

MINUTE ITEM

27. APPLICATION FOR LEASE OF 5.43 ACRES OF TIDE AND SUBMERGED LANDS IN OLD CHANNEL, SAN JOAQUIN RIVER, ADJOINING VULCAN ISLAND, SAN JOAQUIN COUNTY; GEORGE SPECKMAN - W.O. 4129, P.R.C. 2856.1.

After consideration of Calendar Item 18 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE EXECUTIVE OFFICER IS AUTHORIZED TO ISSUE TO GEORGE SPECKMAN A 15-YEAR LEASE COVERING 5.43 ACRES OF TIDE AND SUBMERGED LAND FOR THE PURPOSE OF OPERATING AND MAINTAINING A SMALL-BOAT HARBOR AND BERTHING FACILITIES AND A RECREATIONAL AREA. THE LEASE IS TO PROVIDE FOR:

1. LAND RENTAL OF \$681.86 ANNUALLY, THE FIRST AND LAST YEARS' RENTAL PAYABLE IN ADVANCE;
2. TWO RENEWAL PERIODS OF TEN YEARS EACH UPON SUCH REASONABLE TERMS AND CONDITIONS AS THE COMMISSION MAY THEN IMPOSE;
3. A RESERVATION UNTO THE STATE OF A POWER-LINE RIGHT-OF-WAY LEASED TO THE PACIFIC GAS AND ELECTRIC COMPANY, LEASE F.R.C. 2474.1, LYING WITHIN THE AREA TO BE LEASED TO GEORGE SPECKMAN;
4. A SURETY BOND FOR \$1,000 IN FAVOR OF THE STATE OF CALIFORNIA DURING THE LEASE TERM.

THE AREA TO BE LEASED IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND ADJACENT TO VULCAN ISLAND, SAN JOAQUIN COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE BOUNDARY 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., 2,446.73 FEET FROM U.S.E.D. 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., 754.00 FEET;
- N. 19° 32' E., 99.75 FEET

TO A POINT ON THE SOUTHERLY LINE OF THE STOCKTON DEEP WATER CHANNEL, THENCE LEAVING SAID BOUNDARY LINE OF VULCAN ISLAND AND CROSSING THE ABANDONED CHANNEL OF THE SAN JOAQUIN RIVER ALONG THE SOUTHERLY BOUNDARY OF SAID STOCKTON DEEP WATER CHANNEL N. 64° 56' W., 171.13 FT. MORE OR LESS 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 LINE OF CHICKEN RANCH ISLAND; S. 13° 26' W., 107.30 FT.; S. 42° 40' W., 246.30 FT.; AND S. 84° 18' W., 101.50 FT.; THENCE LEAVING SAID

BOUNDARY OF CHICKEN PANCH ISLAND AND PROCEEDING ALONG THE ORDINARY HIGH WATER MARK OF THE LEFT BANK OF THE ABANDONED CHANNEL OF THE SAN JOAQUIN RIVER S. $17^{\circ} 58'$ W., 86.94 FT. TO A POINT ON THE DREDGER CUT ADJOINING ROBERTS ISLAND; THENCE S. $32^{\circ} 22'$ W., 204.61 FT.; S. $25^{\circ} 36'$ W., 211.65 FT.; S. $4^{\circ} 34'$ E., 133.44 FT.; S. $23^{\circ} 20'$ E., 103.54 FT.; S. $31^{\circ} 16'$ E., 213.11 FT.; AND S. $70^{\circ} 08'$ E., 147.72 FT.; THENCE LEAVING SAID ORDINARY HIGH WATER MARK AND PROCEEDING N. $13^{\circ} 46' 05''$ E., 297.29 FT. TO THE POINT OF BEGINNING, CONTAINING 5.43 ACRES MORE OR LESS.

Attachment
Caleular Item 18 (2 pages)

CALENDAR TERM

18.

APPLICATION FOR LEASE OF 5.43 ACRES OF TIDE AND SUBMERGED LANDS IN OLD CHANNEL, SAN JOAQUIN RIVER, ADJOINING VULCAN ISLAND, SAN JOAQUIN COUNTY; GEORGE SPECKMAN - W.O. 4129.

An application has been received from George Speckman for a lease of 5.43 acres of tide and submerged lands adjoining Vulcan Island (see Exhibit "A"). The parcel is located approximately 4.5 air-line miles northwest of the City of Stockton in the old channel of the San Joaquin River, San Joaquin County. The applicant plans to use the area for small-boat-harbor and berthing facilities as well as for an accessory facility to the restaurant and recreational area now on Vulcan Island.

Based upon a staff appraisal and a field investigation, the land rental for a 15-year period would be at the rate of \$681.86 per year, the lease to contain the following conditions:

1. First and last years' rental payable in advance.
2. Two renewal periods of ten years each upon such reasonable terms and conditions as the State Lands Commission may then impose.
3. A \$1,000 Surety Bond in favor of the State during the life of the lease.
4. A reservation to the State of the Pacific Gas and Electric power-line right-of-way, Lease P.R.C. 2474.1.

The statutory filing fee and expense deposit have been paid.

IT IS RECOMMENDED THAT THE EXECUTIVE OFFICER BE AUTHORIZED TO ISSUE TO GEORGE SPECKMAN A LEASE COVERING 5.43 ACRES OF TIDE AND SUBMERGED LAND FOR THE PURPOSE OF OPERATING AND MAINTAINING A SMALL-BOAT-HARBOR AND BERTHING FACILITIES AND A RECREATIONAL AREA. THE LEASE IS TO PROVIDE FOR:

1. LAND RENTAL OF \$681.86 ANNUALLY, THE FIRST AND LAST YEARS' RENTAL PAYABLE IN ADVANCE;
2. TWO RENEWAL PERIODS OF TEN YEARS EACH UPON SUCH REASONABLE TERMS AND CONDITIONS AS THE COMMISSION MAY THEN IMPOSE;
3. A RESERVATION UNTO THE STATE OF A POWER-LINE RIGHT-OF-WAY LEASED TO THE PACIFIC GAS AND ELECTRIC COMPANY, LEASE P.R.C. 2474.1, LYING WITHIN THE AREA TO BE LEASED TO GEORGE SPECKMAN;
4. A SURETY BOND FOR \$1,000 IN FAVOR OF THE STATE OF CALIFORNIA DURING THE LEASE TERM.

THE AREA TO BE LEASED IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND ADJACENT TO VULCAN ISLAND, SAN JOAQUIN COUNTY, AND DESCRIBED AS FOLLOWS:

CALENDAR ITEM 18. (CONTD.)

BEGINNING AT A POINT ON THE BOUNDARY 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., 2,446.73 FEET FROM U.S.E.D. 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., 754.00 FEET;
N. 19° 32' E., 99.75 FEET

TO A POINT ON THE SOUTHERLY LINE OF THE STOCKTON DEEP WATER CHANNEL, THENCE LEAVING SAID BOUNDARY LINE OF VULCAN ISLAND AND CROSSING THE ABANDONED CHANNEL OF THE SAN JOAQUIN RIVER ALONG THE SOUTHERLY BOUNDARY OF SAID STOCKTON DEEP WATER CHANNEL N. 64° 56' W., 171.13 FT. MORE OR LESS 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 LINE OF CHICKEN RANCH ISLAND; S. 13° 26' W., 107.30 FT.; S. 42° 40' W., 246.30 FT.; AND S. 84° 18' W., 101.50 FT.; 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. 1° 58' W., 86.94 FT. TO A POINT ON THE DREDGER CUT ADJOINING ROBERTS ISLAND; THENCE S. 32° 22' W., 204.61 FT.; S. 25° 36' W., 211.65 FT.; S. 4° 34' E., 133.44 FT.; S. 23° 20' E., 103.54 FT.; S. 31° 16' E., 213.11 FT.; AND S. 70° 08' E., 147.72 FT.; THENCE LEAVING SAID ORDINARY HIGH WATER MARK AND PROCEEDING N. 13° 46' 05" E., 297.29 FT. TO THE POINT OF BEGINNING, CONTAINING 5.43 ACRES MORE OR LESS.