

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: PA-2400377 Conditional Use Permit / Camp Gold Star Project

Lead Agency: San Joaquin County - Community Development Dept. Contact Person: Alisa Gouliart
Mailing Address: 1810 East Hazelton Avenue Phone: 209-468-0222
City: Stockton Zip: 95205 County: San Joaquin

Project Location: County: San Joaquin City/Nearest Community: Stockton, CA
Cross Streets: W. 8 Mile Rd; Rindge Tract Zip Code: 95206
Longitude/Latitude (degrees, minutes and seconds): 38 ° 01 ' 31.3 " N / -121 ° 28 ' 31.6 " W Total Acres: 10
Assessor's Parcel No.: 129-080-54 Section: 18 Twp.: 2N Range: 4E Base: MDBM
Within 2 Miles: State Hwy #: Waterways: San Joaq. R.; Ward Cut; Middle R.; Disappointment Sl.
Airports: Railways: Schools:

Document Type:

- CEQA: [ ] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[X] Mit Neg Dec Other: [ ] FONSI

Local Action Type:

- [ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [X] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other:

Development Type:

- [ ] Residential: Units Acres
[ ] Office: Sq.ft. Acres Employees
[ ] Commercial: Sq.ft. Acres Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational:
[X] Recreational: resort w/ 25 lodges, amenities, & marina w/dock
[ ] Water Facilities: Type Dock MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ ] Other:

Project Issues Discussed in Document:

- [ ] Aesthetic/Visual [ ] Fiscal [ ] Recreation/Parks [X] Vegetation
[ ] Agricultural Land [X] Flood Plain/Flooding [ ] Schools/Universities [ ] Water Quality
[X] Air Quality [ ] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[ ] Archeological/Historical [ ] Geologic/Seismic [ ] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [ ] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [ ] Noise [ ] Solid Waste [X] Land Use
[ ] Drainage/Absorption [ ] Population/Housing Balance [ ] Toxic/Hazardous [ ] Cumulative Effects
[ ] Economic/Jobs [ ] Public Services/Facilities [ ] Traffic/Circulation [ ] Other:

Present Land Use/Zoning/General Plan Designation:

Vacant/ AG-80 / OS/RC

Project Description: (please use a separate page if necessary)

A CUP 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board                   | <input type="checkbox"/> Office of Historic Preservation                     |
| <input checked="" type="checkbox"/> Boating & Waterways, Department of    | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency           | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                        | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input type="checkbox"/> Caltrans District # 10                           | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics                 | <input checked="" type="checkbox"/> Regional WQCB # CV                       |
| <input type="checkbox"/> Caltrans Planning                                | <input type="checkbox"/> Resources Agency                                    |
| <input checked="" type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy               | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                               | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                             | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input checked="" type="checkbox"/> Conservation, Department of           | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                       | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                      | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                         | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                                | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # 2                | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of                | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of      | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                  | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                   | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development                  |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission   |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date 8/1/25 Ending Date 9/1/25

**Lead Agency (Complete if applicable):**

Consulting Firm: _____	Applicant: <u>Frank Morgan</u>
Address: _____	Address: <u>1700 Riverlake Road</u>
City/State/Zip: _____	City/State/Zip: <u>Discovery Bay/ CA/ 94505</u>
Contact: _____	Phone: <u>(925) 787-0821</u>
Phone: _____	

Signature of Lead Agency Representative: *Alisa Goulart* Date: 8/1/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.