

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 \_\_\_\_\_ 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.

CALENDAR PAGE 35

MINUTE PAGE 85

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 Frank V. Carr Checked Frank Kunnecke  
Reviewed John B. King Date 6-6-77  
*2013*

