

MINUTE ITEM
This Calendar Item No. C13
was approved as Minute Item
No. 13 17 by the State Lands
Commission by a vote of _____
to 0 at its 3/8/94
meeting.

CALENDAR ITEM
C13

03/08/94
PRC 2856
GRIMMET
SIMMON

**GENERAL LEASE - COMMERCIAL USE
AND CONSENT TO ENCUMBRANCING OF LEASE**

APPLICANTS: Larry and Nora Neuner
dba Windmill Cove Marina and R. V. Park
7600 Windmill Road
Stockton, California 95206

Raymond E. Everitt, et al.
1320 E. Harney Lane
Lodi, California 95240

LOCATION: Tide and submerged land in the San Joaquin River at
Vulcan Island, San Joaquin County.

EXHIBITS: A. Land Description B. Location Map

AB 884: N/A

CEQA

FINDING: FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS
OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 AS A
CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING
FACILITIES, 2 CAL. CODE REGS. 2905(a)(2).

**SIGNIFICANT
LANDS INVENTORY**

FINDING: FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE
CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO
P.R.C. 6370, ET SEQ.

**RECOMMENDED
ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

AUTHORIZE ISSUANCE TO LARRY A. NEUNER AND NORA NEUNER,
dba WINDMILL COVE MARINA AND R.V. PARK, OF A 25-YEAR
GENERAL LEASE - COMMERCIAL USE, BEGINNING JANUARY 1,
1993; IN CONSIDERATION OF A ANNUAL BASE RENT IN THE
AMOUNT OF \$3,000 OR FIVE PERCENT OF GROSS INCOME PER
ANNUM, WHICHEVER IS GREATER, WITH THE STATE RESERVING
THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH
ANNIVERSARY OF THE LEASE; PROVISION OF A \$20,000 SURETY
BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR
COMBINED SINGLE LIMIT COVERAGE OF \$1,000,000; FOR THE
OPERATION AND MAINTENANCE OF A COMMERCIAL MARINA,
RECREATIONAL VEHICLE PARK, AND ACCESS ROADS ON THE LAND
DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE
A PART HEREOF, AND AUTHORIZE THE "AGREEMENT AND CONSENT
TO ENCUMBRANCING OF LEASE" DOCUMENT FOR LEASE NO. 2856

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Section 3LAND DESCRIPTION

Two parcels of land adjacent to Vulcan Island, San Joaquin County, State of California, and described as follows:

PARCEL 1

BEGINNING at a point on the southerly line of Vulcan Island, as said island was described by deed dated June 4, 1956, from the State of California, to George A. Speckman, which point of beginning bears S 65° 22' 49" W, 2,456.73 feet from USED Monument No. 150 D.W.; thence along said boundary line of Vulcan Island as follows:

N 70° 04' W, 200.00 feet; N 23° 47' W, 140.00 feet;
 N 43° 04' E, 314.00 feet; to the most southerly corner of the 0.37 acre parcel of land conveyed by Deed dated November 16, 1962 from George Speckman and Anna G. Speckman to the State of California; thence along the easterly side of said parcel, N 52° 43' 20" E, 170.10 feet; N 44° 59' E, 284.83 feet; N 25° 17' E, 99.29 feet to a point on the southerly boundary of the Stockton Deep Water Channel; thence along said southerly boundary N 64° 56' W, 141.13 feet to the easterly boundary line of the 0.37 acre parcel of land conveyed by patent dated December 13, 1962 from the State of California to George Speckman; thence along said easterly line S 18° 44' W, 105.74 feet; and S 56° 40' 30" W, 275.66 feet to a point on the boundary line of Chicken Ranch Island as conveyed by Deed dated November 11, 1957 from the State of California to George Speckman; thence along said boundary of Chicken Ranch Island S 84° 18' W, 101.50 feet; thence leaving said boundary of Chicken Ranch Island and proceeding along the ordinary high water mark of the left bank of the abandoned channel of the San Joaquin River S 17° 58' W, 86.94 feet to a point on the dredger cut adjoining Roberts Island; thence S 32° 22' W, 204.61 feet; S 25° 36' W, 211.65 feet; S 4° 34' E, 133.44 feet; S 23° 20' E, 103.54 feet; S 31° 16' E, 213.11 feet; and S 70° 08' E, 147.72 feet; thence leaving said ordinary high water mark and proceeding N 13° 46' 05" E, 297.29 feet to the point of beginning.

PARCEL 2

BEGINNING at a point on the southerly line of Vulcan Island, as said island was conveyed by deed dated June 4, 1956, from the State of California, to George A. Speckman, which point of beginning bears S 65° 22' 49" W, 2,456.73 feet from USED Monument No. 150 D.W.; thence along said boundary line of Vulcan Island as follows:

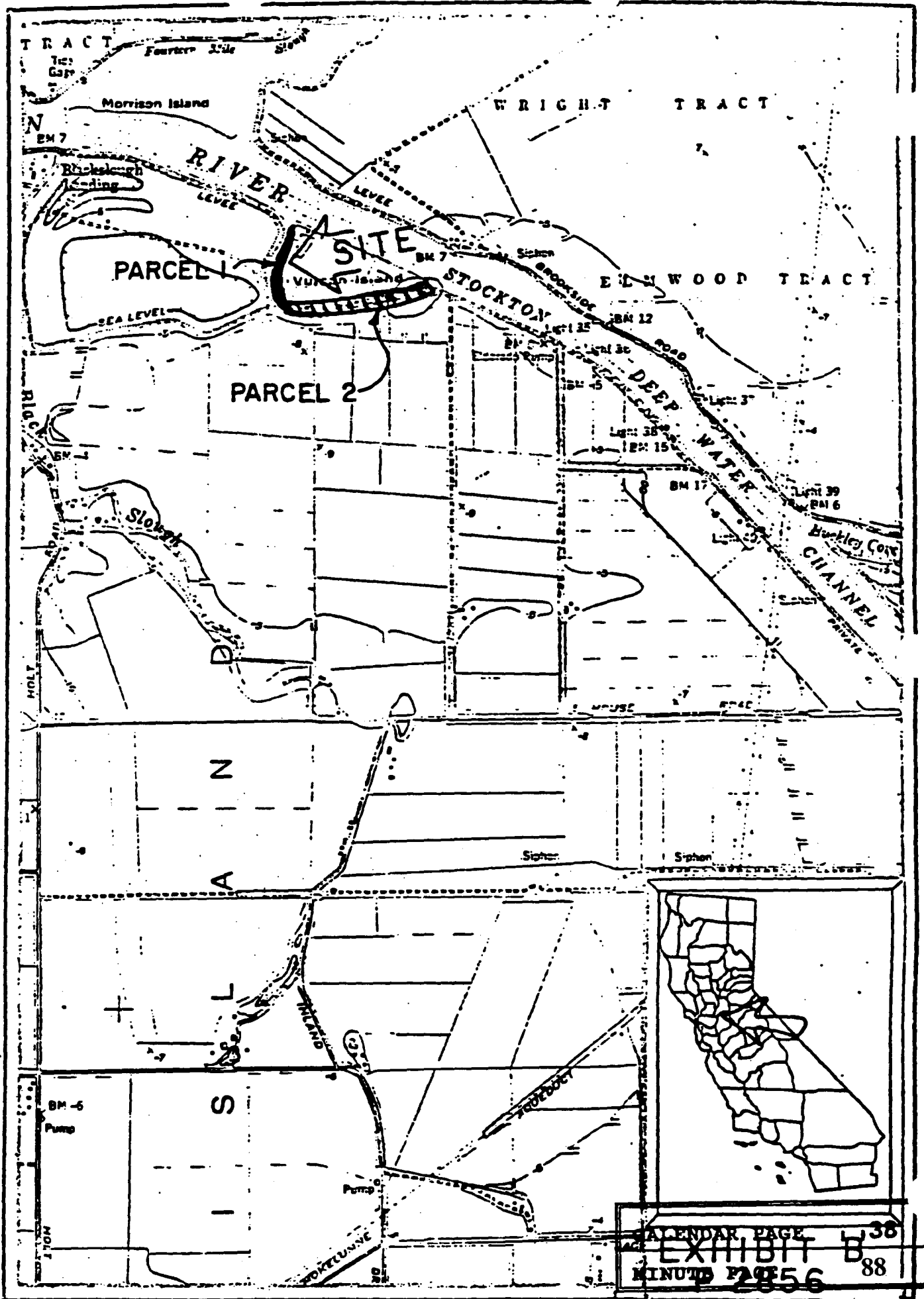
S 70° 04' E, 129 feet; N 82° 42' E, 760 feet; S 89° 11' E, 411 feet; N 77° 18' E, 260 feet; N 67° 08' E, 93 feet; N 75° 20' E, 118.81 feet to the Stockton deep water channel; thence leaving said island along said channel S 64° 56' E, 385 feet; thence leaving said channel S 76° 59' W, 236 feet; S 71° 38' W, 450 feet; S 79° 03' W, 408 feet; S 87° 29' W, 440 feet; S 87° 51' W, 435 feet; N 86° 54' W, 228.32 feet; N 13° 46' 05" E, 297.29 feet to the point of beginning.

END OF DESCRIPTION

Prepared *Fred V. Long* Checked *Dr. A. Kunnecke*
Reviewed *John B. Long* Date *6-6-77*
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EXHIBIT A



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