



NOTICE OF EXEMPTION

File Ref.: L2856; A5651
Item: 59

Title: Issuance of General Lease – Commercial Use in Caretaker Status – Lease 2856

Location: Windmill Cove Resort and Marina is located 15 miles northwest of Stockton in the historic bed of the San Joaquin River, at Vulcan Island, adjacent to 7600 Windmill Cove, San Joaquin County

Description: Authorize issuance of a General Lease – Commercial Use in Caretaker Status beginning October 21, 2026, for a term of 2 years, for the use of an existing commercial marina, 55 Recreational Vehicle (RV) spaces with hook ups, 19 camping spaces; buildings for sanitary, laundry, and maintenance facilities; two septic systems with leach fields; a water treatment system; two bulkheads; access roads; and appurtenant facilities in caretaker status.

Name of Approving Public Agency: California State Lands Commission

Name of Proponent (Person or Agency): Windmill Cove Resort and Marina, Inc.

Exempt Status: Categorical Exemption

- CLASS 1, EXISTING FACILITIES (Cal. Code Regs., tit. 14, § 15301)

Reasons for exemption:

Issuance of a 2-year General Lease – Commercial Use in Caretaker Status for the above-mentioned structures will not cause a physical change in the environment and will not change existing activities in the area. There is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Therefore, the project will not have a significant effect on the environment and the above categorical exemption applies.

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