

Camp Gold Star – Revised Project Description

PA-2400377

05/23/2025 REV 02

4103 Zuckerman Road, Stockton

APN: 12908054

Camp Gold Star (CGS) Resort & Marina will be a waterfront resort located on McDonald Island, along the San Joaquin River, dedicated to honoring our nation's bravest fallen heroes from the United States Military and First Responders, as well as retired and active-duty heroes.

The property is a 10-acre parcel of which 3.2 acres are suitable for land development (within the boundary of the property lines and on the landside of the aquatic resources delineation boundary). The remaining 6.8 acres are either wetlands or completely underwater. A 650' x 120' L-shaped boat dock will be located within the water on the property. The dock does not have dedicated berths but can accommodate between 30 and 60 boats, depending on boat length and means of docking. The boat dock will include power hook-ups and pump-out capabilities, a floating kayak & paddle board rental shed, and will accommodate water taxi and emergency response docking.

The terrestrial 3.2 acres are intended to be developed with 25 prefabricated 'park model' rental cabins (mobile lodges with less than 400 square feet in area with a detachable hitch fixed in long-term placement) known as Hero Lodges. Each of the 25 Hero Lodges will be individually sponsored by a fallen hero sponsor and decorated inside by the Gold Star family (GSF) to honor their fallen hero. Decorations will include family pictures, hero awards, plaques, family welcome DVD, and other hero memorabilia.

The site will also be developed with amenities for the exclusive use of guests staying in the Hero Lodges or on boats at the dock: a swimming pool with hot tub, club house with kitchen facilities, bocce ball courts, pickle ball court, volley ball and cornhole area, picnic table area, fire pits, BBQ's, a 400 sq.ft. convenience store, laundry room, showers, nature lookout towers, freedom walk, shade trees, dog run, access to the natural beach along the river, and lots of open grass space.

CGS will host outdoor and indoor entertainment events such as dances, small concerts, movies, group meals, and recreational activities for registered guests which may include outdoor amplified sound (movies, music, announcements, etc.) and outside vendors (food trucks, caterers, musicians, etc.).

CGS will be a private Resort and Marina accessible only by reservation. CGS guests will need a lodge or boat dock reservation in order to visit and stay on the property and

take advantage of onsite amenities and activities. The maximum number of guests will be limited to 250 at any given time.

Guest and employee parking will be accommodated off-site at King Island Marina where there are 40 parking spaces identified for CGS use (25 parking spaces for lodge guests (1 per lodge) + 10 parking spaces for employees + 5 additional parking spaces). There will be a free water taxi service to transport guests and employees from King Island Marina to Camp Gold Star. There are 5 parking spaces and a garage onsite to accommodate caretaker, delivery, and accessible parking. Guests utilizing the dock arrive by private boats and do not require vehicular parking.

Vehicular access to the site will be restricted to service vehicles, employees, deliveries, and guests who are severely disabled and cannot board the free shuttle boat service. Land access will be controlled by CGS staff and guests will be driven and/or escorted to and from CGS via the Turner Cut Bridge and the private dirt levee road (Zuckerman Road) which is not a public right of way.