inches, and stratified muck to silty clay loam from 32 to 79 inches. It is very poorly drained, has a rare frequency of flooding, and no frequency of ponding. This soil unit is considered hydric (NRCS 2025).

4.4 HYDROLOGY

Terrain in the Study Area is comprised of generally level land above the banks of the San Joaquin River. Ruderal areas in the Study Area are situated so they drain into the San Joaquin River. Elevations on the Study Area range from approximately six feet along the San Joaquin River to approximately 12 feet elevation along the levee road.

The Study Area is in the San Joaquin Delta watershed (USGS HUC 18040003), and consists of the San Joaquin River, a traditional navigable waters of the U.S.

4.5 USFWS NATIONAL WETLANDS INVENTORY

The USFWS National Wetlands Inventory (NWI) online database was queried to identify whether any wetlands or other waters of the U.S. mapped by the USFWS are present in the Study Area. The query

identified as riverine, freshwater forested/shrub wetland, and freshwater emergent wetland features mapped within the Study Area (Figure 5, *National Wetlands Inventory Map*). In the surrounding vicinity, other similar aquatic resources are mapped by the NWI.

5.0 AQUATIC RESOURCES

As depicted in Table 2, *Aquatic Resources in the Study Area*, a total of 6.394 acres of aquatic resources have been mapped within the Study Area. Only one aquatic feature was documented in the Study Area, the San Joaquin River which is classified as a perennial drainage (6.394 acre and 1,495 linear feet) (Appendix B).

Table 2
AQUATIC RESOURCES IN THE STUDY AREA

Feature	Latitude/Longitude	Cowardin Classification[1]	Area (acre)	Area (sq. feet)	Length (feet)	Avg. Width (feet)
Other Waters						
PD-1	38.025327/ -121.476277	R1UBT	6.394	278,522.64	1,495	--
		Other Waters Total	**6.394**	**278,522.64**	**1,495**	--
		Total Aquatic Resources	**6.394**	**278,522.64**	**1,495**	--

[1] Cowardin Codes for Wetlands: System (R = Riverine;) Subsystem (1 = Tidal 2); Class (UB = Unconsolidated Bottom); Water Regime (T = Semi-permanently Flooded-Tidal).

Perennial Drainage (San Joaquin River)

A total of 6.394-acre and 1,495 linear feet of perennial drainage (PD-1) was mapped within the Study Area, consisting entirely of the San Joaquin River. The perennial drainage in the Study Area has a well-defined bed and bank, with steeply incised banks. The perennial drainage supports hydrophytic vegetation dominated by fresh emergent wetland and exhibits an "OHWM." Deeper areas of the perennial drainage consist of open water and lack vegetation. Portions of the perennial drainage located along the levees with riprap support limited vegetation.

After the initial onset of rains, these features have persistent flows throughout and past the end of the rainy season, with reduced flow before the onset of precipitation in the fall. Typically, these features exhibit a defined bed and bank and show signs of scouring because of rapid flow events. The bed of the perennial drainage in the Study Area consists of silty sand in open water and organic material in the riparian portion of the river. Riparian sections of the San Joaquin River support species that consist of narrow-leaf willow (*Salix exigua*) (FACW), arroyo willow (*Salix lasiolepis*) (FACW), Pacific willow (*Salix lasiandra*) (FACW), blue elderberry (*Sambucus mexicanus*) (FACU), Fremont cottonwood (*Populus fremontii*) (FACW), Himalayan blackberry (*Rubus armeniacus*) (FAC), California bulrush (*Schoenoplectus californicus*) (OBL), yellowflag iris (*Iris pseudacorus*) (OBL), and red osier dogwood (*Cornus sericea (=alba)*) (FACW). The perennial drainage outside of the riparian areas supports California bulrush, bog rush (*Juncus effusus*) (FACW) and marsh purslane (*Ludwigia peploides*) (OBL). The bank of the perennial drainage was steeply incised with exposed roots extending into the stream channel. The banks of the perennial drainage were dominated by Fremont cottonwood stumps that were resprouting and recently mowed Himalayan blackberry.

5.1 POTENTIAL WATERS OF THE U.S.

A total of 6.394 acres of aquatic resources have been mapped within the Study Area. Aquatic resources in the Study Area consist entirely of the San Joaquin River, a perennial drainage. The San Joaquin River is a traditional navigable water that supports foreign and interstate commerce and provides access to the Stockton Deepwater Ship Channel and the Port of Stockton; therefore, a total of 6.394 acres of the San Joaquin River are waters of the U.S. within the Study Area.

5.2 POTENTIAL WATERS OF THE STATE

A total of 6.394 acres of aquatic resources have been mapped within the Study Area, consisting of the San Joaquin River. The San Joaquin River is a waters of the U.S., therefore it is a waters of the State.

5.3 SUMMARY

HELIX conducted an aquatic resources delineation of the ±10.00-acre Study Area for the Camp Gold Star Project located west the City of Stockton, in San Joaquin County, California. A total of 6.394 acres of aquatic resources have been delineated in the Study Area. Aquatic resources delineated within the Study Area consist of the San Joaquin River (6.394 acres and 1,495 linear feet). The San Joaquin River will qualify as waters of the U.S. and State and is subject to Section 10 of the Rivers and Harbors Act if impacted. This aquatic resource delineation represents a calculated estimation of the extent of aquatic resources within the Study Area and is subject to modification following USACE review and/or the verification process.

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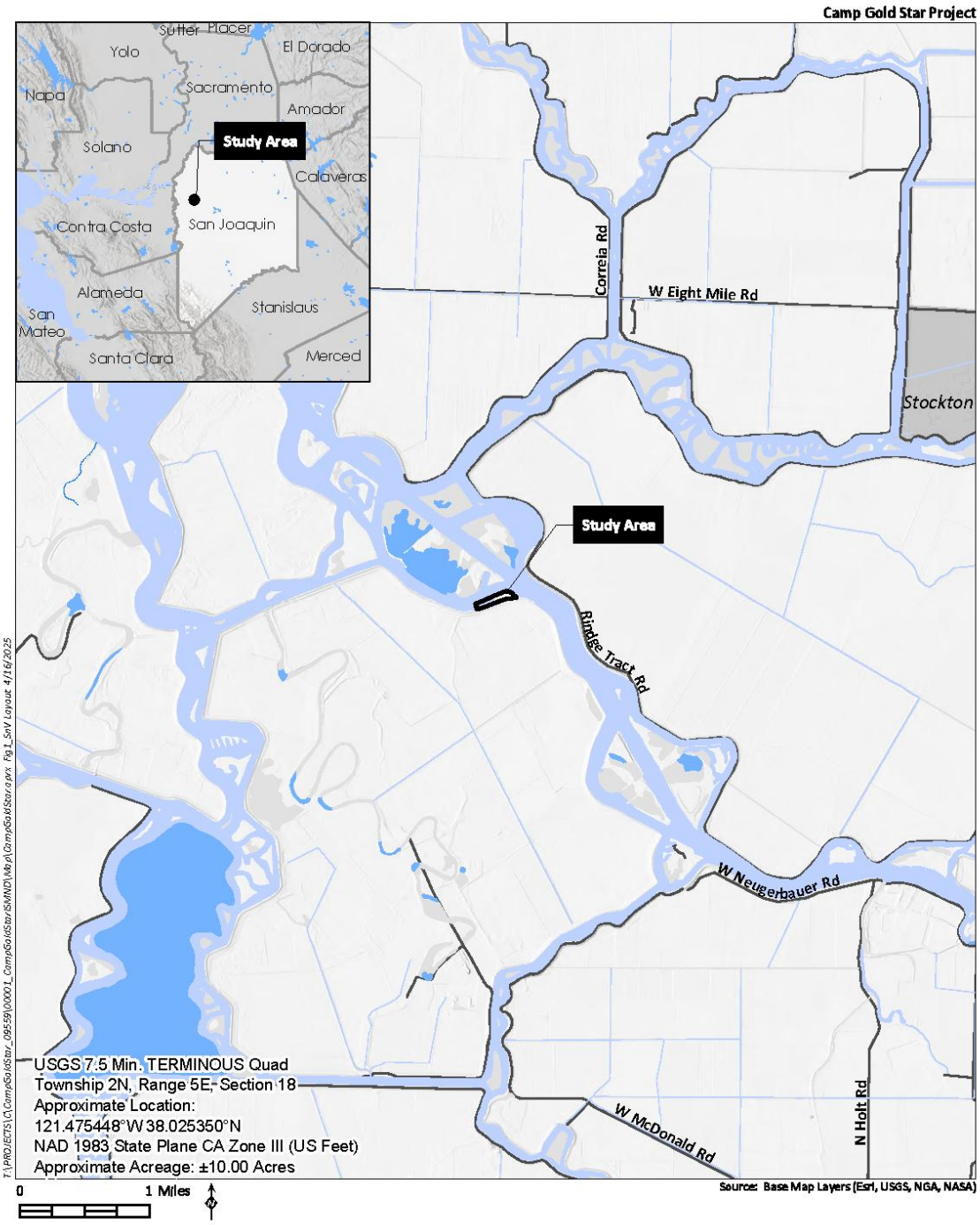
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Appendix A

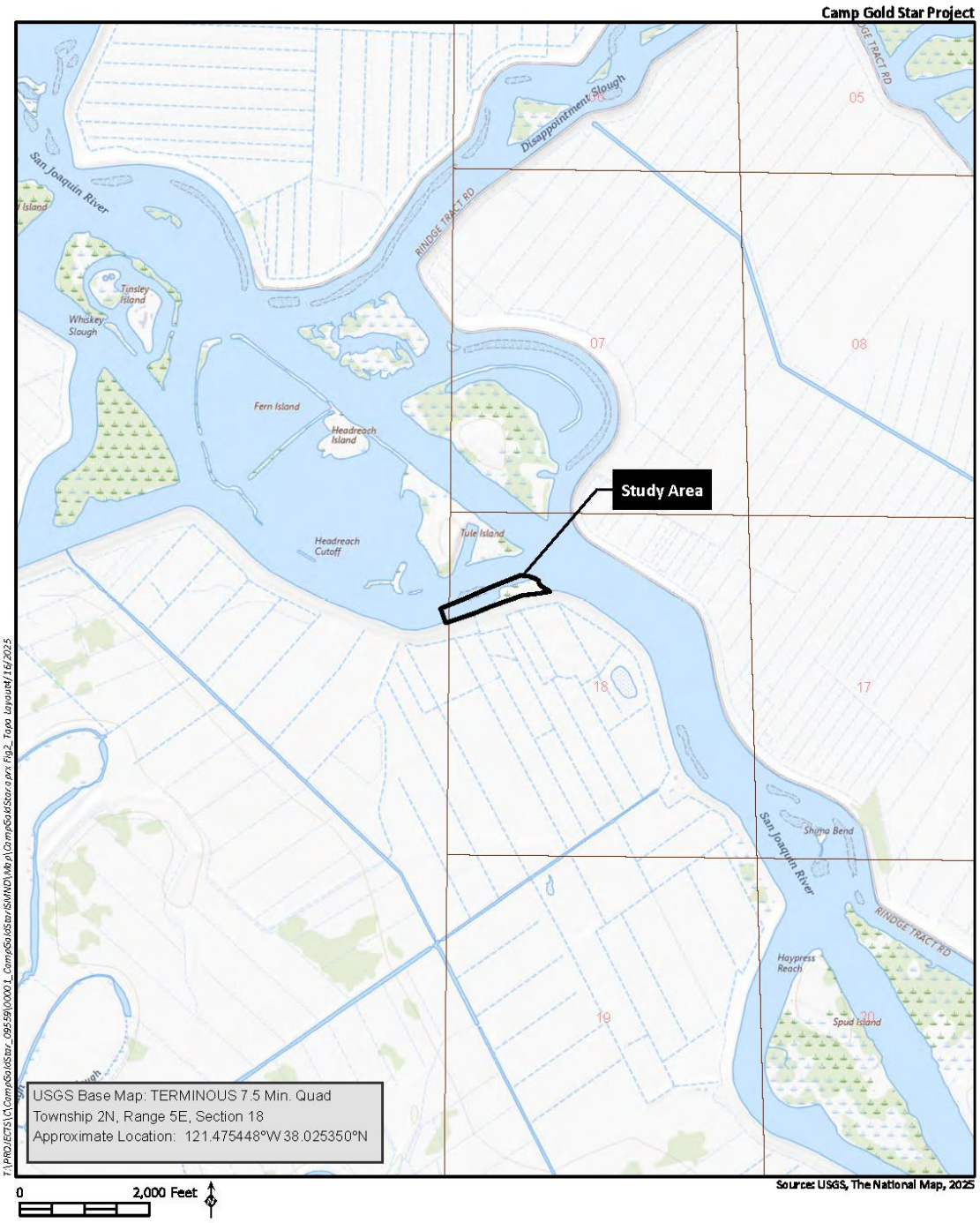
Figures



HELIX Environmental Planning

Site and Vicinity Map

Figure 1



HELIX Environmental Planning

USGS Topographic Map

Figure 2



HELIX Environmental Planning

Aerial Map

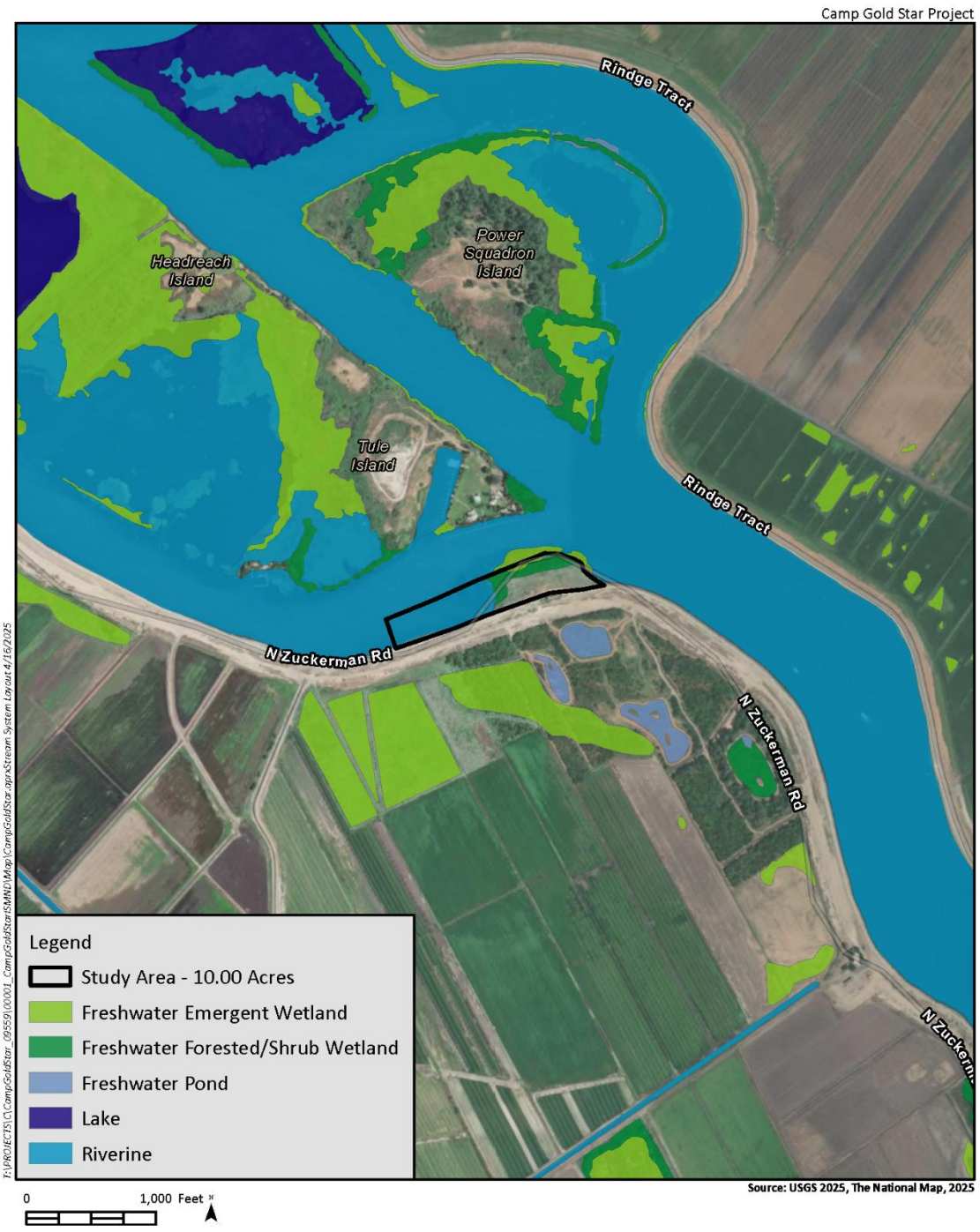
Figure 3



HELIX Environmental Planning

Soils Map

Figure 4



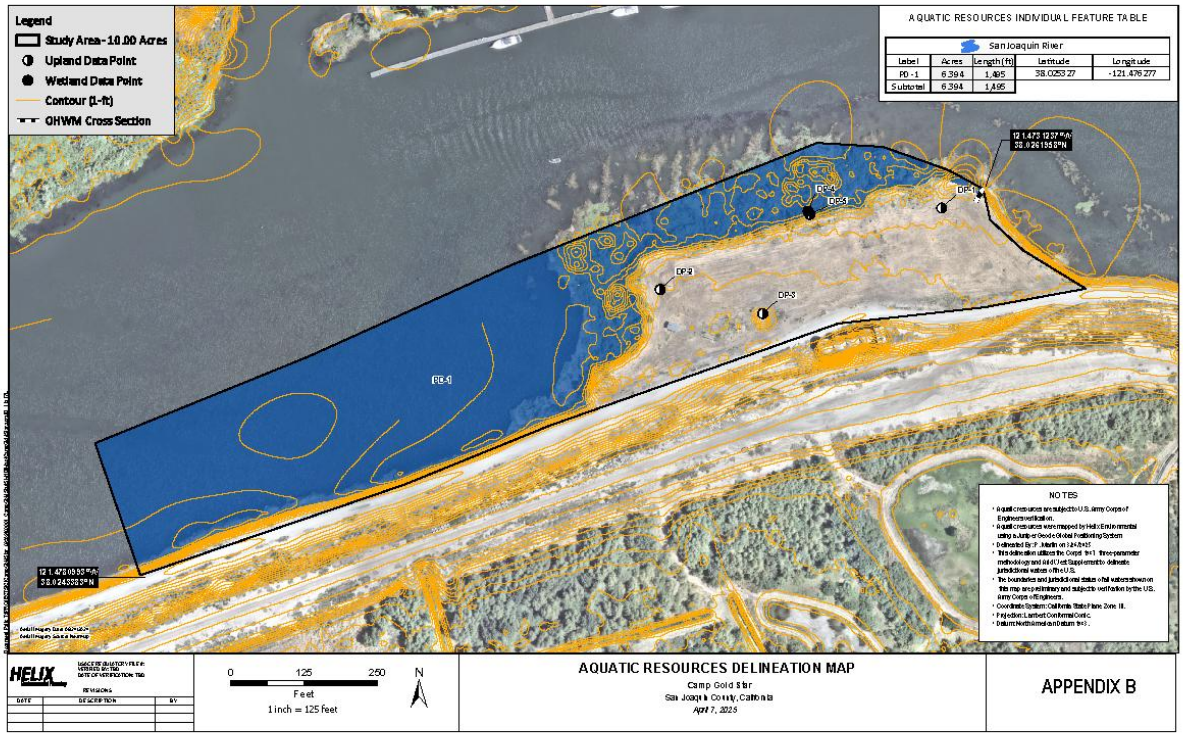
HELIX Environmental Planning

National Wetland Inventory Map

Figure 5

Appendix B

Aquatic Resources Delineation Map


Legend
Study Area- 10.00 Acres
Upland Data Point
Wetland Data Point
Contour (1-ft)
OHWM Cross Section
AQUATIC RESOURCES INDIVIDUAL FEATURE TABLE
San Joaquin River
Label | Acres | Length (ft) | Latitude | Longitude
PD -1 | 6.394 | 1,495 | 38.025327 | -121.476277
Subtotal | 6.394 | 1,495
DP-1
DP-2
DP-3
DP-4
DP-5
RS-1
NOTES
0 125 250
Feet
1 inch = 125 feet
N
AQUATIC RESOURCES DELINEATION MAP
Camp Gold Star
San Joaquin County, California
April 7, 2025
APPENDIX B

Appendix C

Plant Species Observed in the Study Area

Family	Species Name	Common Name	Rating*
Native			
Asteraceae	*Artemisia douglasiana*	California mugwort	FAC
Athyrium	*Athyrium filix-femina*	common ladyfern	--
Boraginaceae	*Amsinckia menziesii*	fiddleneck	--
Cornaceae	*Cornus sericea (=alba)*	red osier dogwood	FACW
Cyperaceae	*Cyperus eragrostis*	tall flatsedge	FACW
	Schoenoplectus californicus	California bulrush	OBL
Juncaceae	*Juncus effusus*	bog rush	FACW
Rosaceae	*Rubus ursinus*	California blackberry	FAC
Salicaceae	*Populus fremontii*	Fremont cottonwood	FACW
	Salix exigua	narrowleaf willow	FACW
	Salix lasiandra	Pacific willow	FACW
	Salix lasiolepis	arroyo willow	FACW
Saprindaceae	*Acer negundo*	box elder	FACW
Urticaceae	*Urtica dioica*	stinging nettle	FAC
Viburnaceae	*Sambucus mexicana (=nigra)*	blue elderberry	FACU
Non-native			
Apiaceae	*Anthriscus caucalis*	bur parsley	--
	Conium maculatum	poison hemlock	FACW
Asteraceae	*Silybum marianum*	milk thistle	--
Brassicaceae	*Brassica rapa*	field mustard	FACU
	Raphanus sativus	jointed charlock	--
Iridaceae	*Iris pseudacorus*	yellowflag iris	OBL
Onagraceae	*Ludwigia peploides*	marsh purslane	OBL
Poaceae	*Bromus diandrus*	common ripgut grass	--
	Bromus hordeaceus	soft brome	FACU
	Cortadeeria selloana	pampas grass	FACU
	Cynodon dactylon	bermuda grass	FACU
	Festuca perennis	Italian ryegrass	FAC
	Sorghum halepense	johnsongrass	FACU
	Hordeum murinum	foxtail barley	FACU
Rosaceae	*Rubus armeniacus*	Himalayan blackberry	FAC

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U.S. Army Corps of Engineers Cold Regions Research and Engineering Laboratory, *Arid West 2022 Regional Wetland Plant List* (USACE 2023)

* FAC – facultative, FACU – facultative upland, FACW – facultative wetland, OBL – obligate, -- Not Listed, considered to be upland.

Appendix D

Representative Site Photographs



Photograph 1: View of the location of Sample Point 1 in ruderal land on the eastern side of the Study Area. Photographer: Patrick Martin. Date: March 26, 2025.



Photograph 2: View of the location of Sample Point 2 in ruderal land on the western side of the Study Area. Photographer: Patrick Martin. Date: March 26, 2025.

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HELIX Environmental Planning

Representative Site Photographs

Appendix D



Photograph 3: View of the location of Sample Point 3 in ruderal land within the central area of the Study Area. Photographer: Patrick Martin. Date: March 26, 2025.



Photograph 4: View of the location of Sample Point 4 in the forested area of the San Joaquin RIver. Photographer: Patrick Martin. Date: March 26, 2025.

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Photograph 5: View of the location of Sample Point 5 along the upland banks of the San Joaquin River. Photographer: Patrick Martin. Date: March 26, 2025.



Photograph 6: View of the location of the Ordinary High Water Mark Sample Point 1 located along the southern shore of the San Joaquin River on the eastern side of the Study Area. Photographer: Patrick Martin. Date: March 26, 2025.

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Photograph 7: View of the San Joaquin River with watermarks and drift deposits present on a pipe and along the levee. Photographer: Patrick Martin. Date: March 26, 2025.



Photograph 8: View of a small structure in the ruderal area of the Study Area above the San Joaquin River. Photographer: Patrick Martin. Date: March 26, 2025.

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Appendix E

Data Sheets

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Camp Gold Star City/County: San Joaquin County Sampling Date: 3/26/2025

Applicant/Owner: Frank Morgan State: CA Sampling Point: 1

Investigator(s): P. Martin Section, Township, Range: Section 18, Township 2 North, Range 5 East

Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): None Slope (%): 0

Subregion (LRR): C Lat: 38.026086 Long: -121.473395 Datum: NAD 83

Soil Map Unit Name: W - Water NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____ No ✔	**Is the Sampled Area within a Wetland?** Yes _____ No ✔
Hydric Soil Present?	Yes _____ No ✔	
Wetland Hydrology Present?	Yes _____ No ✔	

Remarks:

Elevated area is level with the levee and levee road, with elevations ranging from approximately 10-12 feet above mean sea level. There is no indication of flooding or long duration inundation. No aerial imagery shows the site flooded.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Herb Stratum (Plot size: _____)			
1. Conium maculatum	25	Y	FACW
2. Hordeum murinum	15	Y	FACU
3. Raphanus sativus	10	Y	--
4.			
5.			
6.			
7.			
8.			
	50 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	0 = Total Cover		

% Bare Ground in Herb Stratum 50 % Cover of Biotic Crust _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

__ Dominance Test is >50%

__ Prevalence Index is ≤3.0[1]

__ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No ✔

Remarks:

Vegetation was mowed recently, however new growth is easily identifiable.

US Army Corps of Engineers Arid West – Version 2.0

SOIL

Sampling Point: 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-16	10 YR 3/2	100					silt loam	site consists of fill material

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: N/A

Depth (inches): None

Hydric Soil Present? Yes _____ No ✔

Remarks:

Site consists of fill material as seen on aerial imagery from 1957.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No ✔ Depth (inches): _____

Water Table Present? Yes _____ No ✔ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No ✔ Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No wetland hydrology indicators detected.

US Army Corps of Engineers — Arid West – Version 2.0

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Camp Gold Star City/County: San Joaquin County Sampling Date: 3/26/2025

Applicant/Owner: Frank Morgan State: CA Sampling Point: 2

Investigator(s): P. Martin Section, Township, Range: Section 18, Township 2 North, Range 5 East

Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): None Slope (%): 0

Subregion (LRR): C Lat: 38.025692 Long: -121.475054 Datum: NAD 83

Soil Map Unit Name: W - Water NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____ No ✔	**Is the Sampled Area within a Wetland?** Yes _____ No ✔
Hydric Soil Present?	Yes _____ No ✔	
Wetland Hydrology Present?	Yes _____ No ✔	

Remarks:

Elevated area is level with the levee and levee road, with elevations ranging from approximately 10-12 feet above mean sea level. There is no indication of flooding or long duration inundation. No aerial imagery shows the site flooded. Small structure and electrical utilities are at level ground with this data point and show no wetland hydrology indicators of flooding.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Herb Stratum (Plot size: _____)			
1. Conium maculatum	30	Y	FACW
2. Hordeum murinum	5	Y	FACU
3. Raphanus sativus	15	Y	--
4. Anthriscus caucalis	5	N	--
5.			
6.			
7.			
8.			
	55 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	0 = Total Cover		

% Bare Ground in Herb Stratum 45 % Cover of Biotic Crust _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

__ Dominance Test is >50%

__ Prevalence Index is ≤3.0[1]

__ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No ✔

Remarks:

Vegetation was mowed recently, however new growth is easily identifiable.

SOIL Sampling Point: 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-16	10 YR 3/2	100					silt loam	site consists of fill material

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: N/A

Depth (inches): None

Hydric Soil Present? Yes ____ No ✔

Remarks:

Site consists of fill material as seen on aerial imagery from 1957. No hydric soil indicators detected.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ____ No ✔ Depth (inches): ____

Water Table Present? Yes ____ No ✔ Depth (inches): ____

Saturation Present? (includes capillary fringe) Yes ____ No ✔ Depth (inches): ____

Wetland Hydrology Present? Yes ____ No ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No wetland hydrology indicators detected. No watermarks on adjacent structures or utility poles. If this location flooded frequently, the levee beyond the site would breach.

US Army Corps of Engineers Arid West – Version 2.0

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Camp Gold Star City/County: San Joaquin County Sampling Date: 3/26/2025

Applicant/Owner: Frank Morgan State: CA Sampling Point: 3

Investigator(s): P. Martin Section, Township, Range: Section 18, Township 2 North, Range 5 East

Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): concave Slope (%): 0

Subregion (LRR): C Lat: 38.025585 Long: -121.474446 Datum: NAD 83

Soil Map Unit Name: W - Water NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____ No ✔	**Is the Sampled Area within a Wetland?** Yes _____ No ✔
Hydric Soil Present?	Yes _____ No ✔	
Wetland Hydrology Present?	Yes _____ No ✔	

Remarks:

Elevated area is level with the levee and levee road, with elevations ranging from approximately 10-12 feet above mean sea level. There is no indication of flooding or long duration inundation. No aerial imagery shows the site flooded. Small structure and electrical utilities are at level ground with this data point and show no wetland hydrology indicators of flooding. Slight depression at this location.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Herb Stratum (Plot size: _____)			
1. Conium maculatum	15	Y	FACW
2. Brassica rapa	10	N	FACU
3. Raphanus sativus	20	Y	--
4. Silybum marianum	15	Y	--
5.			
6.			
7.			
8.			
	60 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	0 = Total Cover		

% Bare Ground in Herb Stratum 40 % Cover of Biotic Crust _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

__ Dominance Test is >50%

__ Prevalence Index is ≤3.0[1]

__ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No ✔

Remarks:

Vegetation was mowed recently, however new growth is easily identifiable.

SOIL Sampling Point: 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-16	10 YR 3/2	100					silt loam	site consists of fill material

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: N/A

Depth (inches): None

Hydric Soil Present? Yes ____ No ✔

Remarks:

Site consists of fill material as seen on aerial imagery from 1957. No hydric soil indicators detected.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ____ No ✔ Depth (inches): ____

Water Table Present? Yes ____ No ✔ Depth (inches): ____

Saturation Present? (includes capillary fringe) Yes ____ No ✔ Depth (inches): ____

Wetland Hydrology Present? Yes ____ No ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No wetland hydrology indicators detected. No watermarks on adjacent structures or utility poles. If this location flooded frequently, the levee beyond the site would breach.

US Army Corps of Engineers Arid West – Version 2.0

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Camp Gold Star City/County: San Joaquin County Sampling Date: 3/26/2025

Applicant/Owner: Frank Morgan State: CA Sampling Point: 4

Investigator(s): P. Martin Section, Township, Range: Section 18, Township 2 North, Range 5 East

Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): concave Slope (%): 0

Subregion (LRR): C Lat: 38.026065 Long: -121.474184 Datum: NAD 83

Soil Map Unit Name: W - Water NWI classification: PSS1S

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✔ No _____	**Is the Sampled Area within a Wetland?** Yes ✔ No _____
Hydric Soil Present?	Yes ✔ No _____	
Wetland Hydrology Present?	Yes ✔ No _____	

Remarks:

Perennial marsh wetland within the ordinary high water mark of the San Joaquin River.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. Salix lasiandra	30	Y	FACW
2.			
3.			
4.			
	25 = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1. Salix lasiolepis	10	Y	FACW
2.			
3.			
4.			
5.			
	0 = Total Cover		
Herb Stratum (Plot size: _____)			
1. Schoenoplectus californicus	10	Y	OBL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	10 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	0 = Total Cover		

% Bare Ground in Herb Stratum 90 % Cover of Biotic Crust _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No ✔

Remarks:

Dense riparian vegetation.

US Army Corps of Engineers Arid West – Version 2.0

SOIL Sampling Point: 4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-18	10 YR 2/1	100					organic	organic material/muck

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ✔ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: N/A

Depth (inches): None

Hydric Soil Present? Yes ✔ No ___

Remarks:

Soil consists entirely of organic soil, which consists of sapric material.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ✔ High Water Table (A2)
- ✔ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No ✔ Depth (inches): ___

Water Table Present? Yes ✔ No ___ Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ✔ No ___ Depth (inches): 0

Wetland Hydrology Present? Yes ✔ No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Soil is saturated and glistening with a shallow water table approximately 3 inches below the surface. San Joaquin River at this location is tidally influenced, and data was collected at low tide.

US Army Corps of Engineers Arid West – Version 2.0

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Camp Gold Star City/County: San Joaquin County Sampling Date: 3/26/2025

Applicant/Owner: Frank Morgan State: CA Sampling Point: 5

Investigator(s): P. Martin Section, Township, Range: Section 18, Township 2 North, Range 5 East

Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): concave Slope (%): 0

Subregion (LRR): C Lat: 38.026050 Long: -121.474173 Datum: NAD 83

Soil Map Unit Name: W - Water NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✔ No _____	**Is the Sampled Area within a Wetland?** Yes _____ No ✔
Hydric Soil Present?	Yes ✔ No _____	
Wetland Hydrology Present?	Yes _____ No ✔	

Remarks:

Data point is on bank of San Joaquin River and the side of the infill slope above the OHWM/mean high tide.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	0 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1. Rubus armeniacus	30	Y	FAC
2.			
	30 = Total Cover		

% Bare Ground in Herb Stratum 70 % Cover of Biotic Crust _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

__ Dominance Test is >50%

__ Prevalence Index is ≤3.0[1]

__ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✔ No _____

Remarks:

Vegetation was masticated recently, however the base of shrubs and new growth is visible. Herbaceous stratum is absent.

US Army Corps of Engineers Arid West – Version 2.0

SOIL Sampling Point: 5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-18	10 YR 2/1	100					organic	organic matter

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ✔ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: N/A

Depth (inches): None

Hydric Soil Present? Yes ✔ No ___

Remarks:

Same soil as paired wetland data point.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No ✔ Depth (inches): ___

Water Table Present? Yes ___ No ✔ Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No ✔ Depth (inches): ___

Wetland Hydrology Present? Yes ___ No ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No wetland hydrology indicators detected. No watermarks on adjacent structures or utility poles. If this location flooded frequently, the levee beyond the site would breach. Soil is dry with no water table and is above the mean high tide.

US Army Corps of Engineers Arid West – Version 2.0

U.S. Army Corps of Engineers (USACE)

RAPID ORDINARY HIGH WATER MARK (OHWM) FIELD IDENTIFICATION DATA SHEET

The proponent agency is Headquarters USACE CECW-COR.

Form Approved - OMB No. 0710-0024 Expires: 2027-09-30

The Agency Disclosure Notice (ADN)

The Public reporting burden for this collection of information, 0710-0024, is estimated to average 30 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.

Project ID #: 09559.00001.001	Site Name: Camp Gold Star Project	Date and Time: March 26, 2025
Location (lat/long): 38.026162/-121.473156	Investigator(s): P. Martin	

Step 1 Site overview from remote and online resources.
Check boxes for online resources used to evaluate site:

- [ ] gage data
- [x] LiDAR
- [ ] geologic maps
- [ ] climatic data
- [x] satellite imagery
- [ ] land use maps
- [x] aerial photos
- [x] topographic maps
- [ ] Other: _____

Describe land use and flow conditions from online resources.
Were there any recent extreme events (floods or drought)?

The 2024/2025 rain year represents a normal to above average rain year with no extreme events. The land use of the Study Area is ruderal and vacant lot on imported fill that has been in place since before 1957. The San Joaquin River is located on the Stockton Deepwater Ship Channel used for foreign and interstate commerce. The area also supports recreational activities and the surrounding areas is used for agriculture.

Step 2 Site conditions during field assessment. First look for changes in channel shape, depositional and erosional features, and changes in vegetation and sediment type, size, density, and distribution. Make note of natural or human-made disturbances that would affect flow and channel form, such as bridges, riprap, landslides, rockfalls, etc.

There is an abrupt break in bank slope from ruderal areas to the San Joaquin River. There is no indication that the river floods above the bank. San Joaquin River in the Study Area includes open water, fresh emergent wetland vegetation along the riprap lined levee and forested fresh emergent wetland vegetation within the ordinary high water mark. The San Joaquin River in this location also appears to be tidal. The ruderal area represented the high ground of the Study Area is level with the top of the levee.

Step 3 Mark the boxes next to the indicators used to help identify the location of the OHWM.
OHWM is at a transition point, therefore some indicators used to identify the location of the OHWM may be just below or above the OHWM. Make a slash in boxes next to indicators that are helpful in identifying the OHWM. After the initial assessment, those indicators identified at the OHWM elevation should be changed from slashes to x's. Note, it is not necessary to mark indicators that are present but do not help inform identification of the OHWM.
Go to page 2 to describe overall rationale for location of OHWM, write any additional observations, and attach a photo log.

Geomorphic indicators

- [x] **Break in slope**
  - [x] *on the bank*
  - [x] *undercut bank*
  - [ ] *valley bottom*
  - [ ] Other: _____
- [ ] **Shelving**
  - [ ] *shelf at top of bank*
  - [ ] *natural levee*
  - [x] *human-made berms or levees*
  - [ ] *other berms:* _____
- [ ] **Secondary channels**
- [ ] **Channel bar**
  - [ ] *shelving (berms) on bar*
  - [ ] *unvegetated*
  - [ ] *vegetation transition (go to veg. indicators)*
  - [ ] *sediment transition (go to sed. indicators)*
  - [ ] *upper limit of deposition on bar*
- [ ] **Instream bedforms and other bedload transport evidence**
  - [ ] *deposition bedload indicators (e.g., imbricated clasts, gravel sheets, etc.)*
  - [ ] *bedforms (e.g., pools, riffles, steps, etc.)*
  - [ ] *Weathered clasts or bedrock*
  - [ ] *erosional bedload indicators (e.g., obstacle marks, scour, smoothing, etc.)*

Sediment indicators

- [x] **Soil development**
- [x] **Changes in character of soil**
- [ ] **Mudcracks**
- [x] **Changes in particle-sized distribution**
  - [x] *transition from* silt to mucky peat
  - [ ] *upper limit of sand-sized particles*
  - [ ] *silt deposits*

Vegetation indicators (*Consider the vegetation transition looking from the middle of the channel, up the banks, and into the floodplain*)

- [x] **Change in vegetation type from** _____ **to** _____
- [x] **Change in density of vegetation**
- [x] **Exposed roots below intact soil layer**
- [x] **Vegetation matted down and/or bent**
- [ ] **Other vegetation observations**

Transitions to from upland ruderal vegetation to wetland vegetation in the San Joaquin River. See Sample Point 4.

Other physical indicators

- [x] **Sediment deposited on vegetation or structures**
- [x] **Wracking/presence of organic litter**
- [x] **Presence of large wood**
- [x] **Leaf litter disturbed or washed away**
- [x] **Water staining**

Other observed indicators? Describe:

Vegetation within the San Joaquin River consists of fresh emergent wetland species and forested fresh emergent wetland species, which are also documented in Sample Point 4. Sample Point 4 meets wetland criteria, but is located within the ordinary high water mark of the San Joaquin River. Soil at Sample Point 4 consists entirely of muck and mucky-peat.

Project ID #: 09559.00001.001

Step 4 Was additional information used to support identification of the OHWM? ☒ Yes ☐ No
If yes, describe and attach information to data sheet:

Lidar data was used to verify GPS data collected in the field.

Step 5 Is an OHWM present at this site? ☒ Yes ☐ No
Describe rationale for location of OHWM or lack thereof by describing any observed indicators (at, above, and/or below the OHWM location).

Break in bankslope, change in vegetation, change in soil composition, presence of drift deposits that includes large wood, garbage. Watermarks are also present on a gas pipeline, riprap. Watermarks are absent from the ruderal areas with utility poles and a small structure.

Additional observations or notes

Attach an imagery log of the site.

Imagery log attached? ☐ Yes ☒ No If no, explain why not: See Representative Photograph Appendix E pictures 4, 6, 7.

List photographs, or other imagery/sketches, and include descriptions in the table below.

Number photographs in the order that they are taken. Attach imagery and include annotations of features.

Imagery Number	Imagery description

OHWM Field Identification Data Sheet Instructions and Field Procedure

Step 1 **Site overview from remote and online resources (Chapter 5)** **Complete Step 1 prior to site visit.**

Online Resources: Identify what information is available for the site. Check boxes on data sheet next to the resources used to assess this site.

a. gage data
b. aerial photos
c. satellite imagery
d. LiDAR
e. topographic maps
f. geologic maps
g. land use maps
h. climatic data (precipitation and temperature)

Landscape context: Use the online resources to put the site in the context of the surrounding landscape. (Chapter 4)

a. **Note on the data sheet under Step 1:**
   i. Overall land use and change if known
   ii. Recent extreme events if known (e.g., flood, drought, landslides, debris flows, wildfires)
   iii. Erosional and depositional environments
b. Consider the following to inform weighting of evidence observed during field visit.
   i. What physical characteristics are likely to be observed in specific environments?
   ii. Was there a recent flood or drought? Are you expecting to see recently formed or obscured indicators?
   iii. How will land use affect specific stream characteristics? How natural is the hydrologic regime? How stable has the landscape been over the last year, decade, century?

Step 2 **Site conditions during the field assessment (assemble evidence) (Chapter 1 and 3)**

a. Identify the assessment area.
b. Walk up and down the assessment area noting all the potential OHWM indicators.
c. Note broad trends in channel shape, vegetation, and sediment characteristics.
   i. Is this a single thread or multi-thread system? Is this a stream-wetland complex?
   ii. Are there any secondary and/or floodplain channels?
   iii. Are there obvious human-made alterations to the system?
   iv. Are there man-made (e.g., bridges, dams, culverts) or natural structures (e.g., bedrock outcrops, Large Wood jams) that will influence or control flow?
d. Look for signs of recurring fluvial action.
   i. Where does the flow converge on the landscape?
   ii. Are there signs of fluvial action (sediment sorting, bedforms, etc.) at the convergence zone?
e. Look for indicators on both banks. If the opposite bank is not accessible, then look across the channel at the bank.
f. **In Step 2 of the data sheet,** describe any adjacent land use or flow conditions that may influence interpretation of each line of evidence.
   i. What land use and flow conditions may be affecting your ability to observe indicators at the site?
   ii. What recent extreme events may have caused changes to the site and affected your ability to observe indicators?

Step 3a **List evidence (Chapter 2 and 3)**

Assemble evidence by marking each box with a slash next to each line of evidence.
If using fillable form, then follow the instructions for filling in the fillable form.

Context is important when assembling evidence. For instance, pool development may be an indicator of interest on the bed of a dry stream, but may not be a useful indicator to take note of in a flowing stream. On the other hand, if the pool is found in a secondary channel adjacent to the main channel, it could provide a line of evidence for a minimum elevation of high flows. Therefore, consider the site context when deciding which indicators provide evidence for identifying the OHWM. Explain reasoning in Step 5.

Questions to consider while making observations and listing evidence at a site:

Geomorphic indicators	**Sediment and soil indicators**	**Vegetation indicators**	**Other physical indicators**
Where are the breaks in slope?	Where does evidence of soil formation appear?	Where are the significant transitions in vegetation species, density, and age?	Is there organic litter present?
Are there identifiable banks?			
Is there an easily identifiable top of bank?	Are there mudcracks present?	Is there vegetation growing on the channel bed?	Is there any leaf litter disturbed or washed away?
Are the banks actively eroding?			
Are the banks undercut?	Is there evidence of sediment sorting by grain size?	If no, how long does it take for the non-tolerant vegetation to establish relative to how often flows occur in the channel?	Is there large wood deposition?
Are the banks armored?			
Is the channel confined by the surrounding hillslopes?		Where are the significant transitions in vegetation?	Is there evidence of water staining?
Are there natural or man-made berms and levees?		Is the vegetation tolerant of flowing water?	
Are there fluvial terraces?		Has any vegetation been flattened by flowing water?	
Are there channel bars?			

Are the following features of fluvial transport present?
Evidence of erosion: obstacle marks, scour, armoring
Bedforms; riffles, pools, steps, knickpoints/headcuts
Evidence of deposition: imbricated clasts, gravel sheets, etc.

In some cases, it may be helpful to explain why an indicator was NOT at the OHWM elevation, but found above or below. It can also be useful to note if specific indicators (e.g., vegetation) are NOT present. For instance, note if the site has no clear vegetation zonation.

OHWM Field Identification Data Sheet Instructions and Field Procedure

Step 3b Weight each line of evidence (Chapter 1 and 3)

Consider importance of each indicator by assessing the following:

a. Relevance:

i. Is this indicator left by low, high, or extreme flows? Did recent extreme events and/or land use affect this indicator?

ii. Consider the elevation of the indicator relative to the channel bed. What is the current flow level based on season or nearby gages?

iii. Consider the elevation of the indicator relative to the current flow. If the stream is currently at baseflow and indicator is adjacent to that, then it is likely a low-flow indicator. The difference between high-and extreme-flow indicators can sometimes be difficult to determine.

iv. Recent floods may have left many extreme-flow indicators, or temporarily altered channel form. Other resources will likely be needed to support any OHWM identification at this site. Field evidence of the OHWM may have to wait for the site to recover from the recent flood.

v. Droughts may cause field evidence of OHWM to be obscured because there has been an extended time since the last high-flow event. There can be overgrowth of vegetation or deposition of material from surrounding landscape that can obscure indicators.

vi. Both human-made (e.g., dams, construction, mining activities, urbanization, agriculture, grazing) and natural (e.g., fires, floods, debris flows, beaver dams) disturbances can alter how indicators are expected to appear at a site. Chapter 6 and Chapter 7 of the OHWM field manual provide specific case-studies that can help in interpreting evidence at these sites.

***Landscape context from Step 1 (Chapter 4) can help determine the relevance, strength, and reliability of the indicators observed in the field.**

***In Chapter 2 of the OHWM field manual provides information on specific indicators that can assist in putting these in context and determining relevance, strength, and reliability.**

b. Strength:

i. Is this indicator persistent across the landscape?

1. Look up and downstream and across the channel to see if you see the same indicator at multiple locations.
2. Does the indicator occur at the same elevation as other indicators?

c. Reliability:

i. Is this indicator persistent on the landscape over time? Will this indicator still persist across seasons?

1. This can be difficult to determine for some indicators and may be specific to climatic region (in terms of persistence of vegetation) and history of land use or other natural disturbances.
2. Chapter 2, Chapter 6, and Chapter 7 of the OHWM field manual describe each indicator in detail and provide examples of areas where indicators are difficult to interpret.

Step 4 Was additional information used to support identification of the OHWM? Are other resources used to support the lines of evidence observed in the field?

a. If additional resources are needed, then repeat steps 3a and 3b for the resources selected in Step 1 of assembling and weighting evidence collected from online resources. Chapter 5 of the OHWM field manual provides information on using online resources.

b. Any data collected from online tools have strengths and weaknesses. Make sure these are clear when determining relevance, strength, and reliability of the remotely collected data. Clearly describe why other resources were used to support the lines of evidence observed in the field, as well as the relevance, strength, and reliability of the supporting data and/or resources.

c. Attach any remote data and data analysis to the data sheet.

Step 5 Describe rationale for location of OHWM: (Chapter 1 and Chapter 3)

a. Weigh body of evidence:

Combine information from Step 3b: Why do the combination of indicators represent the OHWM?

i. Integrate the lines of evidence (relevance, strength, and reliability) of each indicator.

ii. Consider which indicators are high value indicators that co-occur along the stream reach. Which indicators are most relevant to identifying high flow elevations, which are most persistent across the landscape, and which are most persistent over time?

iii. Which indicators that are found above and below the location of the OHWM were helpful in identifying the elevation of the OHWM?

b. If there is more than one possible location, explain why, Include any relevant discussion on why specific indicators were not included in the final decision.

c. If needed, add additional site notes on page 2 of the data sheet under Step 5 or attach additional sketches and field observations to the data sheet.

d. Take photographs of indicators and attach an imagery log using page 2 of data sheet or another method of logging images.

i. Annotate images with descriptions of indicators.

Appendix E

Biological Database Queries

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Terminous (3812114) OR Bouldin Island (3812115) OR Isleton (3812125) OR Thornton (3812124) OR Lodi North (3812123) OR Lodi South (3812113) OR Stockton West (3712183) OR Holt (3712184) OR Woodward Island (3712185))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Acipenser medirostris pop. 1 green sturgeon - southern DPS	AFCAA01031	Threatened	None	G2T1	S1	SSC
Actinemys marmorata northwestern pond turtle	ARAAD02031	Proposed Threatened	None	G2	SNR	SSC
Agelaius tricolor tricolored blackbird	ABPBXB0020	None	Threatened	G1G2	S2	SSC
Ambystoma californiense pop. 1 California tiger salamander - central California DPS	AAAAA01181	Threatened	Threatened	G2G3T3	S3	WL
Anthicus sacramento Sacramento anthicid beetle	IICOL49010	None	None	G4	S4	
Ardea herodias great blue heron	ABNGA04010	None	None	G5	S4	
Astragalus tener var. tener alkali milk-vetch	PDFAB0F8R1	None	None	G2T1	S1	1B.2
Athene cunicularia burrowing owl	ABNSB10010	None	Candidate Endangered	G4	S2	SSC
Atriplex cordulata var. cordulata heartscale	PDCHE040B0	None	None	G3T2	S2	1B.2
Blepharizonia plumosa big tarplant	PDAST1C011	None	None	G1G2	S1S2	1B.1
Bombus crotchii Crotch's bumble bee	IIHYM24480	None	Candidate Endangered	G2	S2	
Bombus pensylvanicus American bumble bee	IIHYM24260	None	None	G3G4	S2	
Branchinecta lynchi vernal pool fairy shrimp	ICBRA03030	Threatened	None	G3	S3	
Branchinecta mesovallensis midvalley fairy shrimp	ICBRA03150	None	None	G2	S2S3	
Brasenia schreberi watershield	PDCAB01010	None	None	G5	S3	2B.3
Buteo swainsoni Swainson's hawk	ABNKC19070	None	Threatened	G5	S4	
Carex comosa bristly sedge	PMCYP032Y0	None	None	G5	S2	2B.1
Chloropyron palmatum palmate-bracted bird's-beak	PDSCR0J0J0	Endangered	Endangered	G1	S1	1B.1
Cicuta maculata var. bolanderi Bolander's water-hemlock	PDAPI0M051	None	None	G5T4T5	S2?	2B.1

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Coastal and Valley Freshwater Marsh Coastal and Valley Freshwater Marsh	CTT52410CA	None	None	G3	S2.1	
Desmocerus californicus dimorphus valley elderberry longhorn beetle	IICOL48011	Threatened	None	G3T3	S3	
Elanus leucurus white-tailed kite	ABNKC06010	None	None	G5	S3S4	FP
Eryngium racemosum Delta button-celery	PDAPI0Z0S0	None	Endangered	G1	S1	1B.1
Eucerceris ruficeps redheaded sphecid wasp	IIHYM18010	None	None	G1G3	S2	
Extriplex joaquinana San Joaquin spearscale	PDCHE041F3	None	None	G2	S2	1B.2
Gonidea angulata western ridged mussel	IMBIV19010	None	None	G3	S2	
Great Valley Valley Oak Riparian Forest Great Valley Valley Oak Riparian Forest	CTT61430CA	None	None	G1	S1.1	
Hibiscus lasiocarpos var. occidentalis woolly rose-mallow	PDMAL0H0R3	None	None	G5T3	S3	1B.2
Hypomesus transpacificus Delta smelt	AFCHB01040	Threatened	Endangered	G1	S1	
Lasiurus frantzii western red bat	AMACC05080	None	None	G4	S3	SSC
Laterallus jamaicensis coturniculus California black rail	ABNME03041	None	Threatened	G3T1	S2	FP
Lathyrus jepsonii var. jepsonii Delta tule pea	PDFAB250D2	None	None	G5T2	S2	1B.2
Legenere limosa legenere	PDCAM0C010	None	None	G2	S2	1B.1
Lepidurus packardi vernal pool tadpole shrimp	ICBRA10010	Endangered	None	G3	S3	
Lilaeopsis masonii Mason's lilaeopsis	PDAPI19030	None	Rare	G2	S2	1B.1
Limosella australis Delta mudwort	PDSCR10030	None	None	G5	S2	2B.1
Linderiella occidentalis California linderiella	ICBRA06010	None	None	G2G3	S2S3	
Melospiza melodia pop. 1 song sparrow ("Modesto" population)	ABPBXA3013	None	None	G5T3?Q	S3?	SSC
Oncorhynchus mykiss irideus pop. 11 steelhead - Central Valley DPS	AFCHA0209K	Threatened	None	G5T2Q	S2	SSC
Pogonichthys macrolepidotus Sacramento splittail	AFCJB34020	None	None	G3	S3	SSC

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Potamogeton zosteriformis eel-grass pondweed	PMPOT03160	None	None	G5	S3	2B.2
Rana boylii pop. 5 foothill yellow-legged frog - south Sierra DPS	AAABH01055	Endangered	Endangered	G3T2	S2	
Sagittaria sanfordii Sanford's arrowhead	PMALI040Q0	None	None	G3	S3	1B.2
Scutellaria galericulata marsh skullcap	PDLAM1U0J0	None	None	G5	S2	2B.2
Scutellaria lateriflora side-flowering skullcap	PDLAM1U0Q0	None	None	G5	S1S2	2B.2
Spea hammondii western spadefoot	AAABF02020	Proposed Threatened	None	G2G3	S3S4	SSC
Spirinchus thaleichthys pop. 2 longfin smelt - San Francisco Bay-Delta DPS	AFCHB03040	Endangered	Threatened	G5TNRQ	S1	
Sylvilagus bachmani riparius riparian brush rabbit	AMAEB01021	Endangered	Endangered	G5T1	S2	
Symphyotrichum lentum Suisun Marsh aster	PDASTE8470	None	None	G2	S2	1B.2
Thamnophis gigas giant gartersnake	ARADB36150	Threatened	Threatened	G2	S2	
Trifolium hydrophilum saline clover	PDFAB400R5	None	None	G2	S2	1B.2
Tropidocarpum capparideum caper-fruited tropidocarpum	PDBRA2R010	None	None	G1	S1	1B.1
Valley Oak Woodland Valley Oak Woodland	CTT71130CA	None	None	G3	S2.1	
Vireo bellii pusillus least Bell's vireo	ABPBW01114	Endangered	Endangered	G5T2	S3	

Record Count: 54

United States Department of the Interior

FISH AND WILDLIFE SERVICE
San Francisco Bay-Delta Fish And Wildlife
650 Capitol Mall
Suite 8-300
Sacramento, CA 95814
Phone: (916) 930-5603 Fax: (916) 930-5654

In Reply Refer To:
Project Code: 2025-0081033
Project Name: Camp Gold Star

04/09/2025 17:43:49 UTC

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed, and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see https://www.fws.gov/program/migratory-bird-permit/what-we-do.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 et seq.), and projects affecting these species may require development of an eagle conservation plan (https://www.fws.gov/program/eagle-management/working-around-eagles). Additionally, wind energy projects should follow the wind energy guidelines (https://www.fws.gov/node/266177) for minimizing impacts to migratory birds and

bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at:https://www.fws.gov/media/recommended-best-practices-communication-tower-design-siting-construction-operation; and http://www.towerkill.com.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

San Francisco Bay-Delta Fish And Wildlife
650 Capitol Mall
Suite 8-300
Sacramento, CA 95814
(916) 930-5603

PROJECT SUMMARY

Project Code: 2025-0081033
Project Name: Camp Gold Star
Project Type: Boatlift/Boathouse/Dock/Pier/Piles - New Construction
Project Description: Private development.
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@38.0253938,-121.47470966516526,14z



Counties: San Joaquin County, California

ENDANGERED SPECIES ACT SPECIES

There is a total of 12 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Riparian Brush Rabbit *Sylvilagus bachmani riparius* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6189	Endangered

REPTILES

NAME	STATUS
Giant Garter Snake *Thamnophis gigas* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4482	Threatened

AMPHIBIANS

NAME	STATUS
California Tiger Salamander *Ambystoma californiense* Population: U.S.A. (Central CA DPS) There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2076	Threatened
Western Spadefoot *Spea hammondii* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5425	Proposed Threatened

FISHES

NAME	STATUS
Delta Smelt *Hypomesus transpacificus* There is **final** critical habitat for this species. Your location overlaps the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/321	Threatened
Longfin Smelt *Spirinchus thaleichthys* Population: San Francisco Bay-Delta DPS There is **proposed** critical habitat for this species. Species profile: https://ecos.fws.gov/ecp/species/9011	Endangered
Longfin Smelt *Spirinchus thaleichthys* Population: San Francisco Bay-Delta DPS No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9011	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat.	Proposed Threatened

NAME	STATUS
Species profile: https://ecos.fws.gov/ecp/species/9743	
Valley Elderberry Longhorn Beetle *Desmocerus californicus dimorphus* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/7850	Threatened

CRUSTACEANS

NAME	STATUS
Vernal Pool Fairy Shrimp *Branchinecta lynchi* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/498	Threatened
Vernal Pool Tadpole Shrimp *Lepidurus packardi* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2246	Endangered

FLOWERING PLANTS

NAME	STATUS
Large-flowered Fiddleneck *Amsinckia grandiflora* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5558	Endangered

CRITICAL HABITATS

There is 1 critical habitat wholly or partially within your project area under this office's jurisdiction.

NAME	STATUS
Delta Smelt *Hypomesus transpacificus* https://ecos.fws.gov/ecp/species/321#crithab	Final

IPAC USER CONTACT INFORMATION

Agency:	HELIX Environmental Planning Inc.
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CNPS Rare Plant Inventory

Search Results

1 matches found. Click on scientific name for details

Search Criteria: , CRPR is one of [**1A:1B:2A:2B:3**] , Fed List is one of [**FE:FT:FC**] **and** State List is one of [**CE:CT:CR:CC**] , 9-Quad include [**3812123:3812124:3812125:3712183:3812113:3712185:3812115:3812114:3712184**]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK	CA ENDEMIC	DATE ADDED	PHOTO
Chloropyron palmatum	palmate-bracted bird's-beak	Orobanchaceae	annual herb (hemiparasitic)	May-Oct	FE	CE	G1	S1	1B.1	Yes	1974-01-01	No Photo Available

Showing 1 to 1 of 1 entries

Go to top

Suggested Citation:
California Native Plant Society, Rare Plant Program. 2025. Rare Plant Inventory (online edition, v9.5.1). Website https://www.rareplants.cnps.org [accessed 9 April 2025].

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An official website of the United States government Here's how you know

Species Directory

All Species | **ESA Threatened & Endangered** | Marine Mammals | Sustainable Seafood

ESA Threatened & Endangered

NOAA Fisheries has jurisdiction over 165 endangered and threatened marine species (80 endangered; 85 threatened), including 66 foreign species (40 endangered; 26 threatened).

Additional species are currently under review or have been proposed for Endangered Species Act listing: 42 petitioned species awaiting a 90-day finding, 9 candidate species for ESA listing, 11 proposed species for ESA listing.

In the table below, the Region column shows if the species can be found in a NOAA Fisheries region. If the species occurs only in areas beyond the U.S. exclusive economic zone and territorial waters, the region is labeled as Foreign.

Species Name

Species Category

Fish & Sharks

Protected Status

All

Region

West Coast

Display

All

Display All

Species Name ▼	Species Category	Listed Entity	Protected Status	Year Listed	Recovery Plan	Critical Habitat	Region
Bocaccio (Protected) *Sebastes paucispinis* Also Known As Bocaccio, Rock Salmon, Salmon Rockfish, Pacific Red Snapper, Pacific Snapper, Oregon Red Snapper, Oregon Snapper, Longjaw, Merou, Jack, Snapper, Rock Cod, Rockfish	**SPECIES CATEGORY** Fish - Groundfish - Protected Fish	Puget Sound/Georgia Basin DPS	ESA Endangered	2010	Final	FInal	Alaska West Coast

Species Name ▼	Species Category	Listed Entity	Protected Status	Year Listed	Recovery Plan	Critical Habitat	Region
Chinook Salmon (Protected) *Oncorhynchus tshawytscha*	**SPECIES CATEGORY** Fish - Protected Fish	Sacramento River winter-run	ESA Endangered	1994	Final	Final	Alaska West Coast
		Upper Columbia River spring-run	ESA Endangered	1999	Final	Final	Alaska West Coast
		California coastal	ESA Threatened	1999	Final	Final	Alaska West Coast
		Central Valley spring-run	ESA Threatened	1999	Final	Final	Alaska West Coast
		Lower Columbia River	ESA Threatened	1999	Final	Final	Alaska West Coast
		Puget Sound	ESA Threatened	1999	Final	Final	Alaska West Coast
		Snake River fall-run	ESA Threatened	1992	Final	Final	Alaska West Coast
		Snake River spring/summer-run	ESA Threatened	1992	Final	Final	Alaska West Coast
		Upper Willamette River	ESA Threatened	2005	Final	Final	Alaska West Coast
		Central Valley spring-run in the San Joaquin River XN	ESA Experimental Population	---	---	---	Alaska West Coast
		Upper Columbia River spring-run in the Okanogan River subbasin XN	ESA Experimental Population	---	---	---	Alaska West Coast
		Central Valley spring-	ESA Experimental	---	---	---	West Coast

Species Name ▼	Species Category	Listed Entity	Protected Status	Year Listed	Recovery Plan	Critical Habitat	Region
		run XN Shasta	Population				
		Sacramento winter-run XN Shasta	ESA Experimental Population	---	---	---	West Coast
		Central Valley spring-run XN Yuba	ESA Experimental Population	---	---	---	West Coast
		Upper Klamath-Trinity River	ESA Candidate	---	---	---	Alaska West Coast
		Oregon Coast	ESA Candidate	---	---	---	West Coast
		Southern Oregon and Northern California Coastal	ESA Candidate	---	---	---	West Coast
Chum Salmon (Protected) *Oncorhynchus keta*	**SPECIES CATEGORY** Fish - Protected Fish	Columbia River ESU	ESA Threatened	1999	Final	Final	Alaska West Coast
		Hood Canal summer-run ESU	ESA Threatened	1999	Final	Final	Alaska West Coast
Coho Salmon (Protected) *Oncorhynchus kisutch*	**SPECIES CATEGORY** Fish - Protected Fish	Central California Coast ESU	ESA Endangered	2005; 1996 (original)	Final	Final	Alaska West Coast
		Lower Columbia River ESU	ESA Threatened	2005	Final	Final	Alaska West Coast
		Oregon coast ESU	ESA Threatened	2008	Final	Final	Alaska West Coast
		Southern Oregon & Northern California coasts ESU	ESA Threatened	1997	Final	Final	Alaska West Coast

Species Name ▼	Species Category	Listed Entity	Protected Status	Year Listed	Recovery Plan	Critical Habitat	Region
Eulachon *Thaleichthys pacificus*	**SPECIES CATEGORY** Fish - Protected Fish	Southern DPS	ESA Threatened	2010	Final	Final	Alaska West Coast
Green Sturgeon *Acipenser medirostris*	**SPECIES CATEGORY** Fish - Protected Fish	Southern DPS	ESA Threatened	2006	Final	Final	Alaska West Coast
Oceanic Whitetip Shark *Carcharhinus longimanus*	**SPECIES CATEGORY** Fish - Highly Migratory Fish - Protected Fish - Sharks	Species	ESA Threatened	2018	Final	Not Prudent	New England/Mid-Atlantic Pacific Islands Southeast West Coast
Scalloped Hammerhead Shark *Sphyrna lewini*	**SPECIES CATEGORY** Fish - Highly Migratory Fish - Protected Fish - Sharks	Eastern Pacific DPS	ESA Endangered	2014	---	No	West Coast
		Eastern Atlantic DPS	ESA Endangered - Foreign	2014	---	---	Foreign
		Central & Southwest Atlantic DPS	ESA Threatened	2014	---	No	Southeast
		Indo-West Pacific DPS	ESA Threatened	2014	---	No	Pacific Islands
Sockeye Salmon (Protected) *Oncorhynchus nerka*	**SPECIES CATEGORY** Fish - Protected Fish	Snake River ESU	ESA Endangered	1991	Final	Final	Alaska West Coast
		Ozette Lake ESU	ESA Threatened	1999	Final	Final	Alaska West Coast

Species Name ▼	Species Category	Listed Entity	Protected Status	Year Listed	Recovery Plan	Critical Habitat	Region
Steelhead Trout *Oncorhynchus mykiss*	**SPECIES CATEGORY** Fish - Protected Fish	Southern California DPS	ESA Endangered	1997	Final	Final	Alaska West Coast
		California Central Valley DPS	ESA Threatened	1998	Final	Final	Alaska West Coast
		Central California Coast DPS	ESA Threatened	1997	Final	Final	Alaska West Coast
		Lower Columbia River DPS	ESA Threatened	1998	Final	Final	Alaska West Coast
		Middle Columbia River	ESA Threatened	1999	Final	Final	Alaska West Coast
		Northern California DPS	ESA Threatened	2000	Final	Final	Alaska West Coast
		Puget Sound DPS	ESA Threatened	2007	Final	Final	Alaska West Coast
		Snake River Basin DPS	ESA Threatened	2006	Final	Final	Alaska West Coast
		South-Central California Coast DPS	ESA Threatened	1997	Final	Final	Alaska West Coast
		Upper Columbia River DPS	ESA Threatened	2006; 1997 (original)	Final	Final	Alaska West Coast
		Upper Willamette River DPS	ESA Threatened	1999	Final	Final	Alaska West Coast
		Middle Columbia River XN	ESA Experimental Population	---	---	---	Alaska West Coast
		Olympic Peninsula DPS	ESA Candidate	---	---	---	West Coast

Species Name ▼	Species Category	Listed Entity	Protected Status	Year Listed	Recovery Plan	Critical Habitat	Region
Yelloweye Rockfish *Sebastes ruberrimus*	**SPECIES CATEGORY** Fish - Protected Fish	Puget Sound/ Georgia Basin DPS	ESA Threatened	2010	Final	Final	Alaska West Coast

Appendix F

Special-Status Species Potential to Occur Table

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology, and Life History	Potential to Occur[3]
Plants			
Amsinckia grandiflora large-flowered fiddleneck	FE/SE/1B.1	An annual herb found on hilly grasslands at lower elevations in clay-rich soil. This species is often found on steep, north-facing slopes that are in shaded terrain and remain moist for longer periods (USFWS 2025a).	**No Potential.** Grassland habitat does not occur in the project area. There are no documented occurrences of this species within five miles of the project area (CDFW 2025).
Astragalus tener var. *tener* alkali milk-vetch	--/--/1B.1	An annual herb found in alkali flats and seasonally flooded environments. Within those lands, this species occurs in vernal pools, playas, and annual grasslands from 0 – 170 meters elevation. This species blooms from March – June (CNPS 2025).	**No Potential.** Alkali flats and seasonally flooded lands do not occur in the project area and suitable habitat types are also absent. There are no documented occurrences of this species within five miles of the project area (CDFW 2025).
Atriplex cordulata var. *cordulata* heartscale	--/--/1B.2	An annual herb found in chenopod scrub, grassland, meadow, and seep habitats. This species typically occurs in alkaline areas with sandy soils and is found from 3 – 275 meters elevation. This species blooms from April – October (CNPS 2025).	**No Potential.** Alkaline areas and sandy soils do not occur in the project area and suitable habitat types are also absent. There are no documented occurrences of this species within five miles of the project area (CDFW 2025).
Blepharizonia plumosa big tarplant	--/--/1B.1	An annual herb found in annual grassland habitats, usually on slopes and burned areas with clay to clay-loam soils. This species occurs from 60 – 505 meters elevation and blooms from July – October (CNPS 2025).	**No Potential.** Annual grassland habitat does not occur in the project area and the project is below the known elevational range of this species. There are no documented occurrences of this species within five miles of the project area (CDFW 2025).
Brasenia schreberi watershield	--/--/2B.3	A perennial herb found in freshwater marshes, swamps, wetlands, ponds, lakes, and artificial waterbodies from 1 – 2,180 meters elevation. This species blooms from June – September (CNPS 2025).	**No Potential.** This species is not known to occur in river systems such as the San Joaquin River and requires still, or nearly still water. There are no documented occurrences of this species within five miles of the project area (CDFW 2025).
Carex comosa bristly sedge	--/--/2B.1	A perennial rhizomatous herb found in wet areas of coastal prairies, lake margins, marshes, and mesic valley and foothill grasslands from 0 to 1,010 meters elevation. This species blooms from May - September (CNPS 2025).	**Low Potential.** This species could occur along the bank of San Joaquin River; however, it was not observed during the field survey when it likely would have been identifiable. The majority of the project area does not provide suitable habitat for this species as it is comprised of ruderal and open water habitats. There are no documented occurrences of this species within five miles of the project area (CDFW 2025).
Chloropyron molle ssp. *hispidum*	--/--/1B.1	An annual hemi-parasitic herb found on alkaline soils in meadows, seeps, playas, and valley and foothill	**No Potential.** Alkaline soils and suitable habitats do not occur in the project area.

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology, and Life History	Potential to Occur[3]
hispid salty bird's-beak		grasslands from 5 – 155 meters elevation. This species blooms from June – September (CNPS 2024).	There are no documented occurrences of this species within five miles of the project area (CDFW 2025).
Cicuta maculata var. *bolanderi* Bolander's water-hemlock	--/--/2B.1	A perennial herb that occurs in fresh or brackish marsh and swamp habitats from 0 to 20 meters elevation. This species may also occur in salt marsh habitat. This species blooms from July - September (CNPS 2025).	**No Potential.** Marsh, swamp, and salt marsh habitats are absent from the project area. There are no documented occurrences of this species within five miles of the project area (CDFW 2025).
Eryngium racemosum Delta button-celery	--/SE/1B.1	An annual herb that occurs in seasonally flooded lands and alkali sinks, typically riparian scrub, vernal pools, and wetlands. This species occurs on clay soils from 1 – 335 meters elevation and blooms from June – October (CNPS 2025).	**No Potential.** Seasonally flooded land and alkaline sinks do not occur in the project area and other suitable habitat types are absent. There are no documented occurrences of this species within five miles of the project area (CDFW 2025).
Extriplex joaquinana San Joaquin spearscale	--/--/1B.2	An annual herb that is endemic to California and is found in chenopod scrub, alkali meadows, playas, and valley and foothill grasslands from 0 to 800 meters elevation. This species is often found in seasonal alkali wetlands or alkali sink scrub and blooms from April – September (CNPS 2025).	**No Potential.** Chenopod scrub, alkaline habitats, playas, and grasslands do not occur in the project area. There are no documented occurrences of this species within five miles of the project area (CDFW 2025).
Hibiscus lasiocarpos var. *occidentalis* woolly rose-mallow	--/--/1B.2	A perennial, rhizomatous, emergent herb found in freshwater marshes and swamps from 0 to 155 meters elevation, often in riprap along levees. Moist, freshwater-soaked riverbanks and low peat islands in sloughs, especially in the California Delta, also provide suitable habitat for this species. This species blooms from June - September (CNPS 2025).	**Moderate Potential.** This species could occur along the bank of the San Joaquin River; however, it was not observed during the field survey when it likely would have been identifiable. The majority of the project area does not provide suitable habitat for this species as it is comprised of ruderal and open water habitats. There are 31 documented occurrences of this species within five miles of the project area (CDFW 2025).
Lathyrus jepsonii var. *jepsonii* Delta tule pea	--/--/1B.2	A perennial herb primarily found in fresh and brackish marsh habitats from 0 – 5 meters elevation; and is also known to occur on slough edges. This species is commonly associated with *Typha* spp., *Aster lentus, Rosa californica*, *Juncus* spp., and *Scirpus* spp. This species blooms from May – July (CNPS 2025).	**Moderate Potential.** Marsh habitat does not occur in the project area but this species could occur along the bank of the San Joaquin River. The majority of the project area does not provide suitable habitat for this species as it is comprised of ruderal and open water habitats. This species was not observed during the field survey when it likely would have been identifiable. There are four documented occurrences of this species within five miles of the project area (CDFW 2025).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology, and Life History	Potential to Occur[3]
Legenere limosa legenere	--/--/1B.1	An annual herb found in vernal pools from 1 to 1,000 meters elevation. This species blooms from April - June (CNPS 2025).	**No Potential**. Vernal pools do not occur in the project area. There are no documented occurrences of this species within five miles of the project area (CDFW 2025).
Lilaeopsis masonii Mason's lilaeopsis	--/--/1B.1	A perennial, rhizomatous herb found in tidal zones of marshes, swamps, and riparian scrub from 0 to 10 meters elevation. Range is restricted to the Delta, Suisun Bay, and San Pablo Bay. This species typically occurs in muddy or silty soil formed through river deposition. This species blooms from April - November (CNPS 2025).	**Moderate Potential.** Marsh or swamp habitats do not occur in the project area but this species could occur along the bank of the San Joaquin River. The majority of the project area does not provide suitable habitat for this species as it is comprised of ruderal and open water habitats. This species was not observed during the field survey when it likely would have been identifiable. There are 24 documented occurrences of this species within five miles of the project area (CDFW 2025).
Limosella australis Delta mudwort	--/--/2B.1	A perennial herb found in fresh or brackish marsh habitats of the Delta from 0 – 5 meters elevation. This species is usually found on muddy banks in marsh or scrub habitats with *Lilaeopsis masonii.* This species blooms in April (CNPS 2025).	**Moderate Potential.** Marsh or swamp habitats do not occur in the project area but this species could occur along the bank of the San Joaquin River. The majority of the project area does not provide suitable habitat for this species as it is comprised of ruderal and open water habitats. This species was not observed during the field survey when it likely would have been identifiable. There are 10 documented occurrences of this species within five miles of the project area (CDFW 2025).
Potamogeton zosteriformis eel-grass pondweed	--/--/2B.2	An annual herb that occurs in freshwater marshes and swamps from 90 – 2,135 meters elevation. This species blooms from June – July (CNPS 2025).	**No Potential.** Marsh and swamp habitats are absent from the project area and the project area is below the known elevational range of this species. There are no documented occurrences of this species within five miles of the project area (CDFW 2025).
Sagittaria sanfordii Sanford's arrowhead	--/--/1B.2	An emergent, perennial, rhizomatous herb found in standing or slow-moving freshwater marshes, ponds, sloughs, and ditches from 0 to 605 meters elevation. This species blooms from April - October (CNPS 2025).	**No Potential.** Standing or slow-moving water does not occur in the project area and suitable habitat types are absent. In addition, this species was not observed in the project area during the field survey when it would have been identifiable. There are no documented occurrences of this species within five miles of the project area (CDFW 2025).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology, and Life History	Potential to Occur[3]
Scutellaria galericulata marsh skullcap	--/--/2B.2	A perennial herb that occurs in marsh, swamp, meadow, and seep habitats within lower montane coniferous forests and isolated populations in the Sacramento Valley from 0 to 1,950 meters elevation. This species blooms from June – September (CNPS 2025).	**No Potential.** Marsh, swamp, meadow, and seep habitats do not occur in the project area. There are no documented occurrences of this species within five miles of the project area (CDFW 2025).
Scutellaria lateriflora side-flowering skullcap	--/--/2B.2	A perennial herb found in marsh, swamp, and wet meadows from 0 to 500 meters elevation. This species is also sometimes found on logs and along riverbanks in the Delta. This species blooms from July – September (CNPS 2025).	**Moderate Potential.** Marsh, swamp, and meadow habitats do not occur in the project area but this species could occur along the bank of the San Joaquin River. The majority of the project area does not provide suitable habitat for this species as it is comprised of ruderal and open water habitats. There is one documented occurrence of this species within five miles of the project area (CDFW 2025).
Symphyotrichum lentum Suisun Marsh aster	--/--/1B.2	A perennial herb found in fresh and brackish marsh habitats from 0 to 15 meters elevation. This species is also found in sloughs with *Phragmites* spp., *Scirpus* spp., and *Typha* spp. and blooms from May - November (CNPS 2025).	**High Potential.** Marsh habitat does not occur in the project area but this species could occur along the bank of the San Joaquin River. Suisun Marsh aster has been documented along the bank of the San Joaquin River upstream and downstream of the project area (CDFW 2025). The majority of the project area does not provide suitable habitat for this species as it is comprised of ruderal and open water habitats. There are 25 documented occurrences of this species within five miles of the project area (CDFW 2025).
Trifolium hydrophilum saline clover	--/--/1B.2	An annual herb found in vernal pools, marshes, swamps, and mesic, alkaline valley and foothill grasslands from 1 – 335 meters elevation. This species blooms from April – June (CNPS 2025).	**No Potential.** Vernal pools, marshes, swamps, and mesic, alkaline grasslands do not occur in the project area. There are no documented occurrences of this species within five miles of the project area (CDFW 2025).
Tropidocarpum capparideum caper-fruited tropidocarpum	--/--/1B.1	An annual herb found in valley and foothill grasslands with alkaline clay soils from 0 – 360 meters elevation. This species blooms from March – May (CNPS 2025).	**No Potential.** Grassland habitat does not occur in the project area and alkaline soils are absent. There are no documented occurrences of this species within five miles of the project area (CDFW 2025).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology, and Life History	Potential to Occur[3]
Animals			
Invertebrates			
Bombus crotchii Crotch's bumble bee	--/SCE/--	This species occurs in grassland and scrub habitats. New colonies are initiated by solitary queens, generally in the early spring, which typically occupy abandoned rodent burrows (CDFW 2019). This species is a generalist forager and has been reported visiting a wide variety of flowering plants. The flight period for queens in California is from February to October. New queens hibernate over the winter and initiate a new colony the following spring. Crotch's bumble bees are rare throughout their range and are in decline in the Central Valley and southern California (CDFW 2019). The most current known range of this species follows a small strip from western Trinity County south to Tehama County, and along the entire Central Valley and coast south of Monterey to the southernmost portions of the State. The range is generally bound on the east by the high Sierra Nevada range and areas east of Bishop, Ridgecrest, and the Salton Sea (CDFW 2023).	**No Potential.** Grassland and scrub habitats do not occur in the project area. This species is currently rare across its range and is in decline in the Central Valley. There are no documented occurrences of this species within five miles of the project area (CDFW 2025).
Branchinecta lynchi vernal pool fairy shrimp	FT/--/--	This species generally occurs in vernal pools but may also be found in seasonal wetlands, swales, and alkali pools. Typically found in turbid water but also occurs in clear water with abundant aquatic vegetation (CDFW 2025).	**No Potential.** Vernal pools and other potentially suitable aquatic habitats do not occur in the project area. There are no documented occurrences of this species within five miles of the project area (CDFW 2025).
Danaus plexippus pop. 1 monarch - California overwintering population	FCE/--/--	Overwintering populations of monarch butterflies roost in wind protected tree groves, especially *Eucalyptus* spp., and species of pine or cypress with nectar and water sources nearby. Winter roost sites extend along the coast from Mendocino County to Baja California. As caterpillars, monarchs feed exclusively on the leaves of milkweed (*Asclepias* sp.; Nial *et al.* 2019 and USFWS 2020). Monarch butterfly migration routes pass east over the Sierra Nevada in the fall and back to the California coast in the spring. The overwintering population is located along the California coast while	**Low Potential.** Plant species necessary for development were not observed in the Project area and the Project area is not located in a winter roost zone. Individual butterflies may pass through the Project area during migration but are not expected to be impacted by the project. There are no documented occurrences of this species within five miles of the Project area (CDFW 2025).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology, and Life History	Potential to Occur[3]
		summer breeding areas occur in interior California and North America with spring breeding areas located further east (USFWS 2020).	
Desmocerus californicus dimorphus valley elderberry longhorn beetle	FT/-- /SSHCP	This species depends on elderberry shrubs (*Sambucus* spp.) and typically occurs near rivers or streams. Stems at least a 1-inch diameter or greater are necessary for larvae and pupae development. Adults emerge in spring until early summer and exit holes are visible on shrub stems year-round (CDFW 2025).	**No Potential**. Elderberry shrubs currently do not occur in or adjacent to the project area. One large elderberry shrub was observed in the project area and was recently cut and destroyed prior to the field survey. There is no longer any suitable habitat for this species in the project area. There are no documented occurrences of this species within five miles of the project area (CDFW 2025).
Lepidurus packardi vernal pool tadpole shrimp	FE/--/--	This species occurs in a variety of seasonally inundated habitats, particularly low-alkalinity seasonal pools in grasslands. Known to occur in vernal pools, wetlands, and other seasonal freshwater habitats. Generally occurs in larger, deeper features where dissolved oxygen levels are higher and features remain inundated for longer periods (CDFW 2025).	**No Potential.** Vernal pools and other potentially suitable aquatic habitats do not occur in the project area. There are no documented occurrences of this species within five miles of the project area (CDFW 2025).
Fishes			
Acipenser medirostris pop. 1 green sturgeon - southern DPS	FT/--/SSC	Green sturgeon spawn in freshwater streams in fast, deep water over gravel, cobble, or boulders. Juveniles inhabit estuarine waters for 1-4 years until dispersing into coastal marine waters as adults. Adults return to spawn in fresh water every 6-10 years. The Sacramento River watershed, including the Feather River, is the only known historical and current spawning area for the southern DPS of green sturgeon (CDFW 2025 and NMFS 2018). The Sacramento River and associated channels/sloughs downstream of Knights Landing are not believed to have suitable spawning habitat for green sturgeon, primarily due to lack of suitable coarse bottom substrate such as large cobbles (USACE 2012). The current known spawning areas in the Sacramento River occur north of the Glenn-Colusa Irrigation District oxbow to approximately Bend Bridge; and near the Thermalito Afterbay Outlet near Gridley in the Feather	**Moderate Potential.** Green sturgeon are not known to spawn in the San Joaquin River or its tributaries; however, adult and juvenile green sturgeon have been detected in the San Joaquin River. The San Joaquin River is thought to be important juvenile rearing and feeding habitat, especially near the Delta. This species is documented within the project area and the project area is within Designated Critical Habitat for this species (CDFW 2025).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology, and Life History	Potential to Occur[3]
		River (NMFS 2017).	
Hypomesus transpacificus Delta smelt	FT/SE/--	Delta smelt inhabit open surface waters of the Sacramento-Bay Delta and Suisun Bay. They are euryhaline species (tolerate a wide range of salinities) that generally occur in water with less than 10 to 12 ppt salinity. Delta smelt tend to be concentrated near the zone where out flowing fresh water and incoming saltwater mix except during spawning times. Spawning occurs in shallow freshwater habitats in the Delta and river systems immediately upstream of the Delta. Before spawning, adult smelt migrate upstream from brackish water habitat associated with the mixing zone to disperse into river channels and tidally influenced backwater sloughs. The spawning season varies from year to year and occurs between late winter (December) to early summer (July). Although spawning has not been observed in the wild, the eggs are thought to attach to substrates such as cattails, bulrush, tree roots and submerged branches (Moyle et al. 1989).	**High Potential.** The San Joaquin River within the project area provides suitable habitat for this species including potential spawning habitat. This species is documented within the project area and the project area is within Designated Critical Habitat for this species (CDFW 2025).
Oncorhynchus keta chum salmon: Columbia River ESU and Hood Canal summer-run ESU	FT/--/--	The Columbia River ESU includes naturally spawned chum salmon originating from the Columbia River and its tributaries in Washington and Oregon, as well as chum salmon from the Grays River Program, the Washougal River Hatchery/Duncan Creek Program, and the Big Creek Hatchery Program. The Hood Canal summer-run ESU includes naturally spawned summer-run chum salmon originating from Hood Canal and its tributaries, as well as from Olympic Peninsula rivers between Hood Canal and Dungeness Bay, as well as summer-run chum salmon from Lilliwaup Creek Fish Hatchery and the Tahuya River Program (NOAA 2025b).	**No Potential.** Chum salmon are not known to spawn in the Sacramento or San Joaquin rivers and generally do not occur in these systems. One female chum salmon was captured in the San Joaquin River in 2013 but was considered a stray (CDFW 2015). There are no documented occurrences of this species within five miles of the project area (CDFW 2025).
Oncorhynchus kisutch coho salmon: Central California Coast ESU	FE/SE/--	Coho salmon have a relatively complex life history that includes spawning and juvenile rearing in rivers for at least one summer followed by migrating to saltwater to feed, grow, and mature before returning to freshwater to spawn (NOAA 2025b). The Central California Coast	**No Potential**. Coho salmon are not known to occur in the San Joaquin River or the adjacent Delta. There are no documented occurrences of this species within five miles of the project area (CDFW 2025).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology, and Life History	Potential to Occur[3]
		ESU includes naturally spawned coho salmon originating from rivers south of Punta Gorda to Aptos Creek, and from tributaries to the San Fransico Bay.	
Oncorhynchus mykiss pop. 11 steelhead - Central Valley DPS	FT/--/SSC	This DPS includes all naturally spawned anadromous steelhead populations below impassable barriers in the Sacramento and San Joaquin rivers and their tributaries, excluding steelhead from San Francisco and San Pablo Bays and their tributaries, as well as two artificial propagation programs: the Coleman NFH, and Feather River Hatchery steelhead hatchery programs. Steelhead spawn in rivers and streams with cool, clear, water and suitable silt free substrate (NMFS 2016).	**Moderate Potential**. Central Valley steelhead were thought to be extirpated from the San Joaquin River until recent monitoring detected small populations of steelhead in the Stanislaus, Mokelumne, and Calaveras Rivers, and other streams previously thought to be devoid of steelhead. It is unknown if the steelhead in those rivers are predominantly resident or anadromous, but both are presumably present (NOAA 2014). This species is not known to spawn in the San Joaquin River but may use it as a migration corridor to and from spawning grounds. This species may pass through the project area from August through April when entering spawning grounds, and juveniles may emigrate through the project area during that same period, peaking in March and April (NOAA 2014). This species is documented within the project area (CDFW 2025).
Oncorhynchus nerka sockeye salmon: Snake River ESU and Ozette Lake ESU	FE/FT/--	The Snake River ESU includes all naturally spawned anadromous and residual sockeye salmon originating from the Snake River basin, and also sockeye salmon from the Redfish Lake Captive Broodstock Program and the Snake River Sockeye Salmon Hatchery Program. The Ozette Lake ESU includes naturally spawned sockeye salmon originating from the Ozette River and Ozette Lake and its tributaries. This ESU also includes sockeye salmon from the Umbrella Creek/Big River Hatchery Program (NOAA 2025b).	**No Potential.** Anadromous sockeye salmon do not occur in California. However, landlocked sockeye salmon do occur in California (referred to as kokanee) and are not a protected species. There are no documented occurrences of this species within five miles of the project area (CDFW 2025).
Oncorhynchus tshawytscha pop. 11 Central Valley Chinook salmon spring-run ESU	FT/ST/--	Central Valley spring-run Chinook salmon spawn in rivers and streams with cool, clear, water and suitable cobble and gravel substrate. This species historically occurred in all major rivers and tributaries of the Central Valley, including the San Joaquin River. The only known streams that currently support self-sustaining	**No Potential**. This species was historically abundant in the San Joaquin River before the construction of the Friant Dam; after dam construction, parts of the San Joaquin River became dry and disconnected salmon from their spawning habitats. Spring-run Chinook salmon have been absent from the San Joaquin River for over 60 years

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology, and Life History	Potential to Occur[3]
		populations of non-hybridized or introduced spring-run Chinook salmon in California are Mill, Deer, and Butte creeks in Tehama County. These creeks are accessible by the Sacramento River. Immigration of adults through the Delta and lower Sacramento River occurs from March through September and spawning occurs between late-August through October (NMFS 2014).	(NOAA 2025a). However, reintroduction efforts have been made in the San Joaquin River, and in 2013, NOAA Fisheries designated the Central Valley spring-run Chinook salmon reintroduced to the San Joaquin River as an experimental non-essential population in accordance with section 10(j) of the ESA (78 FR 79622). In 2019, the first spring-run Chinook salmon in over 65 years completed their life cycle, returning to the San Joaquin River after being released as juveniles through the reintroduction effort (NOAA 2025a). Because this species is currently designated as an experimental population within the San Joaquin River, it holds no legal protection under the ESA. The only other known populations of this ESU that are self-sustaining/protected are located in stream reaches outside of the project area: Mill, Deer and Butte Creeks, in Tehama County. There are no documented occurrences of this species within five miles of the project area (CDFW 2025).
Oncorhynchus tshawytscha pop. 7 Sacramento River Chinook salmon winter-run ESU	FE/SE/--	Sacramento River winter-run Chinook salmon spawn in rivers and streams with cool, clear, water and suitable cobble and gravel substrate. Immigration of adults through the Delta and lower Sacramento River occurs from December through July. Spawning is currently limited to the Sacramento River downstream of Keswick Dam and upstream of the Red Bluff Diversion and the lower reaches of Battle Creek. Spawning occurs between late-April through mid-August (NMFS 2014).	**No Potential**. This species occurs in the Sacramento River and its tributaries and is not known to occur in the San Joaquin River. There are no documented occurrences of this species within five miles of the Project area (CDFW 2025).
Pogonichthys macrolepidotus Sacramento splittail	--/--/SSC	This species is endemic to the Central Valley and occurs in estuarine environments with salinities from 10-18 ppt. They prefer slightly lower salinities but can survive short term exposures to water with a salinity as high as 29 ppt. This species typically occurs in slow moving rivers, sloughs, and alkaline lakes. This species is largely confined to the lower Delta, Suisun Bay, Suisun Marsh, Napa River, Petaluma River, and Sacramento-	**No Potential.** The San Joaquin River in the project area is not an estuarine habitat with suitable salinity levels for this species and is outside of the current known range of this species. There are no documented occurrences of this species within five miles of the project area (CDFW 2025).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology, and Life History	Potential to Occur[3]
		San Joaquin estuary. Species abundance is strongly tied to outflows because spawning occurs over flooded vegetation (Moyle et. al. 2015).	
Sebastes paucispinis (Bocaccio) and other marine species listed by NOAA	Varies	The bocaccio is a large rockfish that occurs along the Pacific coast from Baja California to the Gulf of Alaska. The Puget Sound/Georgia Basin DPS of this species was federally-listed as endangered in 2010. The oceanic whitetip shark is found throughout the world in tropical and sub-tropical waters and was federally-listed as threatened in 2018. The scalloped hammerhead shark can be found in coastal warm temperate and tropical seas worldwide. Two distinct population segments of the scalloped hammerhead shark are listed as endangered and two are listed as threatened under the ESA. The yelloweye rockfish is among the longest lived of rockfishes and the Puget Sound/Georgia Basin DPS in Washington State was federally-listed as threatened in 2010 (NOAA 2024a).	**No Potential.** These species are restricted to marine habitats and will not occur in the project area as the project area is within a freshwater environment of the San Joaquin River.
Spirinchus thaleichthys longfin smelt	FE/ST/--	The longfin smelt is a pelagic estuarine fish that spawns in freshwater and then moves downstream to brackish water to rear. Longfin smelt in the Bay-Delta may spawn as early as November and as late as June, although spawning typically occurs from January to April. The specific spawning substrate remains unknown. The known range of the longfin smelt extends from the San Francisco Bay-Delta northward to Alaska. In the Sacramento area, this species is known to spawn in the central Delta/San Joaquin River to about Turner Cut/Rough and Ready Island and north into the Cache Slough and the Sacramento Deepwater Ship Channel (CDFW 2009; Moyle 2002), and rarely higher in the Sacramento and San Joaquin rivers (CDFW 2009).	**Low Potential.** The San Joaquin River within the project area may provide suitable habitat for this species. However, a 12-month review of the species by the USFWS found that longfin smelt are currently rare in the Sacramento region (50 CFR 17 Docket No. FWS-R8-ES-2008-0045) and the 2020 *Effects Analysis of State Water Project Effects on Longfin Smelt and Delta Smelt* by CDFW found that longfin smelt rarely spawn or occur higher than Rough and Ready Island and Cache Slough or in the Sacramento Deepwater Ship Channel (CDFW 2009). The project area is in between Rough and Ready Island and Cache Slough and may not be suitable for this species. There are four documented occurrences of this species within five miles of the project area (CDFW 2025).
Thaleichthys pacificus eulachon: Southern DPS	FT/--/--	This DPS of eulachon can be found in the northeastern Pacific Ocean from the Mad River in northern California to the Nass River in British Columbia. This species is anadromous and spends the first year of life in the open	**No Potential.** Eulachon are not known to occur in the San Joaquin River or the adjacent Delta. There are no documented occurrences of this species within five miles of the project area (CDFW 2025).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology, and Life History	Potential to Occur[3]
		ocean before migrating to rivers to spawn. Newly hatched larvae are carried by the river to estuaries and juveniles disperse onto the marine continental shelf (NOAA 2025b).	
Amphibians			
Ambystoma californiense California tiger salamander - Central California DPS	FT/ST/WL	This species is generally restricted to vernal pools and seasonal ponds, including many constructed stock ponds, in grassland and oak savannah plant communities from sea level to about 1,500 feet elevation in central California. This species spends the majority of its life in underground burrows in upland areas in the vicinity of suitable breeding ponds. In order to provide suitable habitat for this species, suitable breeding habitat must be present in combination with suitable upland habitat. In the Coastal region, populations are scattered from Sonoma County in the northern San Francisco Bay Area to Santa Barbara County, and in the Central Valley and Sierra Nevada foothills from Yolo to Kern counties (USFWS 2017).	**No Potential**. Aquatic breeding habitat and suitable upland habitat are absent from the Project area. There are no documented occurrences of this species within five miles of the project area (CDFW 2025).
Rana boylii pop. 5 foothill yellow-legged frog	FE/SE/--	This population of foothill yellow-legged frog occurs in the Sierra Nevada from the South Fork American River subbasin in El Dorado County south to the Tehachapi Mountains in Kern County. Occurs in perennial rocky streams in a wide variety of habitats up to 6,400 feet elevation. This species rarely ventures far from water, and is usually found basking in the water, under surface debris, or underground within 165 feet of water. Eggs are laid in clusters attached to gravel or rocks along stream margins in flowing water. Tadpoles typically require up to four months to complete aquatic development. Breeding typically follows winter rainfall and snowmelt, which varies based upon location (Jennings and Hayes 1994).	**No Potential.** Although the San Joaquin River is a perennial river system, it does not contain rocky habitat suitable for this species. The portion of the river within the project area is deep, tidally influenced habitat with no riffles or shallow rocky areas that are suitable for this species. There are no documented occurrences of this species within five miles of the project area (CDFW 2025).
Spea hammondii western spadefoot	FPT/--/SSC	This species occurs in a variety of open habitats including grasslands, coastal sage scrub, chaparral, sandy washes, and playas. It can also be found in valley-	**No Potential**. Suitable habitat types do not occur in the project area. In addition, no suitable breeding habitat or refuge habitat is present in the project area.

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology, and Life History	Potential to Occur[3]
		foothill woodlands and appears to prefer open areas with sandy or gravelly soils. This species spends the majority of its life underground and typically emerges between October and May to breed. Breeding occurs in vernal pools, depressional wetlands, and sometimes puddles. Breeding sites must remain inundated for at least 30 days for larvae to mature (CDFW 2025).	There are no documented occurrences of this species within five miles of the project area (CDFW 2025).
Reptiles			
Actinemys marmorata northwestern pond turtle	FPT/--/SSC	This species occurs in a variety of aquatic habitats; typically, permanent ponds, lakes, streams, irrigation ditches, canals, marshes, or pools in intermittent drainages. It appears to prefer areas lined with abundant vegetation and either rocky or muddy substrates. This species requires basking sites such as logs, rocks, cattail mats or exposed banks. The active season is from February to November, and breeding occurs from April to May. Overwintering occurs in upland terrestrial habitats close to water sources (approximately 300 feet), in which they will bury themselves under loose soil (CDFW 2025). Nesting sites in uplands may be as far as 400 meters (1,312 feet) or more from the aquatic habitat, although the distance is usually much less and is generally around 100 meters (328 feet). In nonriverine habitats that experience little water level fluctuation, this species may overwinter underwater (Thomson *et al.* 2016).	**Moderate Potential.** The majority of the project area is comprised of open water and ruderal habitats which are generally unsuitable for this species. However, some emergent aquatic vegetation is present on the bank of the San Joaquin River, and riprap along the levee road could provide basking habitat for this species. Because of the typically warm Mediterranean climate of the project area, this species is likely active year-round and could be present in the project area, especially near emergent aquatic vegetation and the levee road, throughout the year. There are nine documented occurrences of this species within five miles of the project area (CDFW 2025).
Thamnophis gigas giant garter snake	FT/ST/--	This species is endemic to the San Joaquin and Sacramento Valley floors. It inhabits agricultural wetlands and other waterways such as irrigation and drainage canals, sloughs, ponds, small lakes, low gradient streams, and adjacent uplands. This species requires adequate water during its active season (early spring through mid-fall) to provide food and cover, and also requires emergent, herbaceous wetland vegetation for foraging and cover, grassy banks and openings in waterside vegetation for basking, and higher elevation	**Moderate Potential.** The majority of the project area is comprised of open water and ruderal habitats which are generally unsuitable for this species. However, some emergent aquatic vegetation is present on the bank of the San Joaquin River, and riprap along the levee road could provide basking and refugia habitat for this species. There are four documented occurrences of this species within five miles of the project area (CDFW 2025).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology, and Life History	Potential to Occur[3]
		uplands for cover and refuge from flood waters during its dormant season (winter). It inhabits small mammal burrows and other soil crevices with sunny exposure along south and west facing slopes, above prevailing flood elevations when dormant. This species is primarily found in marshes and sloughs as well as slow-moving creeks but is absent from large rivers (USFWS 2016).	
Birds			
Agelaius tricolor tricolored blackbird	--/ST/SSC	This species is common locally throughout central California. It nests and seeks cover in emergent wetland vegetation and thorny vegetation such as Himalayan blackberry (*Rubus armeniacus*). The nesting area must be large enough to support a minimum colony of 50 pairs as they are a highly colonial species. Typical nesting areas are in large wetlands, marshes, and large brambles of thorny vegetation in suitable foraging habitat. This species forages on the ground in croplands, grassy fields, flooded land, and on edges of ponds for insects (Shuford and Gardali 2008).	**Low Potential**. Suitable foraging habitat is absent from the project area but is present in the surrounding lands. Some emergent wetland vegetation is present along the bank of the river that could support nesting, but it may be too small and linear to support a nesting colony. There is one documented occurrence of this species within five miles of the project area (CDFW 2025).
Athene cunicularia burrowing owl	--/SCE/SSC	This species occurs in a variety of open habitats; typically grasslands, desert scrub, agricultural fields, washes, and disturbed areas such as golf courses or vacant lots. It occurs in suitable habitat where burrowing mammals are abundant with low and sparse vegetation. Nests in burrows, especially those of California ground squirrel (*Otospermophilus beecheyi*), but will also use other refuge sites such as rubble piles, pipes, and culverts. In the Central Valley of California, most foraging occurs within a 600-meter radius of the nest (Gervais *et al.* 2003).	**No Potential**. Suitable habitat does not occur in the project area. The disturbed areas within the project area consist of a maintained levee road and pad that lack suitable vegetation. No burrows or other potential refuge sites were observed and suitable foraging habitat is absent. There are no documented occurrences within five miles of the project area (CDFW 2025).
Buteo swainsoni Swainson's hawk	--/ST/--	This species occurs in a variety of open habitats including expansive grasslands, agricultural areas, and open woodlands. It breeds in California and winters in Mexico and South America. Swainson's hawks usually arrive in the Central Valley between March 1 and April 1 and migrate south between September and October.	**Moderate Potential.** Suitable nesting or foraging habitat is absent from the project area but occurs in the surrounding vicinity. Several trees within 0.5-mile of the project area provide suitable nesting habitat and agricultural fields provide suitable foraging habitat. There are 15 documented occurrences of this species

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology, and Life History	Potential to Occur[3]
		This species usually nests in trees adjacent to suitable foraging habitat but is known to forage in areas away from the nest. Nests are usually located in trees near the edges of riparian stands, in lone trees or groves of trees in agricultural fields, and in mature roadside trees. Mature oak and riparian trees are the most used nest trees, typically associated with high quality foraging habitat (CDFW 2025). Suitable foraging areas for Swainson's hawk include native grasslands or lightly grazed pastures, alfalfa and other hay crops, idle land, certain grain and row croplands, and ruderal lands. Swainson's hawks primarily feed on voles; but will take a variety of prey including small mammals, birds, and insects (CDFW 1994).	within five miles of the project area (CDFW 2025).
Elanus leucurus white-tailed kite	--/FP/--	This species occurs in a variety of habitats including grasslands, savannah, oak woodland, riparian woodland, open suburban areas, and agriculture fields. Nest trees typically have a dense canopy or are within a dense group of trees, such as riparian forest or oak woodland. Foraging occurs within un-grazed or lightly-grazed fields, agricultural areas, and open grasslands (CDFW 2025).	**Moderate Potential.** Suitable nesting or foraging habitat is absent from the project area but occurs in the surrounding vicinity. Several trees within 0.5-mile of the project area provide suitable nesting habitat and agricultural fields provide suitable foraging habitat. There are no documented occurrences of this species within five miles of the project area (CDFW 2025). However, this species is not regularly tracked by the CNDDB and is a common species in the vicinity of the project area (eBird 2025).
Laterallus jamaicensis coturniculus California black rail	--/ST/FP	The largest concentrations of this species are found in the tidal salt marshes of the northern San Francisco Bay region, primarily in San Pablo and Suisun Bays. Smaller populations also occur in San Francisco Bay, the Outer Coast of Marin County, freshwater marshes in the foothills of the Sierra Nevada, and in the Colorado River Area (Spautz et. al. 2005). This species inhabits brackish marsh habitats, primarily in the upper marsh zone dominated by alkali heath (*Frankenia salina*), cattail (*Typha* spp.), and rush (*Juncus* spp.); and prefers lower salinity environments. In the Sierra Nevada foothills, this species is a year-round resident along wetland	**Low Potential.** Marsh or wetland habitat does not occur in the project area but some emergent wetland vegetation along the bank of the San Joaquin River could potentially provide suitable habitat for this species. There are 11 documented occurrences of this species within five miles of the project area (CDFW 2025).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology, and Life History	Potential to Occur[3]
		edges where water is generally 1.2 inches or less and is typically found in wetlands 0.25 acre or larger. This species is typically associated with perennial wetlands associated with flowing water such as irrigation canals, perennial streams, and springs with dense vegetation in the Sierra Nevada foothills. It forages on the ground, under cover of dense vegetation (Richmond et al. 2010).	
Melospiza melodia song sparrow (Modesto Population)	--/--/SSC	This species occurs in the central lower basin of the Great Valley, from Colusa County south to Stanislaus County and east of the Suisun Marshes. It breeds in riparian thickets in shrubs or vines near fresh or saline emergent wetland habitat. Nests are typically situated low to the ground or on the ground under dense riparian vegetation (Shuford and Gardali 2008).	**Moderate Potential.** Suitable nesting habitat is present along the bank of the San Joaquin River within the project area. However, the vegetation is flooded from the river and may not be suitable for this species. There are 12 documented occurrences of this species within five miles of the Project area (CDFW 2025).
Vireo bellii pusillus least bell's vireo	FE/SE/--	This species is a summer migrant in California and usually arrives to breeding grounds in mid-March to early April from their wintering grounds in Mexico; and typically departs in late July but may stay until September (Yolo HCP/NCCP 2018). This species primarily occurs in riparian scrub habitat but also occurs in mule fat scrub, oak woodland, and chaparral habitats. Previously considered to be limited to southern California, this species is now known to breed in Salinas Valley and in Yolo County (NatureServe 2025 and CDFW 2025).	**No Potential.** Riparian scrub and other suitable habitat types do not occur in the project area. The project area is outside of documented occurrences or known nesting areas in Northern California. There are no documented occurrences of this species within five miles of the Study Area (CDFW 2025).
Mammals			
Lasiurus blossevillii western red bat	--/--/SSC	This species occurs in forest and wooded areas where it roosts in foliage of trees and large shrubs. They appear to prefer riparian areas dominated by walnuts, oaks, willows, cottonwoods, and sycamores. This species requires water such as rivers, creeks, ponds, or lakes. Water features are a vital habitat component because bats often drink immediately after emergence and water is an important source of concentrated insects. Roosts are common in edge habitats adjacent to	**Low Potential.** Trees and shrubs within the project area are generally small and do not provide suitable roosting habitat for this species. However, suitable roosting habitat is present in the surrounding vicinity and this species could forage throughout the project area. Because suitable roosting habitat is absent from the project area, this species is not anticipated to be impacted by the proposed project. There are no documented occurrences of this species

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology, and Life History	Potential to Occur[3]
		streams or open fields, in orchards, and sometimes in urban areas with mature trees (SSHCP 2018).	within five miles of the Project area (CDFW 2025).
Sylvilagus bachmani riparius riparian brush rabbit	FE/SE/--	This species occurs in riparian habitats with thick, brushy vegetation. The only known populations of this species are located at Caswell Memorial State Park and the Oxbow Preserve, as well as in the South Delta and at the San Joaquin River National Wildlife Refuge (USFWS 2025b).	**No Potential.** The project area is outside of the known range of this species. The project area is also isolated in the overall landscape and is surrounded by open, agricultural land. This species has not been documented north of French Camp (CDFW 2020). There are no documented occurrences of this species within five miles of the Project area (CDFW 2025).

[1] Sensitive species reported in CNDDB or CNPS on the "*Terminous*" and eight surrounding USGS quads, or in USFWS lists for the project site.

[2] Status is as follows: Federal (ESA) listing/State (CESA) listing/other CDFW status or CRPR. F = Federal; S = State of California; E = Endangered; T = Threatened; C = Candidate; PT = Proposed Threatened; FP=Fully Protected; SSC=Species of Special Concern; WL=Watch List; SSHCP= South Sacramento Habitat Conservation Plan Covered Species.

[3] Status in the Project site is assessed as follows. **No Potential:** The Project area is outside the known distribution of the species; or there is no suitable habitat present for the species; or, the species is not known to occur within five miles of the Project area boundary, and its dispersal capability is less than five miles. **Low Potential:** There are no documented occurrences within five miles of the Project area boundary, and the existing habitat is of low or marginal quality, or all documented occurrences within five miles of the Project area line are believed to be extirpated, and existing habitat is of low or marginal quality, or extant occurrences are documented within five miles of the Project area, and the most recent occurrence is greater than or equal to 25 years old. **Moderate Potential:** Documented occurrences are reported within five miles of the Project area, the most recent occurrence is less than 25 but greater than 10 years old, and suitable habitat is present; or critical habitat is mapped within the Project area, all PCEs are present within the Project area, and suitable habitat is present. **High Potential:** There are extant occurrences within one mile of the Project area, the most recent occurrence is less than 10 years old, and there is suitable habitat within the Project area; or critical habitat is mapped within the Project area, documented occurrences are present within one mile of the Project area, suitable habitat is present, and all PCEs are present within the Project area.

CRPR = California Rare Plant Rank: 1B to rare, threatened, or endangered in California and elsewhere; 2B to rare, threatened, or endangered in California but more common elsewhere. Extension codes: .1 to seriously endangered; .2 to moderately endangered.

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Appendix G

NHPA Section 106 Consultation Letter

State of California • Natural Resources Agency
Gavin Newsom, *Governor*

DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION
Armando Quintero, *Director*

Julianne Polanco, State Historic Preservation Officer
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100
Telephone: (916) 445-7000 FAX: (916) 445-7053
calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov

May 14, 2025

VIA EMAIL

In reply refer to: COE_2025_0502_002

Ms. Abigail Bobbette
Regulatory Project Manager
CA Delta Section
U.S. Army Corps of Engineers, Sacramento District
1325 J Street, Sacramento, CA 95814

RE: Initiating National Historic Preservation Act Section 106 Consultation: Camp Gold Star Floating Dock Installation Project, City of Stockton, San Joaquin County California (SPK-2024-00472).

Dear Ms. Bobbette:

The State Historic Preservation Officer (SHPO) is in receipt of the May 2, 2025, letter from the U.S. Army Corps of Engineers, Sacramento District (USACE), initiating consultation on the above referenced undertaking in accordance with Section 106 of the National Historic Preservation Act of 1966 (as amended) and its implementing regulations at 36 CFR Part 800. The USACE is currently requesting SHPO comment on their finding of no historic properties affected for the undertaking.

As described in their May 2 letter, Camp Gold Star, LLC (Applicant), is seeking authorization from the USACE under Section 10 of the Rivers and Harbors Act. The undertaking includes the installation of floating docks with sections of 8'x650', 8'x120', 10'x20' and eighteen dock fingers of 4'x30'. Access would be provided by the construction of a 4'x80' aluminum gangway, which would be fastened to the shore with a 3'x4'x1.5' concrete landing. The dock would be secured with the installation of fifteen 12" diameter SCH 40 steel piles. The floating dock would be made with a concrete encapsulated float, HDG steel thru-rods, and pressure treated Douglas fir (PTDF) walers. The gangway would be made from marine grade aluminum. The piles would be installed with a barge mounted crane utilizing a drop hammer. Ground disturbance would be limited to that required for the driving of piles and the 1.5 ft deep concrete landing installation.

The USACE has delineated the area of potential effects (APE) to include "the undertaking's areas of direct and indirect effects, access, staging, and construction work areas" as depicted on the August 14, 2024, Camp Gold Star Floating Dock Installation plans prepared by Mid-Cal Construction and enclosed with the USACE's May 2 letter.

Efforts included a records search and consultation with the Native American Heritage Commission (NAHC). By letter dated March 19, 2024, the USACE initiated consultation with Indian tribes and other consulting parties listed on the NAHC contact list. To date no consulting Indian tribe or additional consulting party has provided information regarding potential historic properties of religious and cultural tribal significance within the APE.

No historic properties have been identified within the APE, thus the USACE has made a finding of no historic properties affected and is requesting SHPO comment on their finding. Following a review of the documentation submitted, I do not object to the USACE's finding of no historic properties affected for the undertaking pursuant to 36 CFR § 800.5(d)(1).

Please be advised that under certain circumstances, such as an unanticipated discovery or a change in project scope, the USACE may have additional future responsibilities for the undertaking under 36 CFR Part 800. Should a post-review discovery or inadvertent effect occur during the implementation of the undertaking, the USACE should notify and consult with the SHPO within 48 hours of the discovery or inadvertent effect in accordance with 36 CFR § 800.13(b)(3).

If you require further information, please contact Associate State Archaeologist Alicia Perez at Alicia.Perez@parks.ca.gov.

Sincerely,

Julianne Polanco
State Historic Preservation Officer

Appendix H

FEMA Letter of Map Amendment

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	SAN JOAQUIN COUNTY, CALIFORNIA (Unincorporated Areas)	A portion of Section 13, Township 2 North, Range 4 East, as described in the Grant Deed recorded as Document Nos. 2024-022830 and 2024-050533, in the Office of the Recorder, San Joaquin County, California The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 060299	
AFFECTED MAP PANEL	NUMBER: 06077C0290F	
	DATE: 10/16/2009	
FLOODING SOURCE: SAN JOAQUIN RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:38.025726, -121.474380 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	4103 North Zuckerman Road	Portion of Property	X (unshaded)	--	--	9.1 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION
PORTIONS REMAIN IN THE SFHA
STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)
BEGINNING AT THE MOST EASTERLY CORNER OF ABOVE SAID PARCEL A; THENCE ALONG THE SOUTH LINE OF SAID PARCEL A THE FOLLOWING 3 COURSES: 1)SOUTH 78°37'50" WEST, A DISTANCE OF 176.55 FEET; 2)SOUTH 82°47'20" WEST, A DISTANCE OF 248.86 FEET; 3)SOUTH 69°37'00" WEST, A DISTANCE OF 444.17 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 34°56'00" EAST, A DISTANCE OF 164.32 FEET; THENCE NORTH 4°35'27" EAST, A DISTANCE OF 128.93 FEET; THENCE NORTH 77°14'51" EAST, A DISTANCE OF 330.85 FEET; THENCE SOUTH 86°05'57" EAST, A DISTANCE OF 35.58 FEET; THENCE NORTH 58°55'13" EAST, A DISTANCE OF 65.39 FEET; THENCE SOUTH 87°50'54" EAST, A DISTANCE OF 18.27 FEET; THENCE NORTH 72°51'21" EAST, A DISTANCE OF 87.19 FEET; THENCE SOUTH 65°44'06" EAST, A DISTANCE OF 26.17 FEET; THENCE SOUTH 51°02'35" EAST, A DISTANCE OF 26.28 FEET; THENCE SOUTH 13°58'00" EAST, A DISTANCE OF 31.30 FEET; THENCE SOUTH 48°18'30" EAST, A DISTANCE OF 77.00 FEET TO A POINT LYING ON THE NORTHEASTERLY LINE OF ABOVE SAID PARCEL A; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 59°28'00" EAST, A DISTANCE OF 124.00 FEET TO THE POINT OF BEGINNING

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)
Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))
Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Attachment E
Mitigation Monitoring and Reporting Program

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Appendix I

Mitigation Monitoring and Reporting Program

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				
Mitigation Measure BIO-1: Special-Status Plant Survey 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: 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. 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. If special-status plants are observed within the project site, the following mitigation measures shall be required:	Prior to initiation of any ground-disturbing activities.	Qualified Botanist		

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
• *For widely distributed plant species*: Mason's lilaeopsis, woolly rose-mallow, Suisun marsh aster, Delta tule pea, Delta mudwort: Attempt acquisition. If the plant population is considered healthy by the JPA with the concurrence of the Permitting Agencies' representatives on the TAC, then the parcel owner shall be approached to consider selling a conservation easement including a buffer area as prescribed in Section 5.4.4 of the SJMSCP and sufficient to maintain the hydrological needs of the plants. Alternatively, the landowner may be approached to consider land dedication in-lieu of paying SJMSCP development fees. If the project proponent is not agreeable to acquisition, then compensation shall be as prescribed in SJMSCP Section 5.3.1. • *B. For narrowly distributed plant species*: bristly sedge and side-flowering skullcap: Attempt acquisition. If the plant population is considered healthy by the JPA with the concurrence of the Permitting Agencies' representatives on the TAC , then the parcel owner shall be approached to consider selling a conservation easement including a buffer area a as prescribed in Section 5.4.4 of the SJMSCP and sufficient to maintain the hydrological and ecological (e.g., account for weed control, buffers, inclusion of pollinators) needs of the plants. Alternatively, the landowner may be approached to consider land dedication in-lieu of paying SJMSCP development fees. Consultation. If the landowner rejects acquisition of the population, then the JPA shall, with the concurrence of the				

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.				
Mitigation Measure BIO-2: Special-Status Fish 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: • 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. 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:	During construction.	Project Applicant		

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
• 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. Additionally, the following construction Best Management Practices (BMPs) shall be implemented during pile driving activities to minimize acoustic effects during dock installation: • 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
• 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.				
Mitigation Measure BIO-3: Giant Garter Snake 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: For areas with potential giant garter snake habitat, the following is required. • 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
• In areas where wetlands, irrigation ditches, marsh areas or other potential giant garter snake habitats are being retained on the site: ○ 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).				
Mitigation Measure BIO-4: Avoid Impacts to Water Quality To avoid impacts to water quality during construction activities, the following construction BMPs shall be implemented during handling of construction materials, debris, and waste: • 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
riparian vegetation. Stockpiles shall be covered when measurable rain is forecasted. • 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. In the event of accidental spills or emergencies involving potentially hazardous materials, the following measures shall be taken: • 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
• 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 R31600Program@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.				
Mitigation Measure BIO-5: Northwestern Pond Turtles 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: 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).	Prior to initiation of any ground-disturbing activities.	Construction Personnel.		
Mitigation Measure BIO-6: Special-Status Birds, Migratory Birds, and Raptors 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	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
below. These measures will reduce or avoid potential project-related impacts on special-status birds, migratory birds, and raptors. • General Measures ○ 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
○ 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: ▪ 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 ○ 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
○ 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. ▪ 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-feet 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
▪ 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.				
Mitigation Measure BIO-7: Aquatic Resources Delineation and Regulatory Permitting 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	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 *Professional Qualifications Standards*, 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
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 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 descendent or on the project area in a location not subject to further subsurface disturbance: • The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission; • The descendent identified fails to make a recommendation; or, • The landowner or his authorized representative rejects the recommendation of the descendent, 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				
Mitigation Measure GEO-1: Septic System Engineering Design Review 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. 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 *U.S. EPA Design Manual: Onsite Wastewater Treatment and Disposal Systems* 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.	Prior to issuance of building permits.	Project Applicant; San Joaquin County.		
Mitigation Measure GEO-2: Avoid and Minimize Impacts to Paleontological Resources 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	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 *Professional Qualifications Standards* 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.		

Addendum to Mitigation Monitoring and Reporting Program

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		

Attachment F
Findings for Use Permit

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FINDINGS FOR USE PERMIT

PA-2400377

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.**

Attachment G
Conditions of Approval for PA-2400377

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CONDITIONS OF APPROVAL

PA-2400377
CAMP GOLD STAR LLC / CAPTAIN 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, not to exceed 400 square feet each, with 4 accessible units

    - Marina:
        - 6,160-square-foot dock with a maximum capacity of 44 boats
        - 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. **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)

d. **PARKING:** Off-street parking shall be provided and comply with the following:

1. All permanent parking lots shall be surfaced and permanently maintained with asphalt concrete or Portland cement concrete. (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 required 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)

e. **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. (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. <u>DEPARTMENT OF PUBLIC WORKS</u> (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/department/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@sjgov.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.*
>
> *We appreciate your understanding and cooperation.*