

**MINUTE ITEM**

This Calendar Item No. C12  
was approved as Minute Item  
No. 12 by the State Lands  
Commission by a vote of 3  
to 0 at its 9/23/91  
meeting.

**CALENDAR ITEM**

**C 1 2**

A 4  
S 2

09/23/91  
W 287.48 PRC 7569  
N. Smith

**GENERAL LEASE - RESIDENTIAL USE**

**APPLICANT:**

Jock and Judy McKay  
17 Sandy Beach Road  
Vallejo, California 94590

**AREA, TYPE LAND AND LOCATION:**

A .07-acre parcel of tide and submerged land located in Mare Island Strait, city of Vallejo, Solano County, including privately owned lands subject to the State's public trust easement and State-owned sovereign lands.

**LAND USE:**

Use and maintenance of an existing residence with deck.

**BACKGROUND**

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 which were developed with homes built upon pilings.

The boundaries of the Tideland Surveys were litigated by private land owners in November 1945. The State was not a party to the suit. The court described the waterward boundaries of the tideland lots at the ordinary low water mark. The State Lands Commission surveyed the private judgment line in 1955. It was found that many of the porches, decks, and small portions of some residences encroached below the adjudicated low water line.

Several property owners at Sandy Beach, whose structures encroached below the adjudicated low water line onto State-owned lands, have current Commission leases. Staff has notified those homeowners, who are trespassing on State lands, that they must acquire leases or remove their structures from State lands. It is staff's position, supported by advice from the staff of the Attorney General, that residential use is not consistent with the Public Trust under which the Commission holds State-owned

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sovereign lands, and should be permitted at Sandy Beach only to the extent it now exists, for only so long as the State's lands are not needed for true Public Trust purposes.

Jock and Judy McKay have applied to the Commission for a lease of State-owned lands occupied by their existing improvements located at 17 Sandy Beach Road. The proposed lease premises include patented tidelands, subject to the State's Public Trust easement, upon which a portion of the existing residence and deck are located, and the area waterward of the adjudicated low water line which is occupied by the remainder of the residence and deck structures. Rental is charged only upon the area waterward of the adjudicated low water line, approximately .03 acre. The recommended term is 20 years.

The proposed lease contains specific provisions prohibiting expansion of the existing structures, and requires the removal of residential structures from the State's lands under specific circumstances. Because the structure to be authorized below the adjudicated low water line does not appear to constitute a nuisance, staff recommends issuance of the proposed lease subject to the conditions contained therein, including, but not limited to, the specific provisions referenced above.

**TERMS OF PROPOSED LEASE:**

Initial period:

Twenty (20) years beginning July 1, 1991, without right to renewal or extension.

Surety bond:

\$2,000.

Public liability insurance:

Combined single limit coverage of \$100,000.

**CONSIDERATION:**

\$285 per annum; with the State reserving the right to fix a different rental on each fifth anniversary of the lease.

**BASIS FOR CONSIDERATION:**

Pursuant to 2 Cal. Code Regs. 2003.

**APPLICANT STATUS:**

Applicant is owner of upland.

**PREREQUISITE CONDITIONS, FEES AND EXPENSES:**

Filing fee has been received.

**STATUTORY AND OTHER REFERENCES:**

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

**AB 884:**

N/A

**OTHER PERTINENT INFORMATION:**

1. The existing residence was constructed prior to April 5, 1973, and thus, pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a statutorily exempt project. The project is exempt because it involves an "ongoing project" as defined by CEQA and the State CEQA Guidelines.

Authority: P.R.C. 21084, 21169, and 14 Cal. Code Regs. 15261, 15300, and 2 Cal. Code Regs. 2905.

**EXHIBITS:**

- A. Diagram of Authorized Improvements
- B. Description of Lease Premises
- C. 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. CODE REGS. 15061, AS A STATUTORILY EXEMPT PROJECT, PURSUANT TO P.R.C. 21169 AND 14 CAL. CODE REGS. 15261, AN ACTIVITY INVOLVING AN ONGOING PROJECT.
2. AUTHORIZE ISSUANCE TO JOCK AND JUDY MCKAY OF A 20-YEAR GENERAL LEASE - RESIDENTIAL USE BEGINNING JULY 1, 1991; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$285, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$2,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$100,000; FOR USE AND MAINTENANCE OF A RESIDENCE WITH DECK ON THE LAND DESCRIBED ON EXHIBIT "B" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

# LOT 22 SANDY BEACH CABIN SITES

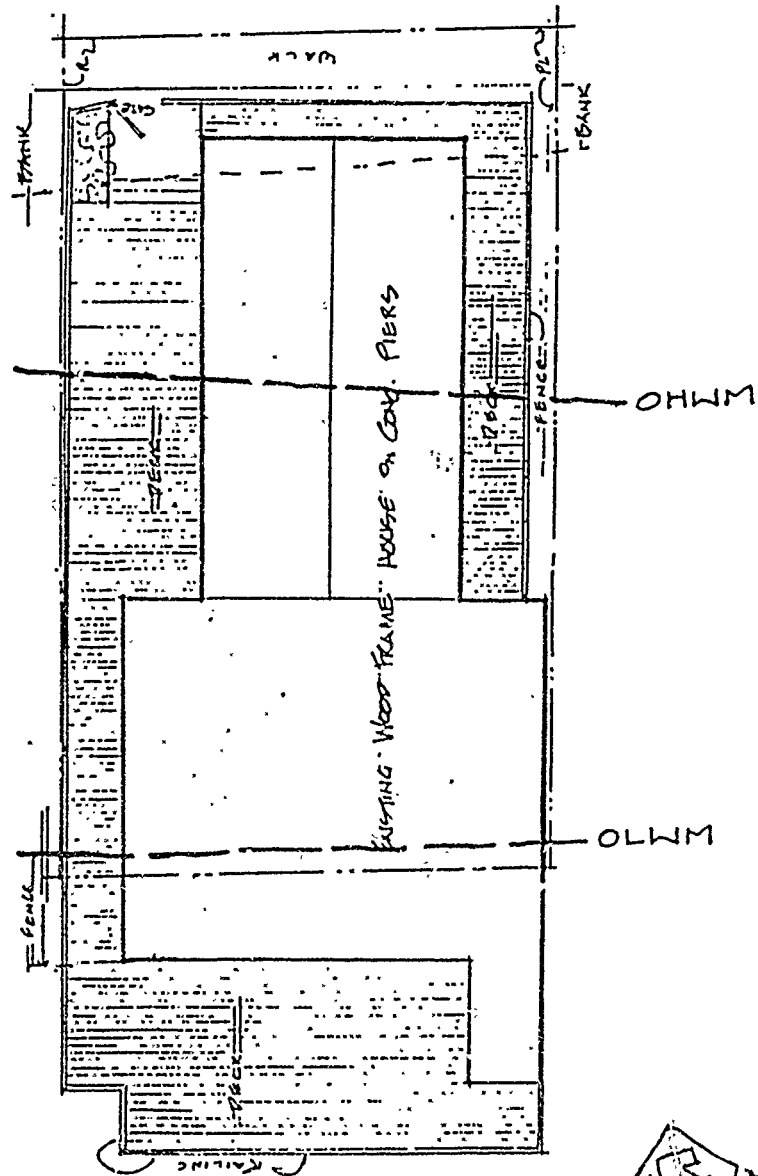
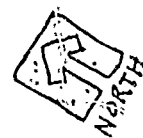


EXHIBIT "A"  
W 287.48



MARE ISLAND STRAIT

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**EXHIBIT "B"**

W 287.48

**LAND DESCRIPTION**

A parcel of tide and submerged land lying immediately beneath the building and deck on and adjacent to Lot 22 as shown on the James and Waters map of Sandy Beach Cabin Sites, recorded February 14, 1944 in Book 1 of Maps, Pages 1 and 2, in the county Recorders Office of Solano County, California.

EXCEPTING THEREFROM any portion lying landward of the mean high tide line on the W. B. Boggs Survey, per Solano County Superior Court Case Numbers 16949 and 19259.

**END OF DESCRIPTION**

PREPARED APRIL, 1991 BY LLB

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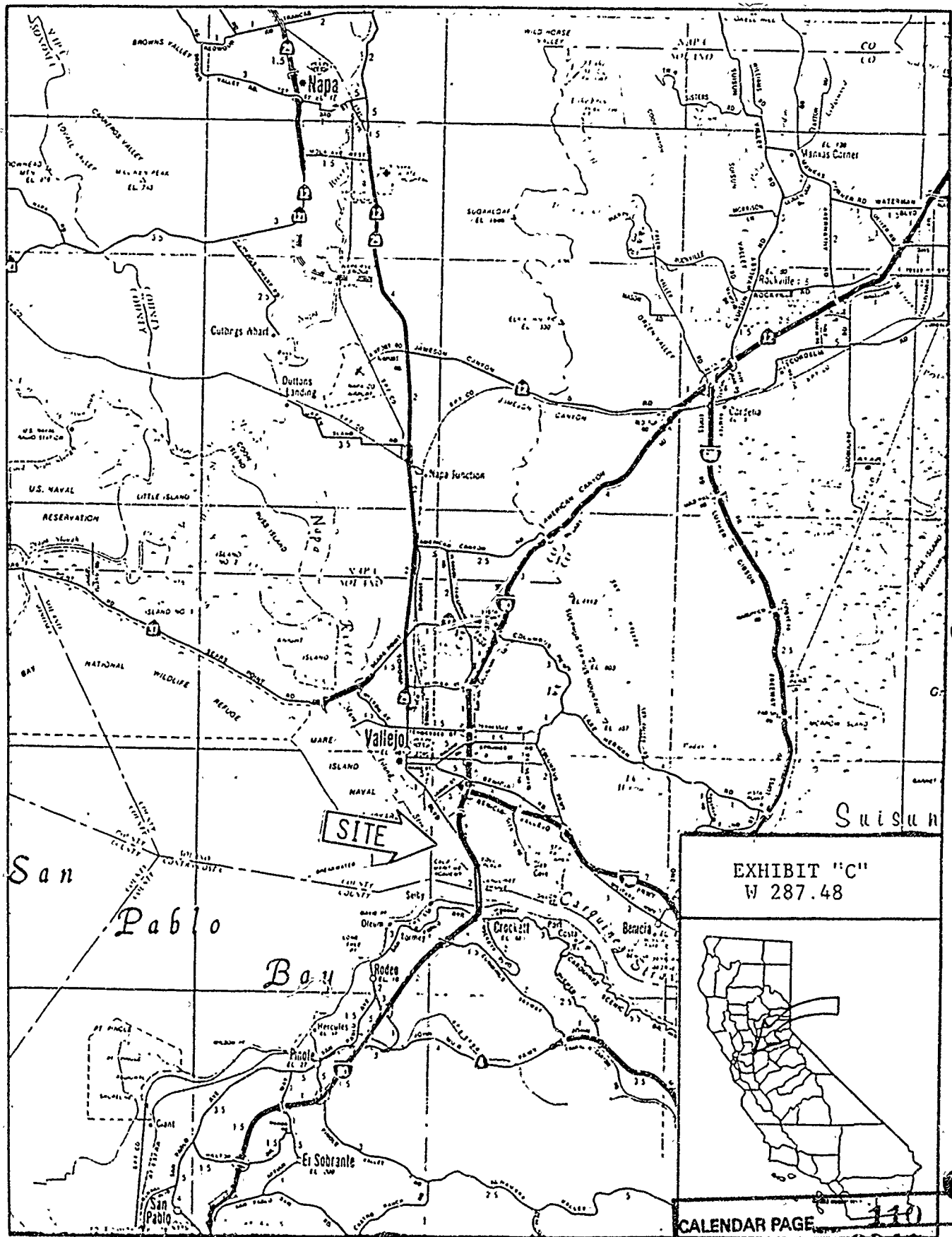


EXHIBIT "C"  
W 287.48



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