

MINUTE ITEM

This Calendar Item No. 11
was approved as Minute Item
No. 11 by the State Lands
Commission by a vote of 3
to 0 at its 6/81
meeting.

CALENDAR ITEM

C 11

6/81
W 22291
Grimmett
PRC 6021

GENERAL PERMIT
RECREATIONAL AND RESIDENTIAL USE
MR. BUCK KAMPHAUSEN

On 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 that were developed as homesites built upon pilings. Access to the homesites is by a boardwalk that 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 litigated in November 1945 without the State being a party to the suit. The State Lands Commission surveyed the private judgment line completing the survey in July, 1955 (W. O. 1942-C).

It was found that many of the porches and decks extended beyond the low-water 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 leases expired, the Commission declined to extend them because of sanitation problems associated with sewage disposal. The residents formed an association and put in a sewer trunk line, individual connections, and a lift pump to deliver the sewage into the Vallejo 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.

Mr. Buck Kamphausen has applied to the Commission for a lease of whatever State-owned lands may be covered by the improvements located at Number 8½ 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 recommended term is 35 years, which is of sufficient length to allow Mr. Kamphausen to obtain long-term financing to remodel and upgrade his 60-year old structure. The proposed improvements include decking across and enclosing an existing "U" shaped porch.

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

APPLICANT: Mr. Buck Kamphausen
8½ Sandy Beach Road
Vallejo, California 94560

AREA, TYPE LAND AND LOCATION:
Patented tidelands and State-owned submerged land lying beneath existing and proposed facilities at 8½ Sandy Beach Road, Vallejo, Solano County (subject to the public trust).

LAND USE: Maintenance of existing and proposed recreational structures and other appurtenant facilities.

TERMS OF PROPOSED PERMIT:
Initial period: 35 years from July 1, 1980.
Public liability insurance: combined single limit coverage of \$100,000.

CONSIDERATION: \$30 per annum, for the area waterward of the surveyed low-water line, with the State reserving the right to fix a different rental on each fifth anniversary of the permit.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Adm. Code 2005.

PREREQUISITE TERMS, FEES AND EXPENSES:
Applicant is owner of upland.
Filing fee has been received.

STATUTORY AND OTHER REFERENCES:
A. P.R.C.: Div. 6, Parts 1 & 2; Div. 13.
B. Cal. Adm. Code: Title 2, Div. 3, Title 14, Div. 6.

AM 884 DEADLINE:
7-17-81X(30)

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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 and 14 Cal. Adm. Code Title 14, Section 15103 which exempts the construction and location of single new small structures.
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.

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.

OTHER APPROVALS REQUIRED:

United States Corps of Engineers, San Francisco Bay Conservation and Development Commission.

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

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL DOCUMENT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH DOCUMENT IS NOT REQUIRED UNDER THE PROVISIONS OF P.R.C. 21084, 14 CAL. ADM. CODE 15100 ET SEQ., 2 CAL. ADM. CODE 2907 AND 14 CAL. ADM. CODE DIV. 6, SECTION 15103.
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 MR. BUCK KAMPHAUSEN OF A 35-YEAR GENERAL PERMIT - RECREATIONAL AND RESIDENTIAL USE FROM JULY 1, 1980; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$30, WITH THE STATE RESERVING THE RIGHT TO

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FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE PERMIT; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$100,000; FOR THE MAINTENANCE AND USE OF RECREATIONAL AND RESIDENTIAL STRUCTURES AND OTHER APPURTENANT FACILITIES ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

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EXHIBIT "A"

SECTION 3

Land Description

The tide and submerged land lying beneath the existing and proposed facilities located at 8 1/2 Sandy Beach, Vallejo CA, 94590 as set forth in written application, received by the State Lands Commission on November 14, 1979 and as amended by letter of May 12, 1981, on file with the State Lands Commission.

End of Description

Rmj
15 June 81

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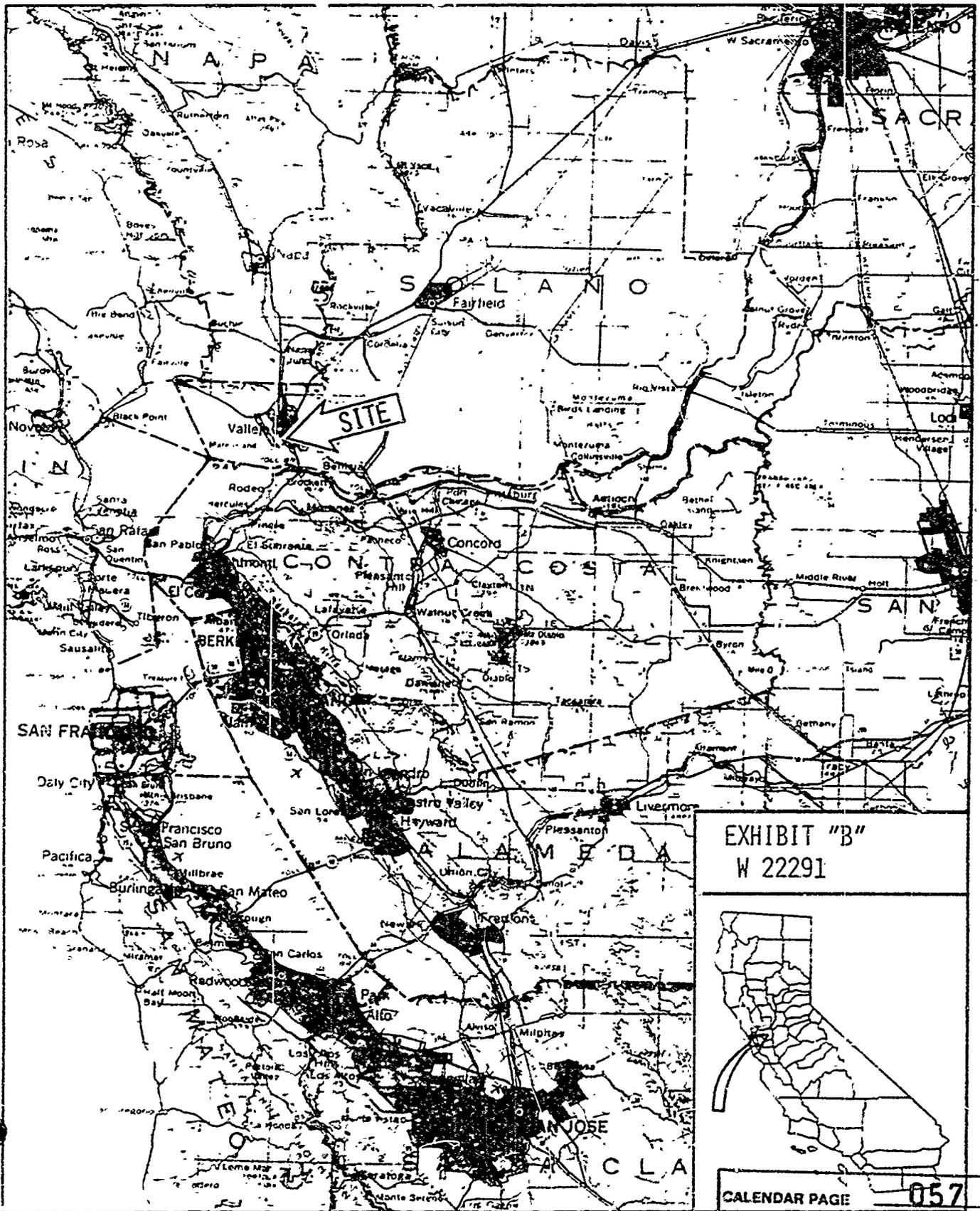


EXHIBIT "B"
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