MINUTE ITEM
This Calendar Item No. C39 was approved as Minute Item No. 39 by the California State Lands Commission by a vote of 3 to 0 at its 2/27/98 meeting.

CALENDAR ITEM
C39

A 17

S 5

PRC8015

02/27/98
W 25402
D. Jones

GENERAL LEASE - RECREATIONAL AND PROTECTIVE STRUCTURE USE

LESSEE:

Whoose Goose Farms, LLC
3031 W. March Lane, Suite 224W
Stockton, California 95219

AREA, LAND TYPE, AND LOCATION:

0.06 acre, more or less, of tide and submerged lands in Whiskey Slough, near Stockton, San Joaquin County.

AUTHORIZED USE:

Demolition of existing 5 foot x 40 foot boat dock and 3 foot x 20 foot gangway; and construction and maintenance of a new 8 foot x 20 foot boat dock and a new 3 foot x 24 foot ramp; construction of a new deck; and the construction of bank protection.

LEASE TERM:

Ten years, beginning February 1, 1998.

CONSIDERATION:

Boat dock, ramp and deck:	$122 per year, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.
Bank Protection:	The public use and benefit; with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interest.

SPECIFIC LEASE PROVISIONS:

Liability insurance with coverage of no less than $500,000.

OTHER PERTINENT INFORMATION:

1. As part of renovating its existing duck club, the applicant desires to construct a new floating dock and the construction of bank protection.

2. A Negative Declaration was prepared and adopted for this project by San Joaquin County. The California State Lands Commission's staff has reviewed such document.

3. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

APPROVALS OBTAINED:

U.S. Army Corps of Engineers, California Department of Fish and Game, San Joaquin County

EXHIBITS:

A. Site Map
B. Location Map

PERMIT STREAMLINING ACT DEADLINE:

March 7, 1998

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

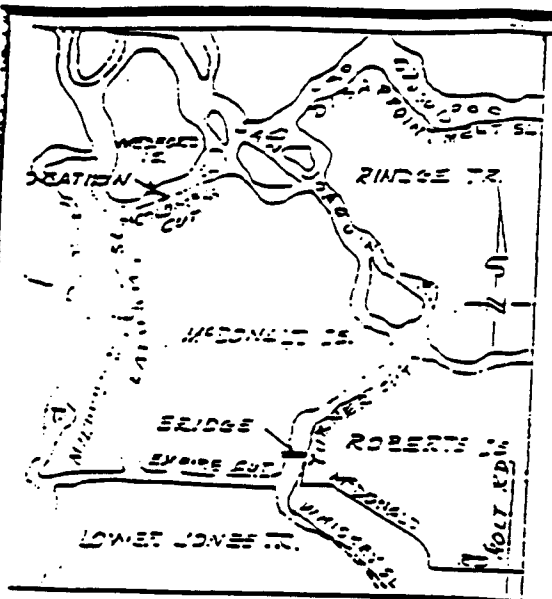
FIND THAT A NEGATIVE DECLARATION WAS PREPARED AND ADOPTED FOR THIS PROJECT BY SAN JOAQUIN COUNTY AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

SIGNIFICANT LANDS INVENTORY FINDING:

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE ISSUANCE TO WHOOSE GOOSE FARMS, LLC OF A GENERAL LEASE - RECREATIONAL AND PROTECTIVE STRUCTURE USE, BEGINNING FEBRUARY 1,1998, FOR A TERM OF TEN YEARS, FOR THE DEMOLITION OF THE EXISTING 5 FOOT X 40 FOOT BOAT DOCK AND EXISTING 3 FOOT X 20 FOOT GANGWAY, CONSTRUCTION OF A NEW 8 FOOT X 20 FOOT BOAT DOCK AND A NEW 3 FOOT X 24 FOOT RAMP; CONSTRUCTION OF A NEW DECK, AND THE CONSTRUCTION OF BANK PROTECTION ON THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; CONSIDERATION: BOAT DOCK, RAMP AND DECK: $122 PER YEAR; WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM, AS PROVIDED IN THE LEASE; BANK PROTECTION: THE PUBLIC USE AND BENEFIT; WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENT IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST; LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF NO LESS THAN $500,000.



VICINITY MAP

PROPOSED REMOVAL OF EXIST PUNTING CLUB BLDG.
CONSTRUCTION OF A NEW CLUB HSE. BLDG ON DRIVEN PILE FOUNDATION & NEW 6'x26 FLOATING DOCK w/PILE.
INSTALL ROCK RIP RAP ON WATER SIDE OF LEVEE SLOPE

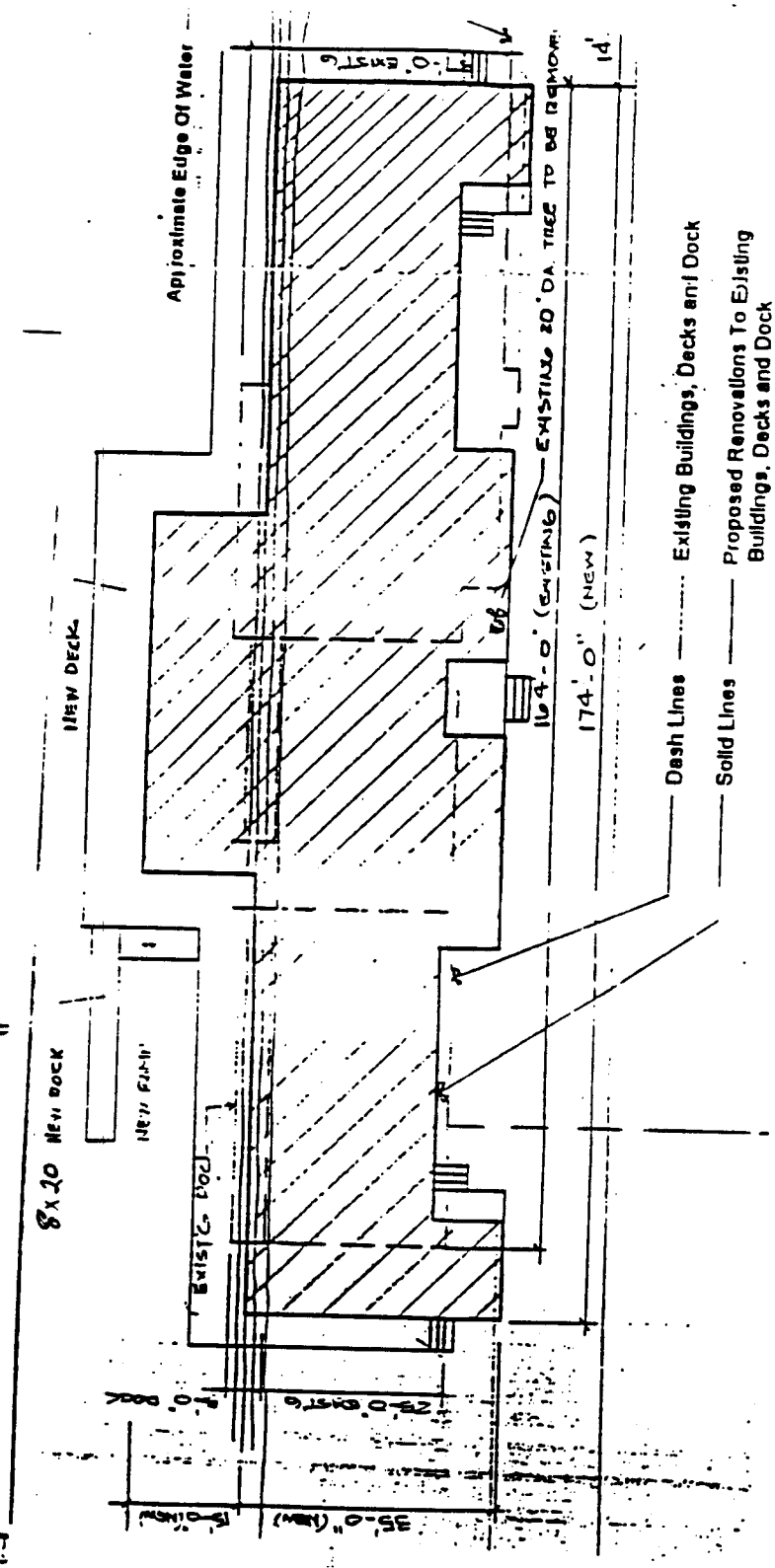
OWNER: WHOOSE GOOSE FARMS
ADDRESS: P.O. BOX 4005
STOCKTON CA. 95204

ARCHITECT: SAN JOAQUIN DESIGN GROUP
7865 N. PERSHING AVE-SUITE "E"
STOCKTON CA. 95207
PH. 209-473-4013

LOCATION: McDONALD ISLAND AT-COLUMBIA CUT
SHOWN ON RECORDED RECORD OF SURVEY-VOL#10 PG. 24-SAN JOAQUIN COUNTY RECORDS.

LEGEND: DOTTED LINES=OUTLINE OF EXIST. BLDG. TO BE REMOVED.
SOLID LINES = NEW BLDG.

BY WES ANDERSON-FEB. 29, 1997



This exhibit is solely for purposes of generally defining the lease premises, and is not intended to be, nor shall it be construed as, a waiver or limitation of any state interest in the subject or any other property.

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MINUTE PAGE
Exhibit A
W 05403
002876

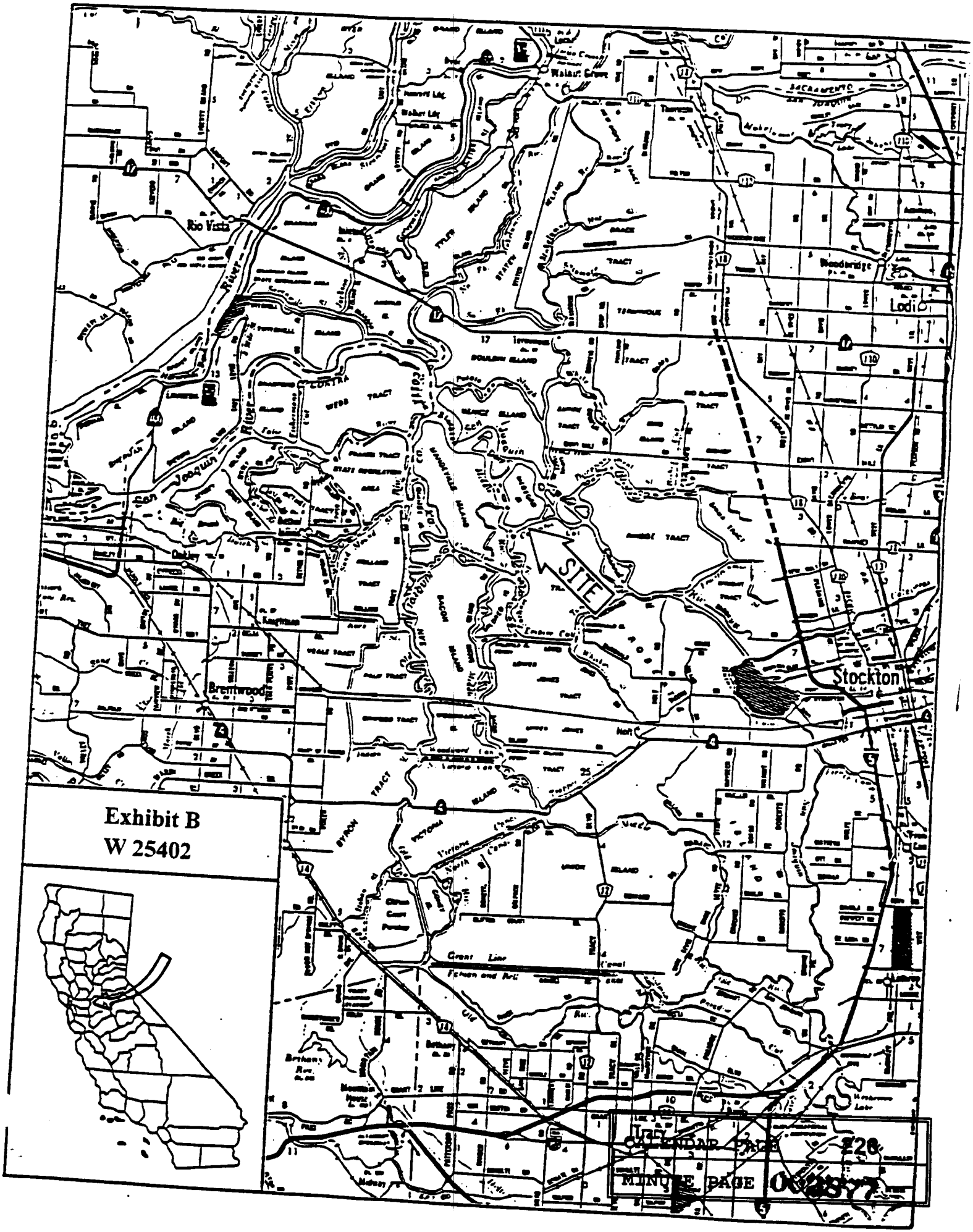
Exhibit B
W 25402
Rio Vista
Walnut Grove
Woodbridge
Lodi
Stockton
Brentwood
Oakley
SITE
Grant Line
Canal
Bethany
Lucy
CALENDAR PAGE 228
MINUTE PAGE