

Staff Report 35

APPLICANT:

Christopher Lanzafame and Nancy D. Lanzafame, Co-Trustees of the Lanzafame Family Living Trust, U/A dated November 28, 2014

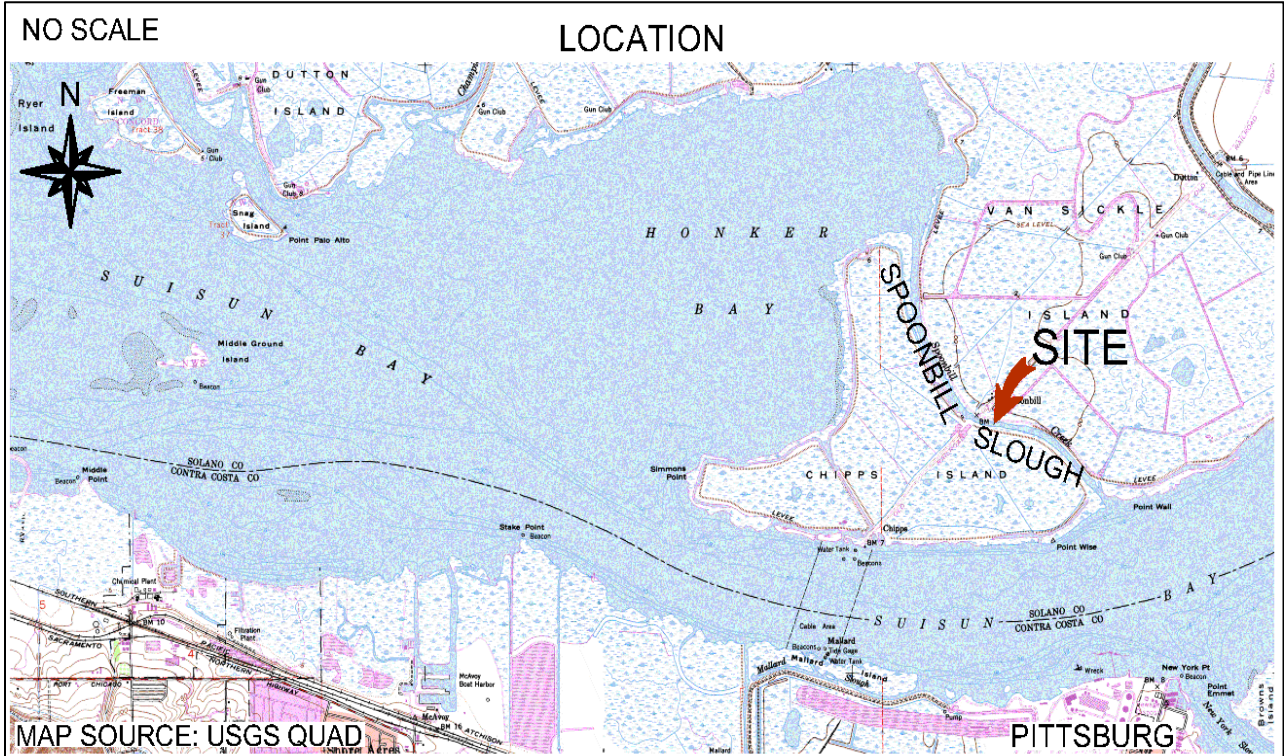
PROPOSED ACTION:

Issuance of a General Lease – Recreational Use.

AREA, LAND TYPE, AND LOCATION:

Sovereign land located in Spoonbill Slough, adjacent to Assessor’s Parcel Number 0090-060-270, near Pittsburg, Solano County (as shown in Figure 1).

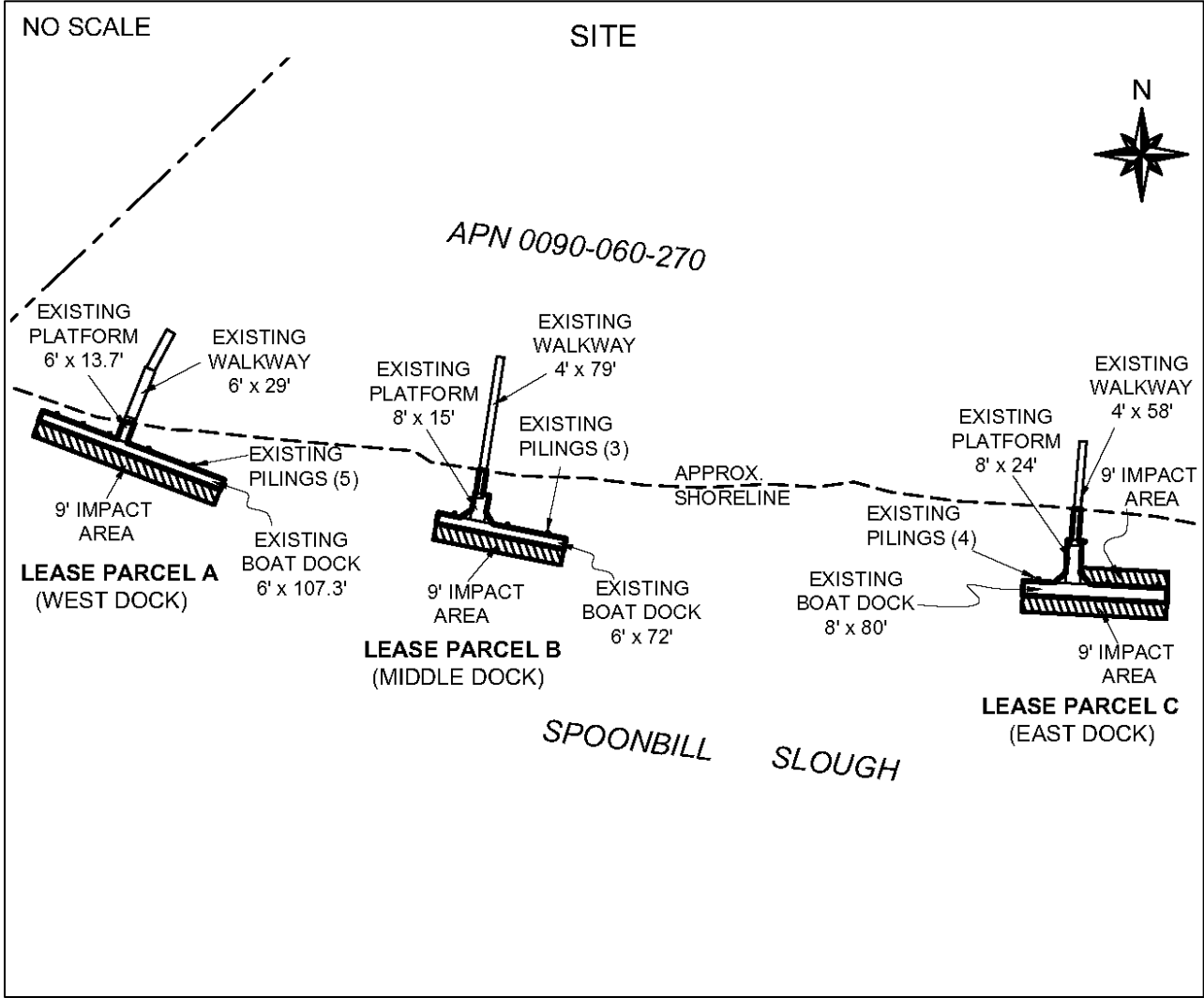
Figure 1. Location



AUTHORIZED USE:

Use of three existing boat docks, three gangways, and 12 pilings (as shown on Figure 2).

Figure 2. Site Map



NOTE: This depiction of the lease premises is based on unverified information provided by the applicant or other parties and is not a waiver or limitation of any State interest in the subject or any other property.

TERM:

10 years, beginning September 9, 2023.

CONSIDERATION:

\$846 per year, with an annual Consumer Price Index adjustment.

SPECIFIC LEASE PROVISIONS:

- Liability insurance in an amount no less than \$1,000,000 per occurrence.
- Lessee agrees and acknowledges that the hazards associated with sea level rise may require additional maintenance or protection strategies regarding the improvements on the lease premises.
- Lessee agrees the provisions of Section 3, Paragraph 8 shall also extend to the period of Lessee's unauthorized occupation of state-owned lands, from December 16, 2014 through September 8, 2023.

STAFF ANALYSIS AND RECOMMENDATION:

AUTHORITY:

Public Resources Code sections 6005, 6216, 6301, 6501.1, 6503, 6503.5, and 6505.5; California Code of regulations, title 2, sections 2000 and 2003.

PUBLIC TRUST AND STATE'S BEST INTERESTS:

On October 14, 2014, the Commission authorized issuance of a General Lease – Recreational Use to Christopher Lanzafame and Nancy D. Lanzafame, for the use of three existing uncovered floating boat docks, 12 pilings, and three gangways previously authorized by the Commission, and an existing 28-foot by 6-foot dock extension not previously authorized by the Commission ([Item 4, October 14, 2014](#)). This lease expires on September 8, 2023.

On December 16, 2014, ownership interest of the upland property was transferred to Christopher Lanzafame and Nancy D. Lanzafame, co-Trustees of the Lanzafame Family Living Trust, U/A dated November 28, 2014. Commission staff was not notified of this transfer, nor was an assignment of lease sought; however, the current Lessee exercises controlling authority for this Trust and rent for the lease has been fully paid for the duration of the lease term.

The Applicant is now applying for a General Lease – Recreational Use, for the use of the three existing boat docks, three gangways, and 12 pilings in Spoonbill Slough, adjacent to Assessor's Parcel Number 0090-060-270, near Pittsburg, Solano County. Staff recommends issuance of a General Lease – Recreational Use to the Applicant, to take effect on September 9, 2023.

The Applicant has occupied State land without authorization since taking ownership of the adjacent upland property on December 16, 2014. However, as stated above, Commission records indicate that the annual rent for this lease has been paid by the Lessee for the entirety of the lease term. Therefore, the State has

already been compensated for the full period of unauthorized occupation. As such, the Applicant will not be charged compensation for the unauthorized occupation of State Land. However, the proposed lease will still require the Applicant to indemnify the State for the entire period of unauthorized occupation, from December 16, 2014 through September 8, 2023, ensuring the State is protected.

The subject facilities are privately owned and maintained by the Applicant. The boat docks, gangways, and pilings all serve to facilitate recreational boating. Recreational boating is a water dependent use that is generally consistent with the common law Public Trust Doctrine. The California Legislature has identified private recreational boating facilities as an authorized use of Public Trust land. (Pub. Resources Code, § 6503.5).

The subject facilities are located directly waterward of the upland property and occupy a relatively small area of the slough. The proposed lease will not interfere with navigation nor substantially interfere with any Public Trust needs at this time or for the foreseeable future.

The proposed lease does not alienate the State's fee simple interest or permanently impair public rights. The lease is limited to a 10-year term, does not grant the lessee exclusive rights to the lease premises, and reserves an easement to the public for Public Trust-consistent uses. Upon termination of the lease, the lessee may be required to remove all improvements from State land and restore the lease premises to their original condition.

The proposed lease requires the lessee to insure the lease premises and indemnify the State for any liability incurred as a result of the lessee's activities thereon. The lease also requires the payment of annual rent to compensate the people of the State for the occupation of the public land involved.

CLIMATE CHANGE:

Climate change impacts, including sea level rise, more frequent and intense storm events, and increased flooding and erosion, affect both open coastal areas and inland waterways in California. The facilities are located on Spoonbill Slough adjacent to the Sacramento River, in a tidally influenced site consisting of shallow coastal areas that are vulnerable to flooding at current sea levels and at a higher risk of flood exposure given projected scenarios of sea level rise.

The California Ocean Protection Council updated the *State of California Sea-Level Rise Guidance* in 2018 to provide a synthesis of the best available science on sea level rise projections and rates. Commission staff evaluated the "high emissions," "medium-high risk aversion" scenario to apply a conservative approach based on

both current emission trajectories and the lease location and structures. The San Francisco tide gauge was used for the projected sea level rise scenario for the region as listed in Table 1.

Table 1. Projected Sea Level Rise for San Francisco

Year	Projection (feet)
2030	0.8
2040	1.3
2050	1.9
2100	6.9

Source: Table 13, [State of California Sea-Level Rise Guidance: 2018 Update](#)

Note: Projections are with respect to a 1991 to 2009 baseline.

This effect could increase the slough's inundation levels within the lease area. In addition, as stated in the [Safeguarding California Plan: 2018 Update](#) (California Natural Resources Agency 2018), climate change is projected to increase the frequency and severity of natural disasters related to flooding, fire, drought, extreme heat, and storms (especially when coupled with sea level rise). In rivers and tidally influenced waterways, more frequent and powerful storms can result in increased flooding conditions and damage from storm-created debris as well as decreased bank stability and structure. Conversely, climate change induced droughts could decrease river levels and flow for extended periods of time. Climate change and sea level rise will further influence riverine areas by changing erosion and sedimentation rates. Near-coastal riverine areas will be exposed to increased wave force and run up, potentially resulting in greater bank erosion than previously experienced. Finally, flooding and storm flow, as well as runoff, will likely increase scour and decrease bank stability at a faster rate.

The combination of these projected conditions could potentially raise the likelihood of damage and affect access to structures within the lease premises during the term of the lease. The floating boat docks and gangways are adaptable to higher water levels allowing them to rise and fall with storms and droughts and increasing their resiliency to some climate change impacts, but they may require more frequent maintenance or replacement to ensure continued function during and after storm seasons and to avoid dislodgement of the facilities. In addition, the gangway and pilings may need reinforcement to withstand higher levels of flood exposure, with potential piling replacement if existing structures cannot clear future water levels. Although not within the lease area, the top of the gangway and adjacent upland may experience periodic or continuous inundation with rising water levels and more frequent flooding, creating a public safety hazard. Finally, the vegetated bank is at risk of accelerated deterioration from higher and stronger currents and floods.

Regular maintenance, as referenced in the lease, may reduce the likelihood of severe structural degradation or dislodgement. Pursuant to the proposed lease, the Applicant acknowledges that the lease premises and adjacent upland (not within the lease area) are located in an area that may be subject to the effects of climate change, including sea level rise.

CONCLUSION:

For all the reasons above, staff believes the issuance of this lease will not substantially interfere with Public Trust needs at this location, at this time, and for the foreseeable term of the proposed lease; is consistent with the common law Public Trust Doctrine; and is in the best interests of the State.

OTHER PERTINENT INFORMATION:

1. Approval or denial of the application is a discretionary action by the Commission. Each time the Commission approves or rejects a use of sovereign land, it exercises legislatively delegated authority and responsibility as trustee of the State's Public Trust lands. If the Commission denies the application, the Applicant may be required to remove the boat docks, gangways, and pilings and return the premises to their original condition. The lessee has no right to a new lease or to renewal of any previous lease.
2. This action is consistent with the "Leading Climate Activism" and "Meeting Evolving Public Trust Needs" Strategic Focus Areas of the Commission's 2021-2025 Strategic Plan.
3. Staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, title 2, section 2905, subdivision (a)(2).

Authority: Public Resources Code section 21084, California Code of Regulations, title 14, section 15300, and California Code of Regulations, title 2, section 2905.

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, title 2, section 2905, subdivision (a)(2).

PUBLIC TRUST AND STATE'S BEST INTERESTS:

Find that the proposed lease will not substantially impair the public rights to navigation and fishing or substantially interfere with Public Trust needs and values at this location, at this time, and for the foreseeable term of the lease; is consistent with the common law Public Trust Doctrine; and is in the best interests of the State.

AUTHORIZATION:

Authorize issuance of a General Lease – Recreational Use to the Applicant beginning September 9, 2023, for a term of 10 years, for the use of three existing boat docks, three gangways, and 12 pilings; annual rent in the amount of \$846, with an annual Consumer Price Index adjustment; and liability insurance in an amount no less than \$1,000,000 per occurrence.