

MINUTE ITEM

This Calendar Item No. 11.  
was approved as Minute Item  
by the State Lands  
Commission by a vote of 3  
to 0 at its 7-17-79  
meeting.

CALENDAR ITEM

11.

GENERAL PERMIT  
RECREATIONAL AND RESIDENTIAL USE

7/79  
W 3760  
Grimes  
PRC 5691

In April 1, 1868 the State issued Tideland Survey Numbers 10 and 11, Solano County. In ensuing years, without boundaries being exactly known the patented area was subdivided into numerous small lots which were developed as homesites built upon pilings. Access to the homesites is by a boardwalk which was extended as new sites were developed. The developments were modest in the beginning, with rambling porches and decks replacing normal yards.

The boundaries of the Tideland Surveys were finally adjudicated in November of 1945, without the State being a party to the suit. The State Lands Commission surveyed the adjudicated boundaries, completing and adopting the survey in July 1955 (W.O. 1942-C).

It was found that many of the porches and decks extended beyond the low-water adjudicated line, and in some cases slivers or corners of the houses encroached beyond the line. During the latter 1950's all the encroachments were put under lease by the Commission.

In the late 1960's, when the initial terms of the leases expired, the Commission declined to extend them because of sanitation problems associated with sewage. The residents formed an association and put in a sewer trunk line, individual connections and a lift pump to deliver the sewage into the Vallajo system. The houses and appurtenances have increased greatly in value and are being sold by present owners. Title companies and finance institutions have advised the owners that they must secure a new lease from the State Lands Commission to have acceptable title.

Paul R. and Marilyn C. Toch have applied to the Commission for a lease of whatever State-owned lands may be covered by the improvements located at Number 8 Sandy Beach Road.

The proposed lease includes the patented tidelands, subject to the public trust, and the area waterward of the adjudicated low-water line. Rental is charged only upon the area waterward of the low-water line. The term is concurrent with the proposed mortgage, (30-years).

A 4  
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CALENDAR PAGE	053
MINUTE PAGE	1244

CALENDAR ITEM NO. 11. (CONTD)

As the proposed lease invalues a relatively minor encroachment of long standing, and will not change or expand upon presently existing conditions, and does not appear to constitute a nuisance, the issuance of the permit appears to be appropriate in light of these limited circumstances.

AREA, TYPE LAND AND LOCATION:  
Patented tidelands and State-owned submerged land lying beneath existing facilities at 8 Sandy Beach Road, Vallejo, Solano County (subject to public trust).

LAND USE: For the maintenance of a walkway, porch and appurtenances.

TERMS OF PROPOSED PERMIT:  
Initial period: 30 years from July 1, 1979.

Public liability insurance: combined single limit insurance in the amount of \$100,000.

CONSIDERATION: \$40 per annum for the area waterward of the adjudicated low-water line, with the State reserving the right to fix a different rental on each fifth anniversary of the permit.

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

OTHER PERTINENT INFORMATION:  
1. An EIR is not required. This transaction is within the purview of 2 Cal. Adm. Code 2907, Class 1(B), which exempts an existing structure or facility that is in an acceptable state of repair and there is no evidence of record to show injury to adjacent property, shoreline erosion, or other types of environmental degradation.  
2. This project is situated on State land identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and is classified in a use category, Class B, which authorizes Limited Use.

CALENDAR PAGE  
MINUTE PAGE

054

1245

CALENDAR ITEM NO. 11. (CONTD)

Staff review indicates that there will be no significant effect upon the identified environmental values. This is an existing facility for which no adverse comments have been received.

EXHIBITS: A. Land Description. B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISION OF P.R.C. 21085, 14 CAL. ADM. CODE 15100 ET SEQ., 2 CAL. ADM. CODE 2907.
2. FIND THAT GRANTING OF THE PERMIT WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE P.R.C.
3. AUTHORIZE ISSUANCE TO PAUL. R. AND MARILYN C. ZOCH OF A 30-YEAR GENERAL PERMIT - RECREATIONAL, RESIDENTIAL USE FROM JULY 1, 1979; IN CONSIDERATION OF THE ANNUAL RENTAL IN THE AMOUNT OF \$40 FOR THE AREA WATERWARD OF THE ADJUDICATED LOW-WATER LINE; WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE PERMIT, PROVISION OF PUBLIC LIABILITY INSURANCE COMBINED SINGLE LIMIT COVERAGE OF \$100,000; FOR MAINTENANCE OF A WALKWAY, PORCH AND APPURTENANCES ON THE LAND DESCRIBED IN EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

STATE OF CALIFORNIA - STATE LANDS COMMISSION

W 3760

PERMIT NO. \_\_\_\_\_

Section 4

LAND DESCRIPTION

The tide and submerged land lying beneath the existing facilities located at 8 Sandy Beach Road, Vallejo, California 94590, as set forth in written application, dated June 21, 1979, on file with the State Lands Commission.

END OF DESCRIPTION

EXHIBIT "A"

056  
1247

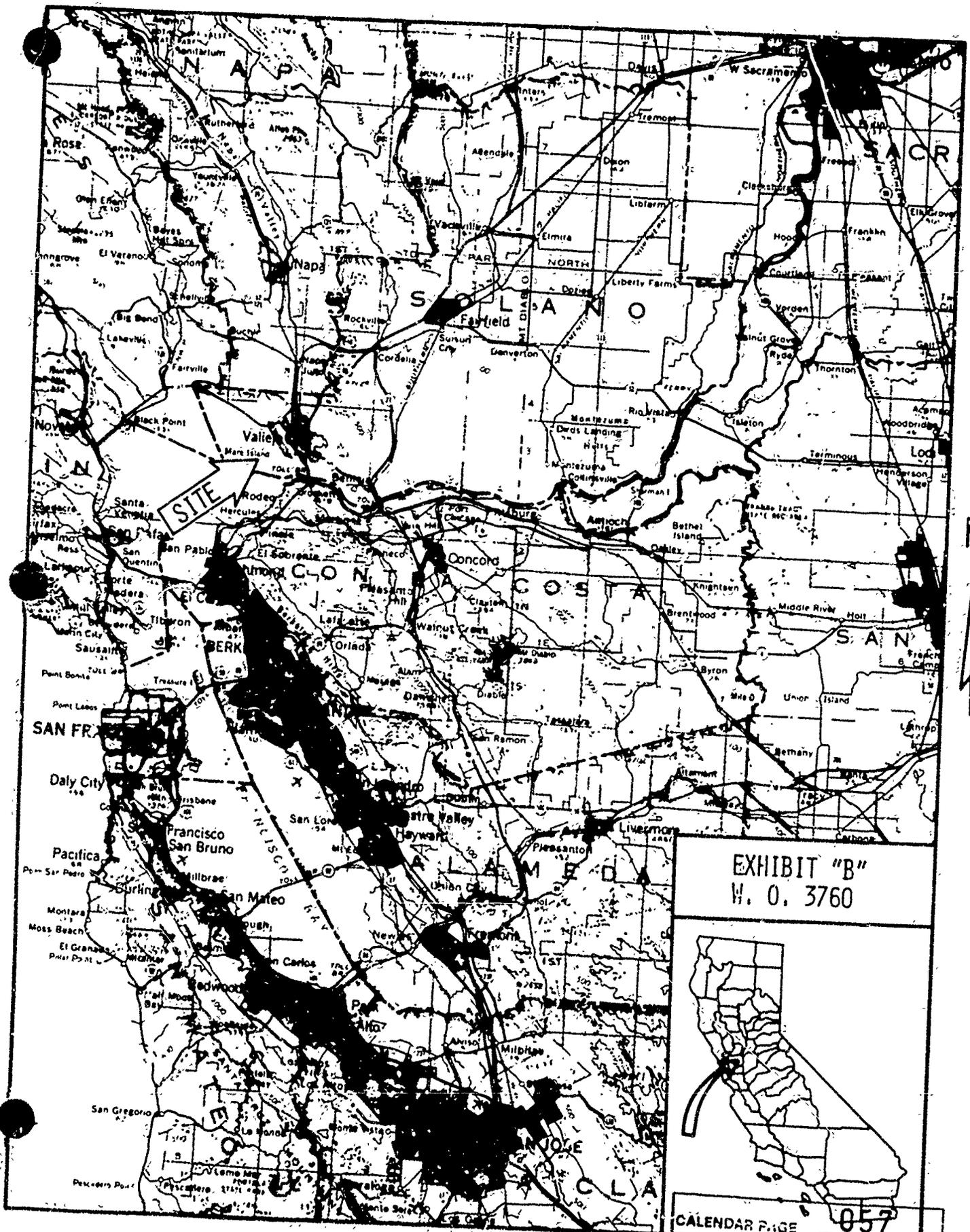


EXHIBIT "B"  
 W. O. 3760



CALENDAR PAGE 057  
 MINUTE PAGE 1248