

MINUTE ITEM
This Calendar Item No. C07
was approved as Minute Item
No. 7 by the State Lands
Commission by a vote of 2
to 0 at its 5-9-88
meeting.

CALENDAR ITEM

A 4
S 2

C07

05/09/88
W 22598 PRC 7199
J. Ludlow

GENERAL PERMIT - PROTECTIVE STRUCTURE
AND RECREATIONAL USE

APPLICANT: Franklin D. Ramos and
Joann Ramos
246 Ebbets Pass Road
Vallejo, California 94590

AREA, TYPE LAND AND LOCATION:

A 0.072-acre parcel of tide and submerged land
located in Steamboat Slough, Solano County.

LAND USE:

Use and maintenance of an existing boat ramp
and bulkhead, and construction and maintenance
of a boat dock.

TERMS OF PROPOSED PERMIT:

Initial period: Ten years beginning June 1,
1988.

CONSIDERATION: \$52.08 per annum for the boat ramp with the
State reserving the right to fix a different
rental on each fifth anniversary of the permit;
the public use and benefit for the bulkhead
bank protection, with the State reserving the
right at any time to set a monetary rental if
the Commission finds such action to be in the
State's best interest. Boat dock rent-free
Pursuant to Section 6503.5 of the P.R.C.

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Adm. Code 2003.

APPLICANT STATUS:

Applicant is owner of upland.

(ADDED 05/05/88)

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PREREQUISITE CONDITIONS, FEES AND EXPENSES:

Filing fee and processing costs have been received.

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

AB 884: 10/16/88.

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorical exempt project. The project is exempt under Class 1, Existing Facility (boat ramp and bulkhead) and Class 3, New Construction of a Small Structure (boatdock).

Authority: P.R.C. 21084, 14 Cal. Adm. Code 15300, and 2 Cal. Adm. Code 2905(c)(1).

2. The annual rental value of the bulkhead site is estimated to be \$50.
3. The recreational dock is rent-free pursuant to Section 6503.5 of the P.R.C.
4. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 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.
5. The recreational pier has been combined with the bulkhead and ramp in one permit for ease of recordkeeping and to eliminate the issuance of two separate permits for the same area.

(ADDED 05/05/88)

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APPROVALS OBTAINED:

United States Army Corps of Engineers.

FURTHER APPROVALS REQUIRED:

N/A.

EXHIBITS:

- A. Land Description.
- B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 AS A CATEGORICAL EXEMPT PROJECT, CLASS 1, EXISTING FACILITY (BOAT RAMP AND BULKHEAD) AND CLASS 3, NEW CONSTRUCTION OF A SMALL STRUCTURE (DOCK), 2 CAL. ADM. CODE 2905(a)(2) AND 2905(c)(1).
2. AUTHORIZE ISSUANCE TO FRANKLIN D. RAMOS AND JOANN RAMOS OF A TEN-YEAR GENERAL PERMIT - PROTECTIVE STRUCTURE AND RECREATIONAL USE BEGINNING JUNE 1, 1988; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$52.08, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE PERMIT; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$500,000; FOR USE AND MAINTENANCE OF A RECREATIONAL BOAT DOCK, BULKHEAD, AND BOAT RAMP ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

(ADDED 05/05/88)

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EXHIBIT "A"

LAND DESCRIPTION

W 22598

Two parcels of tide and submerged land in the bed of Steamboat Slough, Solano County, California, said parcels being described as follows:

PARCEL 1

All that tide and submerged land lying immediately beneath a dock and ramp adjacent to and waterward of that land described in the Grant Deed recorded in the Book of July 8, 1986, Page 68976, Official Records of Solano County, TOGETHER WITH a necessary use area extending 10 feet from the extremities of said dock and ramp.

PARCEL 2

All that tide and submerged land lying immediately beneath a bulkhead placed for bank protection adjacent to and waterward of the land described in said Grant Deed.

EXCEPTING FROM above described Parcels 1 and 2 any portion lying landward of the ordinary high water mark of Steamboat Slough.

END OF DESCRIPTION

PREPARED MARCH 3, 1988 BY BIU #1.

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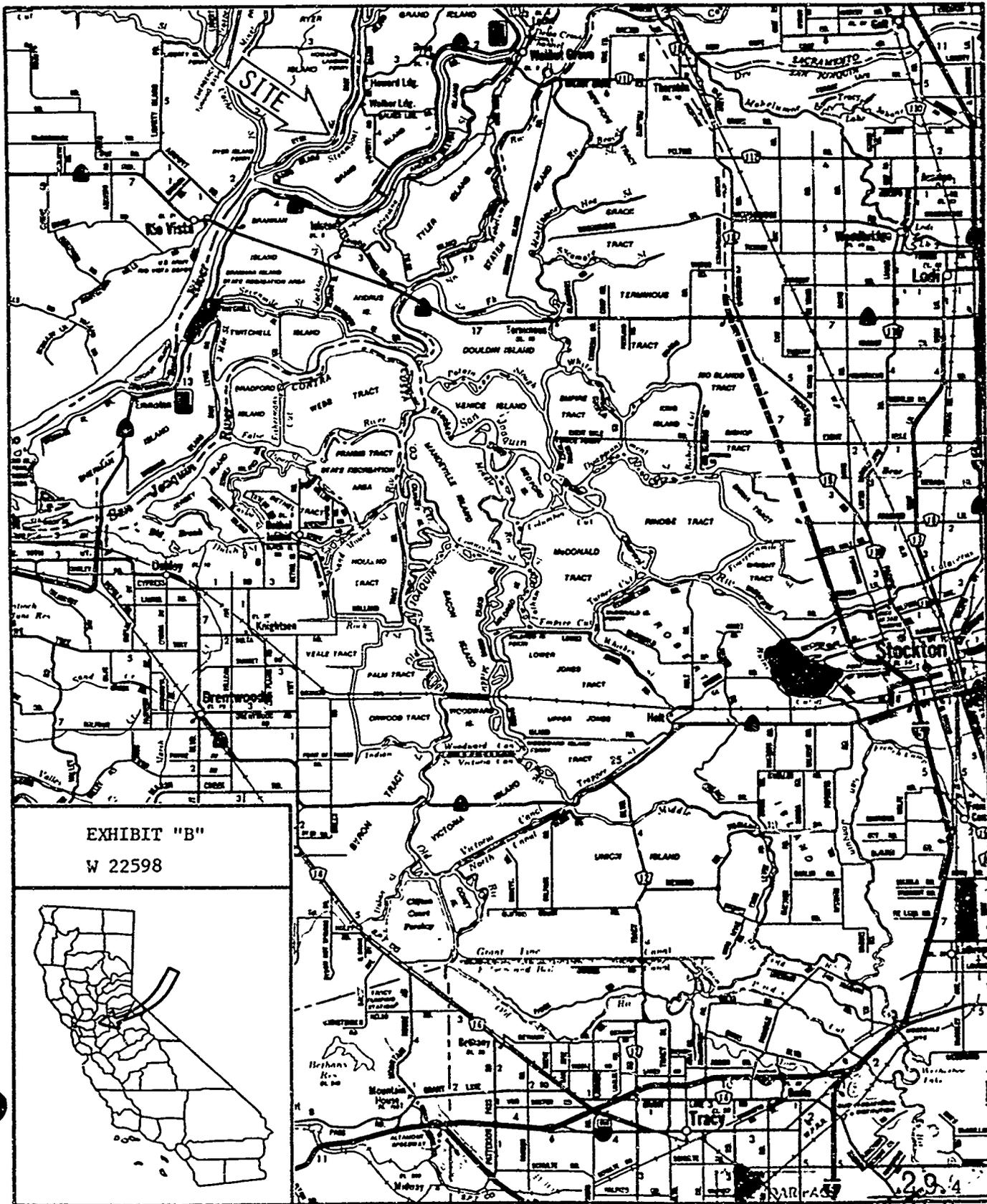


EXHIBIT "B"
W 22598

