

THIS IS  
WFS  
No. 5  
Comm  
to Raymond Everitt  
meeting.

CALENDAR ITEM

C05 4

7/21/83  
WP 2856 PRC 2856  
Grimmett

RENEWAL AND AMENDMENT OF  
GENERAL LEASE - COMMERCIAL USE

APPLICANT: Raymond Everitt  
7600 Windmill Cove Road  
Stockton, California 95206

AREA, TYPE LAND AND LOCATION:  
A 12.62 acre parcel of tide and submerged  
land in the old channel of the San Joaquin  
River, San Joaquin County.

LAND USE: Rec.eational park development.

TERMS OF ORIGINAL LEASE:  
Initial period: Five years from February 27,  
1977.  
Renewal options: Three successive periods  
of ten years each.  
Surety bond: \$2,000.  
Public liability insurance: Combined single  
limit coverage of \$500,000.  
Consideration: Five percent of gross  
income with a \$225 minimum  
per annum.

TERMS OF RENEWAL AND AMENDED LEASE:  
Initial period: Ten years from February 27,  
1982.

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CALENDAR ITEM NO. C05 (CONTD)

Surety bond: \$2,000.

Public liability insurance: Combined single  
limit coverage of \$500,000.

CONSIDERATION: Five percent of gross income with a \$225  
minimum per annum.

BASIS FOR CONSIDERATION:  
Pursuant to 2 Cal. Adm. Code 2003.

PREREQUISITE TERMS, FEES AND EXPENSES:  
Applicant is owner of upland.

STATUTORY AND OTHER REFERENCES:  
A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.  
B. Cal. Adm. Code: Title 2, Div. 3; Title 14,  
Div. 6.

AB 884: N/A.

OTHER PERTINENT INFORMATION:

1. The Commission at its July 26, 1977, meeting approved Calendar Item C9 (a lease consisting of Parcel 1 for Windmill Cove Marina and Parcel 2 for an adjacent recreational park) to allow the construction of a recreational park for picnic and nature trails on Parcel 2. Since the Commission's original approval of the proposed development of Parcel 2, the applicant has further developed and clarified the proposed site uses to include a recreational vehicle park, access road and campground area.
2. The amended lease sets forth three construction phases with Phase I to be completed in one year, with construction to begin within 60 days after receiving the required permits. The proposed ten-year renewal term of this lease will bring it into phase with Parcel 1 so that both parcels will have the same renewal dates in the future.
3. The applicant has encountered numerous difficulties in obtaining all the necessary permits, the final permits from the

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County of San Joaquin being approved in May 1983. To date the major work accomplished has been site clearing.

4. A Negative Declaration was prepared and certified by the San Joaquin County Planning Department, pursuant to CEQA and the State CEQA Guidelines. The San Joaquin County Planning Department found that the project will not have a significant effect on the environment.
5. This project is situated on land identified as possessing environmental values in that the State Lands Commission stated all waterways under the Commission's jurisdiction have environmental significance. Staff finds this project to be compatible with Commission policy.

APPROVALS OBTAINED:

County of San Joaquin.

EXHIBITS:

- A. Land Description.
- B. Location Map.
- C. Negative Declaration.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT A NEGATIVE DECLARATION HAS BEEN PREPARED FOR THIS PROJECT BY THE SAN JOAQUIN COUNTY PLANNING DEPARTMENT.
2. CERTIFY THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED IN THE NEGATIVE DECLARATION.
3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
4. FIND THAT THIS ACTIVITY IS SITUATED ON LAND IDENTIFIED AS POSSESSING ENVIRONMENTAL VALUES IN THAT THE STATE LANDS COMMISSION FOUND ALL WATERWAYS UNDER THE COMMISSION'S JURISDICTION HAVE ENVIRONMENTAL SIGNIFICANCE, BUT THAT THIS ACTIVITY IS COMPATIBLE WITH THAT FINDING AS IT APPLIES TO THE SUBJECT LAND.
5. AUTHORIZE ISSUANCE TO RAYMOND EVERITT OF A TEN-YEAR GENERAL LEASE - COMMERCIAL USE, FROM FEBRUARY 27, 1982, WITH LESSEE'S OPTION TO RENEW FOR TWO SUCCESSIVE PERIODS OF TEN YEARS EACH; IN CONSIDERATION OF A BASE ANNUAL RENT IN THE AMOUNT OF \$225 OR FIVE PERCENT OF GROSS

CALENDAR ITEM NO. 005 (CONTD)

INCOME PER ANNUM, WHICHEVER IS GREATER; PROVISION OF  
A \$2,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY  
INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$500,000;  
FOR A RECREATIONAL PARK DEVELOPMENT INCLUDING A RECREATIONAL  
VEHICLE PARK, ACCESS ROAD, CAMPGROUND, PICNIC AND NATURE  
TRAIL AREAS ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED  
AND BY REFERENCE MADE A PART HEREOF.

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EXHIBIT A

WP 2856

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

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 Frank V. Carr Checked John Kunnecke  
Reviewed John B. Carr Date 6-6-77  
WJB

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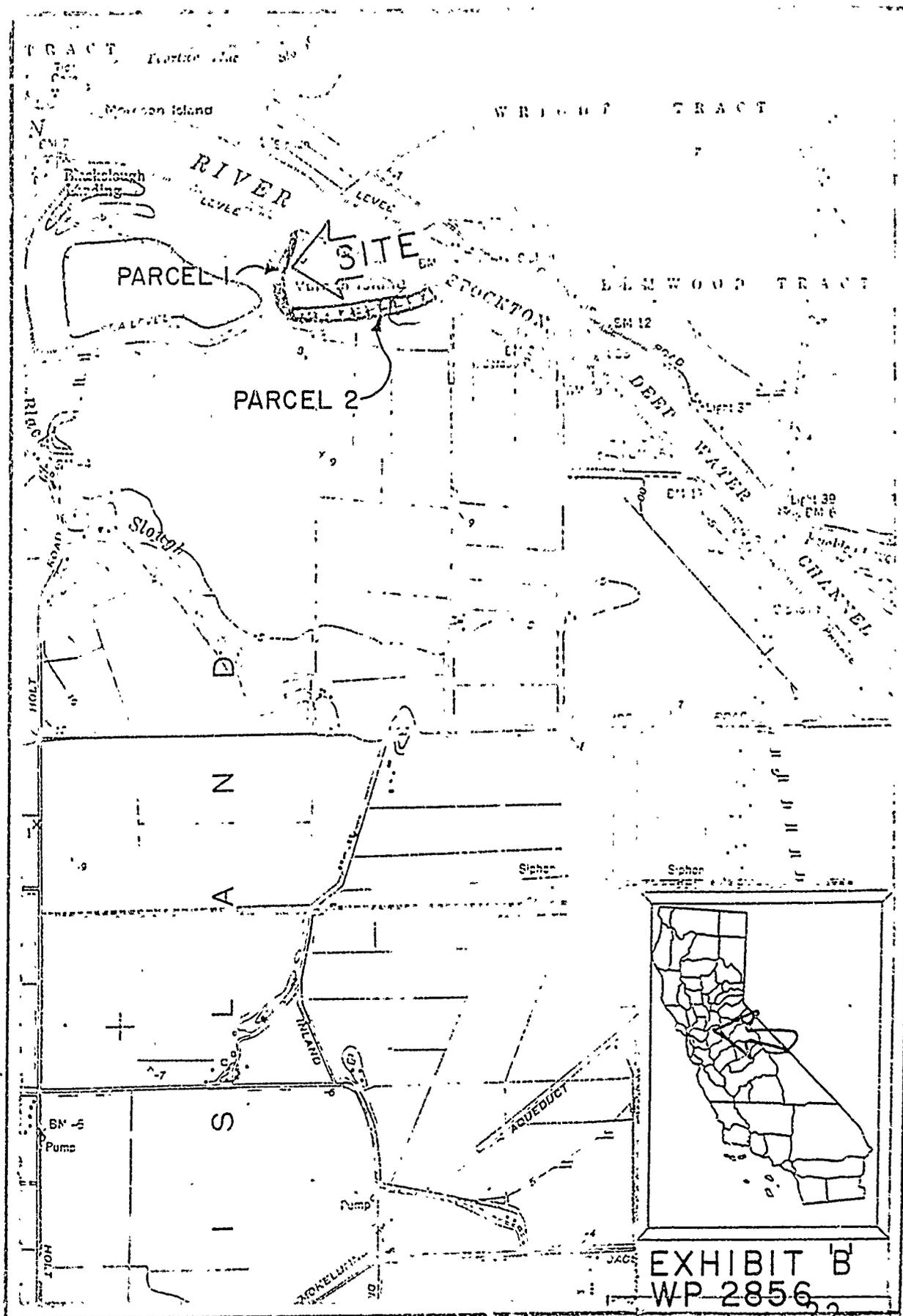


EXHIBIT 'B'  
 WP 2856

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## NEGATIVE DECLARATION

DATE: MARCH 9, 1982

RESPONSIBLE AGENCY (Lead Agency): San Joaquin County Planning Dept.  
Address: 1810 E. Hazelton Avenue  
Stockton, CA 95205

CONTACT PERSON: Harry Riddle Area Code: 209  
Phone: 944-3722  
City: Stockton

PROJECT TITLE: USE PERMIT U-82-54 OF RAYMOND EVERITT

As the result of an initial study, it is concluded that with the mitigation measures noted in the initial study added to the project:

A. The project will not have the potential to 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 sustain levels, threaten to eliminate a plant or animal community, 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. The project will not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

C. The project will not have possible environmental effects which are individually limited but cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

D. The environmental effects of a project will not cause substantial adverse effects on human beings, either directly or indirectly.

As a result thereof the preparation of an Environmental Impact Report pursuant to the Environmental Quality Act of 1970 is not required.

An initial study is attached.

SIGNED BY:

*Robert S. Hunter*

ROBERT S. HUNTER  
Environmental Review Officer

SCM# 8202-2551

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